

± 5 Acres on South "R" St, Merced



Tinetti  
Realty  
Group

# FOR SALE

Offered at \$1,500,000



Jacob Morgner

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CA DRE Lic. #: 01882378

± 5 Acres Zoned

Light Industrial

\$6.89 per sq ft

\*Subject to Lot Split Approval

## SOUTH R ST DESCRIPTION

**Property Address** 1130 Stuart Dr  
Merced, CA 95341

**APN** 059-240-023

**Lot Size SF** ± 217,800

**Lot Size Acres** ± 5.0

**Zoning** Industrial Land

**Property use** Vacant Land

**Price** **\$1,500,000**

**Price Per Acre** **\$300,000**

**Price Per Sq Ft** **\$6.89**

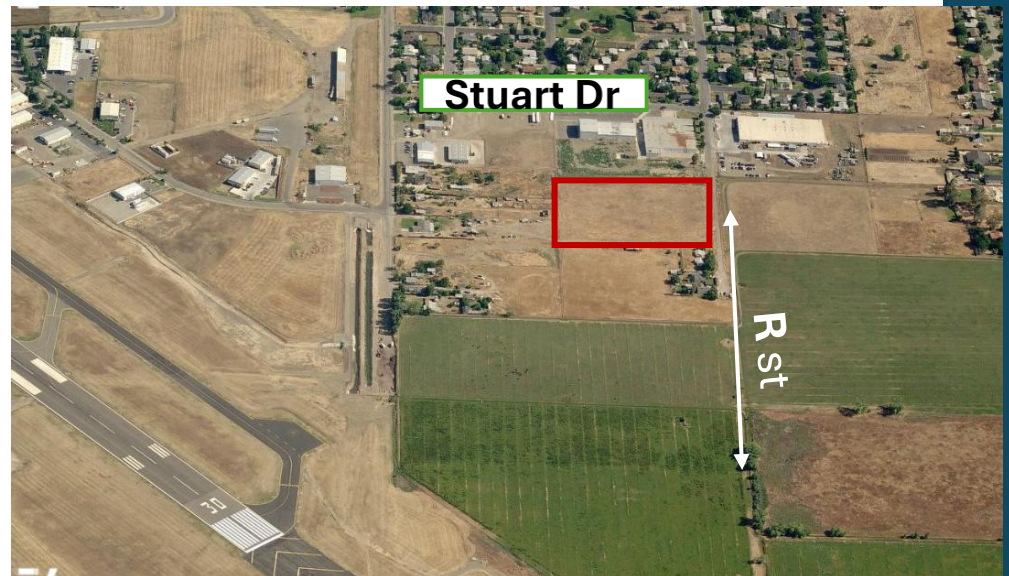


Prime Industrial Land near Merced Municipal Airport. Unlock potential of this rare 5 acre industrial zoned property located in a high demand area. This parcel is ideal for business looking to expand, develop, or invest in Merced's rising industrial Market. Offered at \$6.89 per square foot.

Merced Irrigation District Ag water access.

### **\*SUBJECT TO LOT SPLIT APPROVAL**

Buyer to verify desired use and / or possible zoning changes.

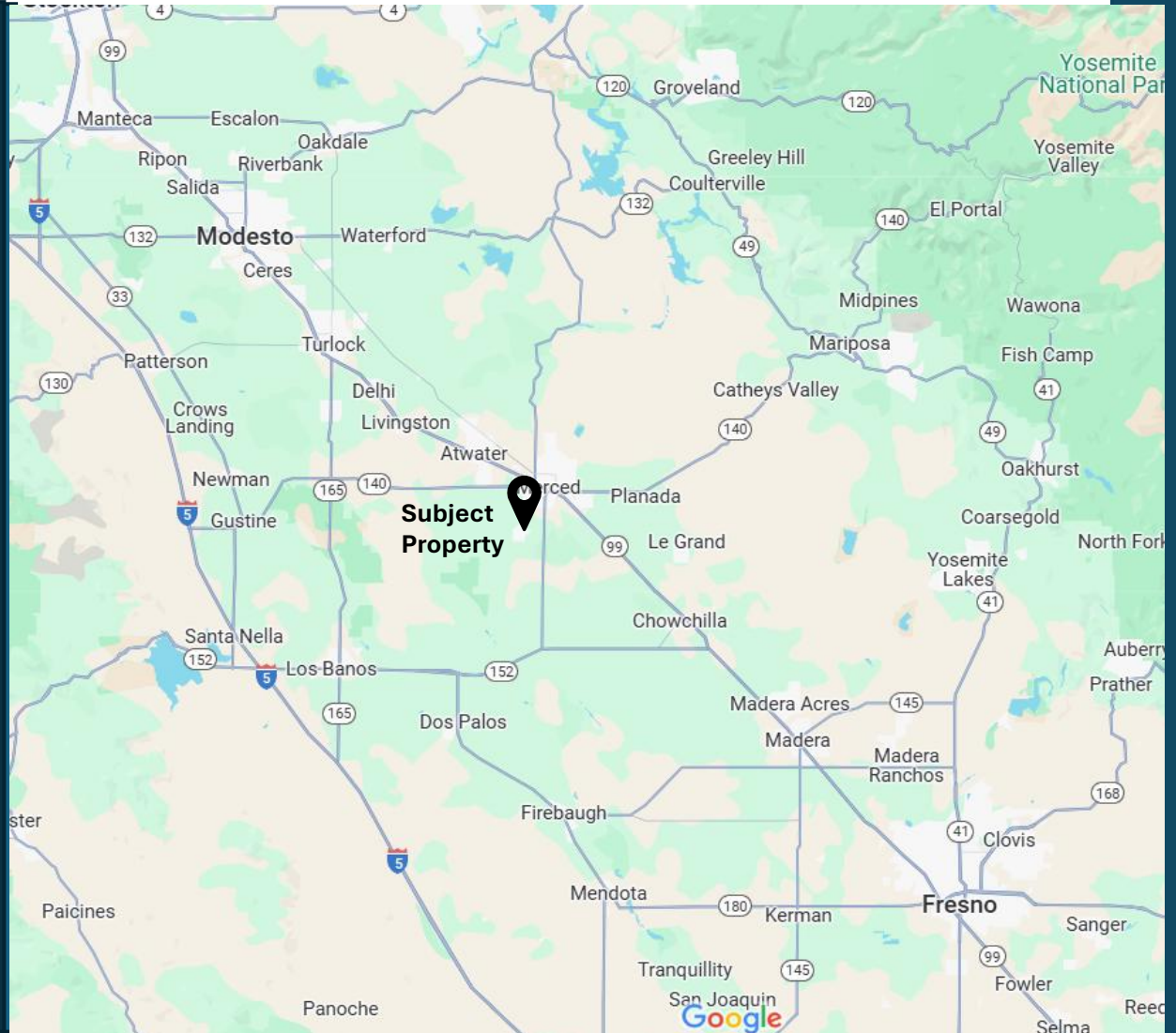




## AREA MAP

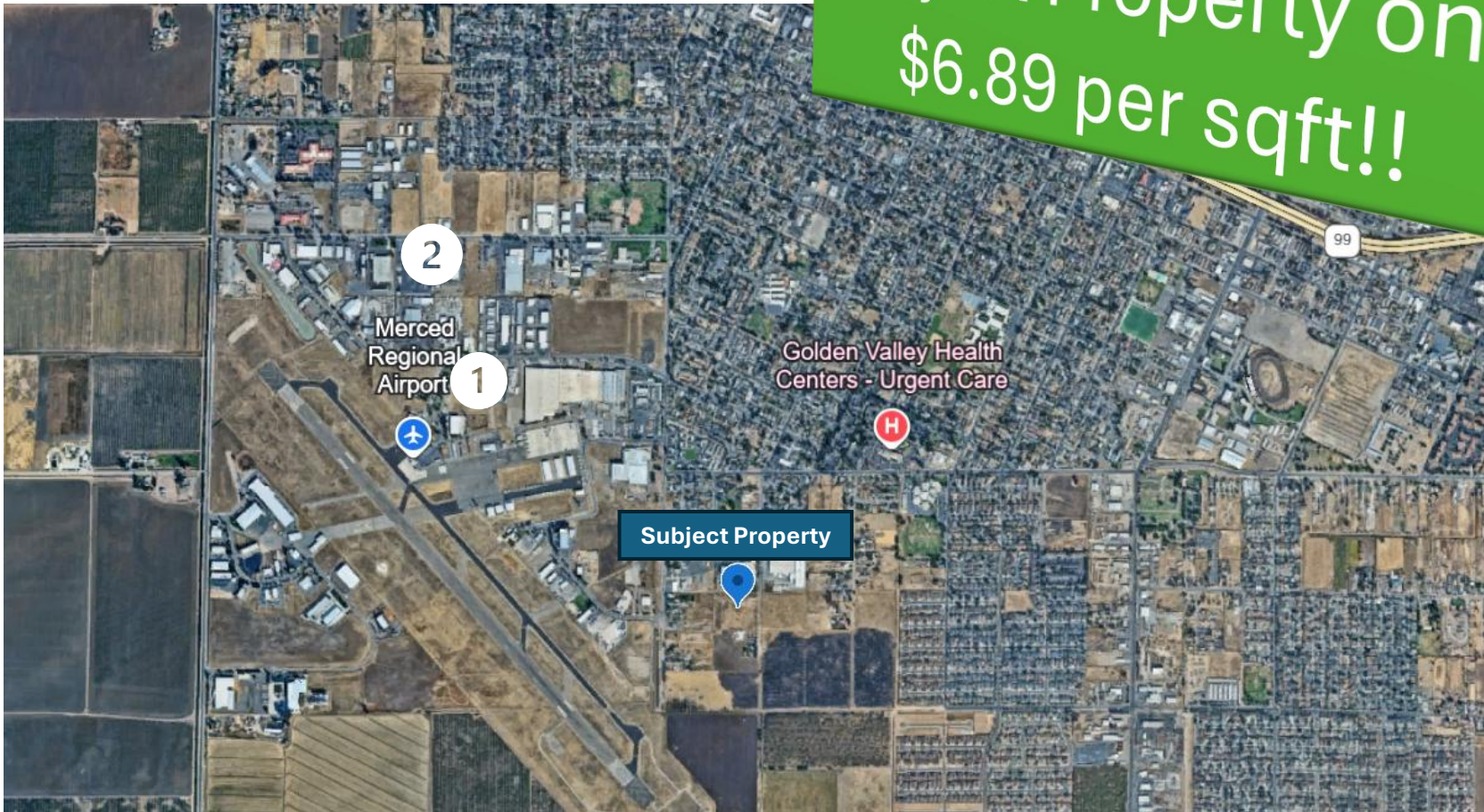
## Miles To:

- Modesto 41.5
- Turlock 27.4
- Los Banos 33.2
- Dos Palos 24.9
- Fresno 56.4



## COMPARABLE LAND SALES

Subject Property only  
\$6.89 per sqft!!



ADRESS	PRICE SOLD	ACRES	PRICE PER SQFT
1. 160,170, &180 Macready Dr.	\$1,500,000.	1.5 Acres	\$6.46
2. 2075 Wardrobe Ave	\$190,000	0.68 Acres	\$6.41

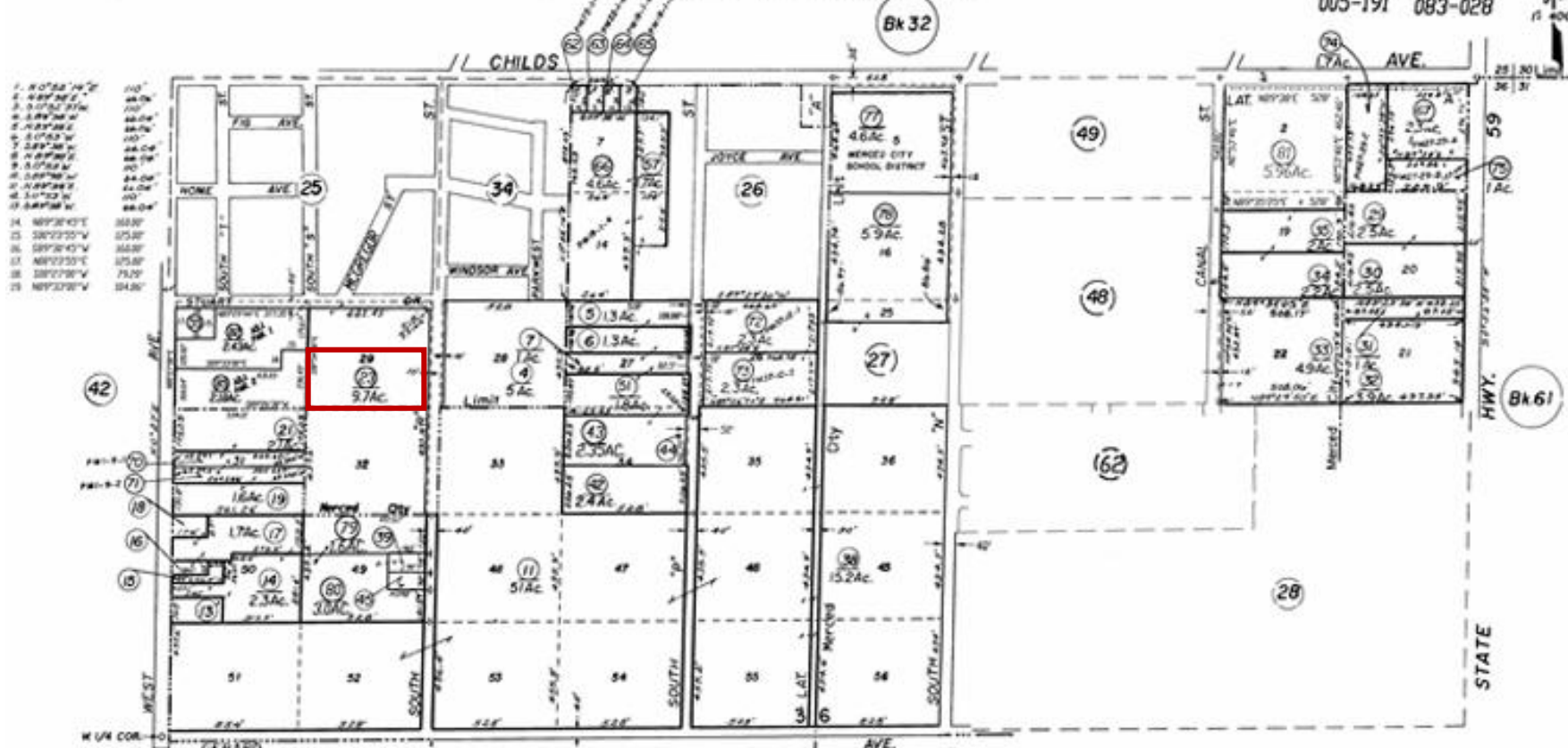


# ASSESSORS MAP

— NOTE —  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

## HARTLEY COLONY R.M. Bk. 4, Pg. 41 N1/2 SEC. 36, T.7S., R.13E., M.D.B. & M.

Tax Rate Area 005-000 59-24  
005-134  
005-136 005-192  
005-161 083-037  
005-191 083-028



REVISED 7/65 11-62  
12/75 5-63  
6/80 5-23-13  
1/83 12-30-14  
8/84  
10/88

NOTE: PARCEL 44 IS A 5' X 5' WELL SITE  
LINE COR. LOT 34

NOTE—Assessor's Block Numbers shown in Ellipses  
Assessor's Parcel Numbers shown in Circles

Assessor's Map Bk. 59 - Pg. 24  
County of Merced, Calif.  
1958



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