

FOR SALE

±2.01 acres residential land opportunity

SEC of Mercy Springs & Overland
Ave, Los Banos, CA

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Principal

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**AVISON
YOUNG**



Project summary

| | |
|---------------|--------------------------------|
| Price: | \$2,000,000 |
| Size: | ±2.01 acres |
| Zoning: | R-2 Medium Density Residential |
| General Plan: | R-2 Medium Density Residential |
| APN: | 082-103-006 |
| County: | Merced County |

Features

- Great location
- New home community very close by
- City is supporting development
- Medium density residential

[Approved Uses: Click Here](#)



 **GRASSLANDS ELEMENTARY**
1.2 MILES

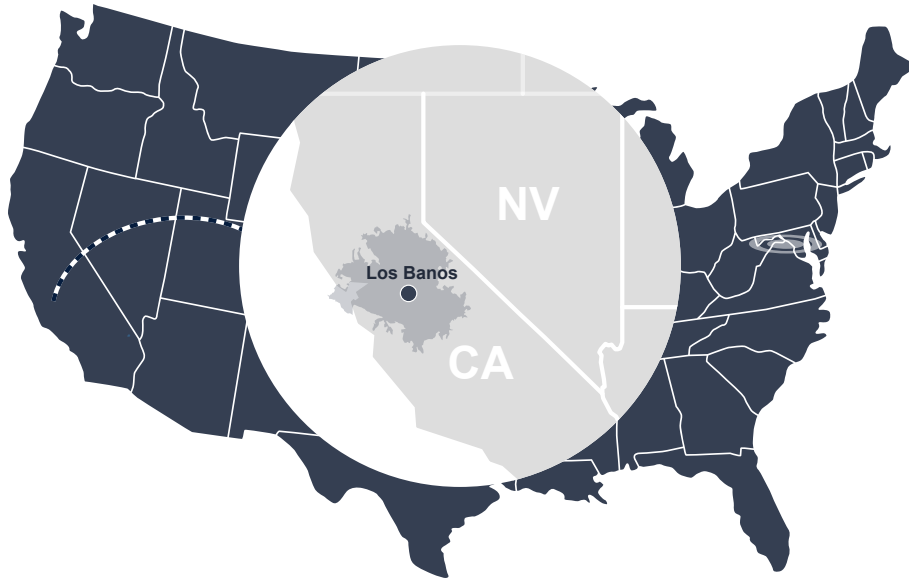
**MERCURY SPRINGS &
OVERLAND AVE, LOS BANOS**



 **GRASSLANDS ELEMENTARY**
2.2 MILES

 **GRASSLANDS
ELEMENTARY**

Location overview



Merced County

Merced County, is a county located in the northern San Joaquin Valley section of the Central Valley, in the U.S. state of California. As of the 2010 census, the population was 281,202. The county seat is Merced. The county is named after the Merced River.

Los Banos

Los Banos, is a city in Merced County, central California. It is located in the San Joaquin Valley, near the junction of State Route 152 and Interstate 5.



Population
45,680



Median Home Value
\$309,754



Bachelor's degree
6.70%



Avg. hh income
\$79,900

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