

AVAILABLE FOR SALE  
11.34 ACRES

E. PHELPS AVE  
COALINGA, CA

1

2

3

For information, please contact:

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Property Lines Approximate



Independently Owned and Operated | CA DRE # 01523375 | [www.coalingamidstaterealty.com](http://www.coalingamidstaterealty.com)  
OFFICE: 395 E. Elm Ave., Ste. A, Coalinga, CA 93210 | 559-935-5123

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# E. PHELPS AVE

COALINGA, CA

## PROPERTY

INFORMATION

**Availability:** 11.34 Acres

**Location:** Coalinga, CA

**Zoning:** CP

**APN:** 070-060-72 (5.21 Acres)  
070-060-96 (3.63 Acres)  
070-060-97 (2.5 Acres)

### PROPERTY DESCRIPTION

3 lots with a total of 11.34 acres on an ideal location to build new homes! Phase 1, previously approved but expired plans, consists of 27 age restricted homes with attached ADU's and documentation for construction and is ready to be submitted for plan check. Applications can be resubmitted for an approval of Single Family Residential community that does not require age exclusion. (Building permits are approximately 30 days according to the City of Coalinga). Phase 2 and Phase 3, previously approved but expired plans, will need documents for the final design and construction need to be prepared. Lots are located on Phelps Ave. close to the Coalinga Regional Medical Center. Call today for more information.

### HIGHLIGHTS

- 3 lots
- 11.34 Acres
- Adjacent from Coalinga Regional Medical Center
- Desirable Area



**\$899,000**

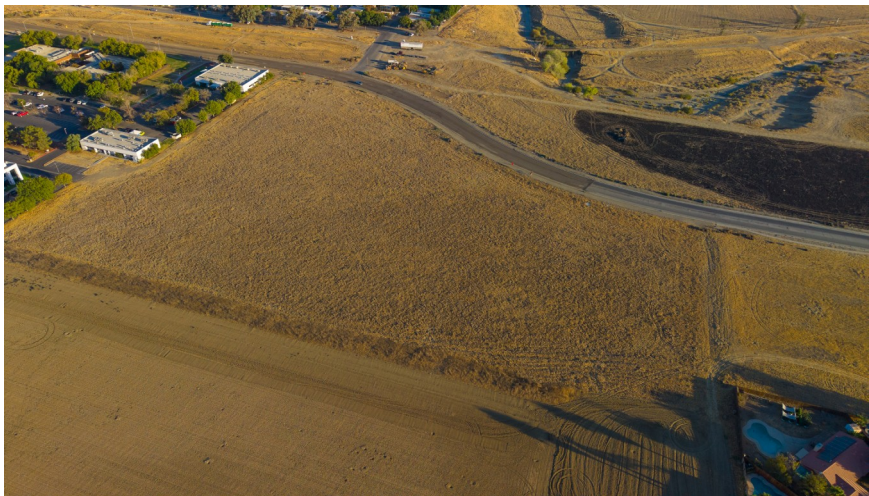
ASKING PRICE



# E. PHELPS AVE

COALINGA, CA

## IMAGES



### ADDITIONAL INFORMATION

Developer is to install sidewalk, curbs and gutter along with landscape and will be reimbursed by the city. The developer is responsible to install all site improvements inclusive of streets within the development. Electricity and communication at the site. Gas at the site will serve letters for water at the site. Sewer at the side. No grading but the site is flat and may require some fill per the grading plans.

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ASKING PRICE



# E. PHELPS AVE

COALINGA, CA

## IMAGES



**\$899,000**  
ASKING PRICE

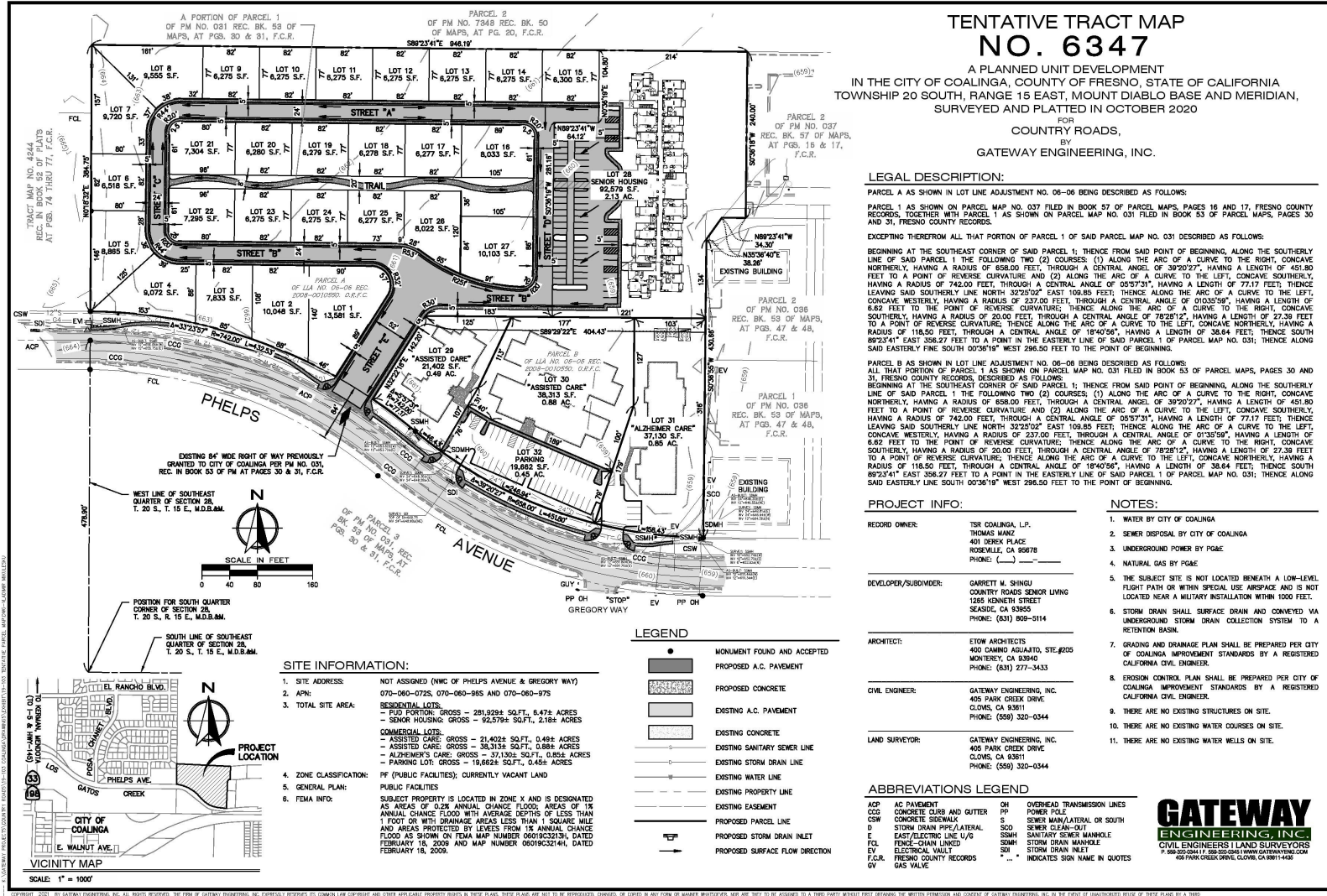


# E. PHELPS AVE

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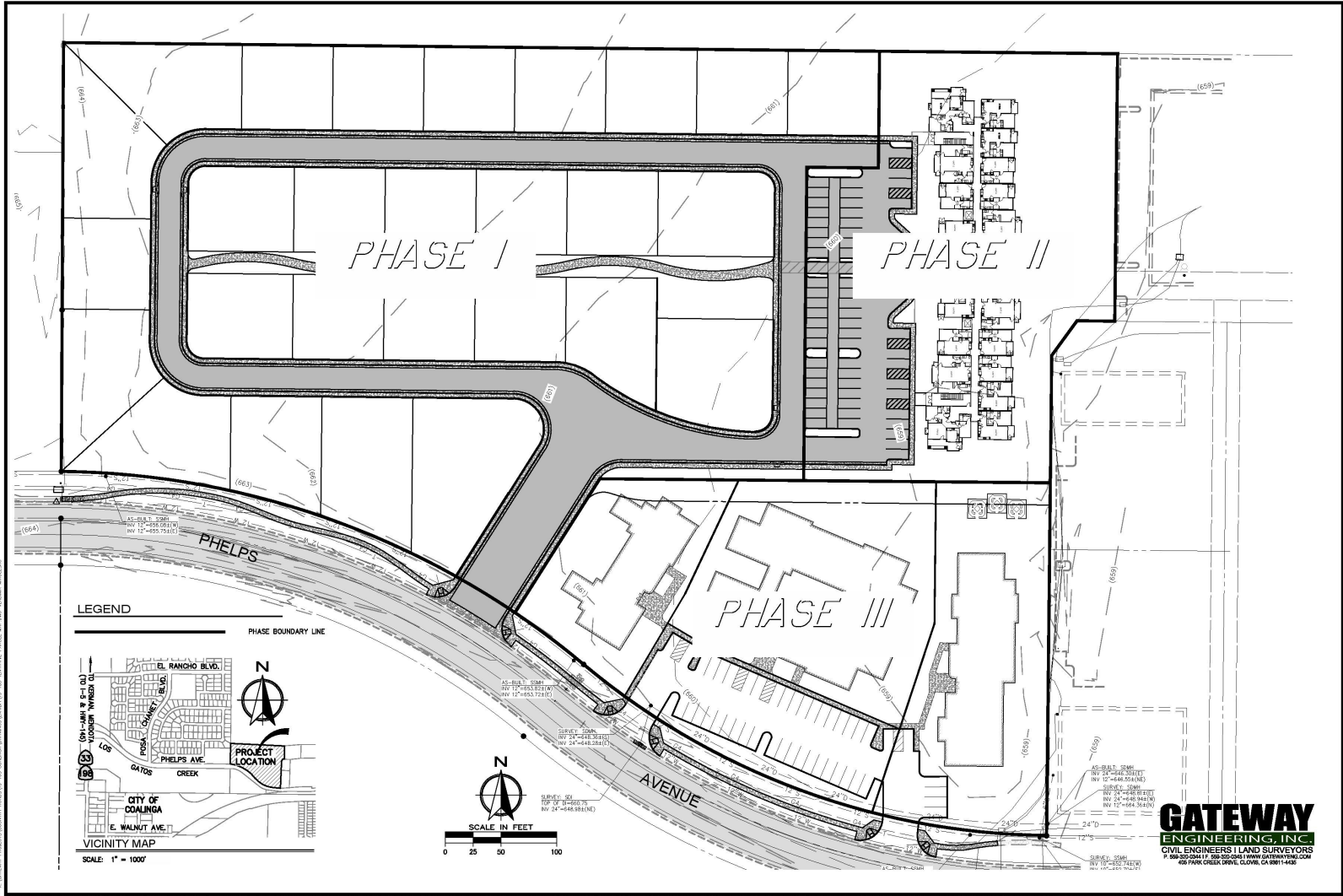
# TENTATIVE TRACT

Map



**\$899,000**  
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**\$899,000**  
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# E. PHELPS AVE

COALINGA, CA

## INFOGRAPHICS



0 PHELPS AVENUE E, COALINGA, CA 93210

### AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



PHARMACY



ATM



GAS



GROCERIES



0.2  
MILES

0.2  
MILES

0.6  
MILES

0.7  
MILES

0.7  
MILES



COFFEE



MOVIE THEATER



GYM

1.6  
MILES

1.3  
MILES

0.8  
MILES



**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.

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### SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.

4-5

SUNSET ELEMENTARY  
SCHOOL  
ASSIGNED

5

RATING

6-8

COALINGA MIDDLE  
SCHOOL  
ASSIGNED

1

RATING

9-12

COALINGA HIGH  
SCHOOL  
ASSIGNED

5

RATING



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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## FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **3** moderately priced restaurants and has an **average** variety of cuisines.

3



WITHIN 5 MILES

\$

2

\$\$

1

\$\$\$

0

\$\$\$\$

0

## GOOD EATS BY CATEGORY

ASIAN ..... 1

PIZZA ..... 1

FAST FOOD ..... 1



ListReports

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