

AVAILABLE FOR SALE 11.34 ACRES

**E. PHELPS AVE
COALINGA, CA**



For information, please contact:

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Property Lines Approximate



Independently Owned and Operated | CA DRE # 01523375 | www.coalingamidstaterealty.com

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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

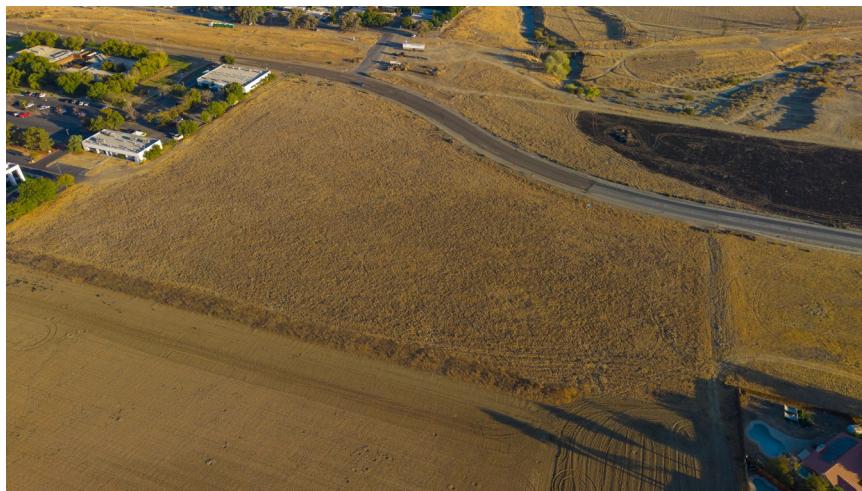
- 3 lots
- 11.34 Acres
- Adjacent from Coalinga Regional Medical Center
- Desirable Area

\$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.

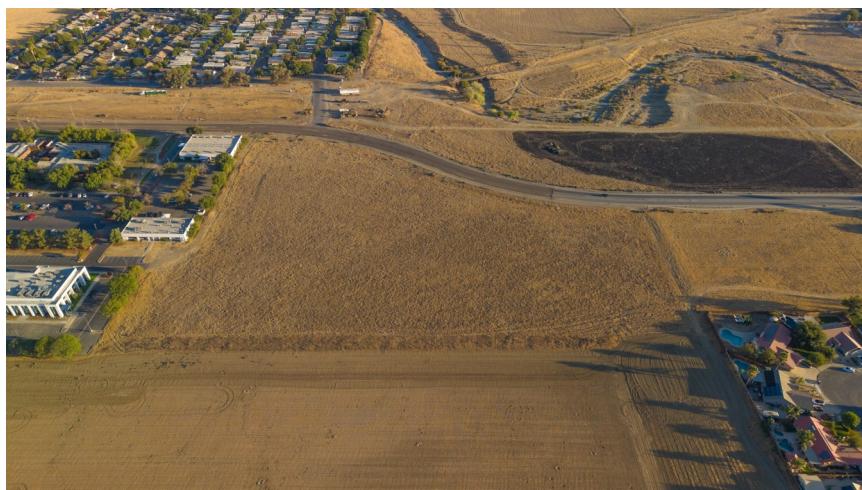
\$899,000
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COALINGA, CA

IMAGES



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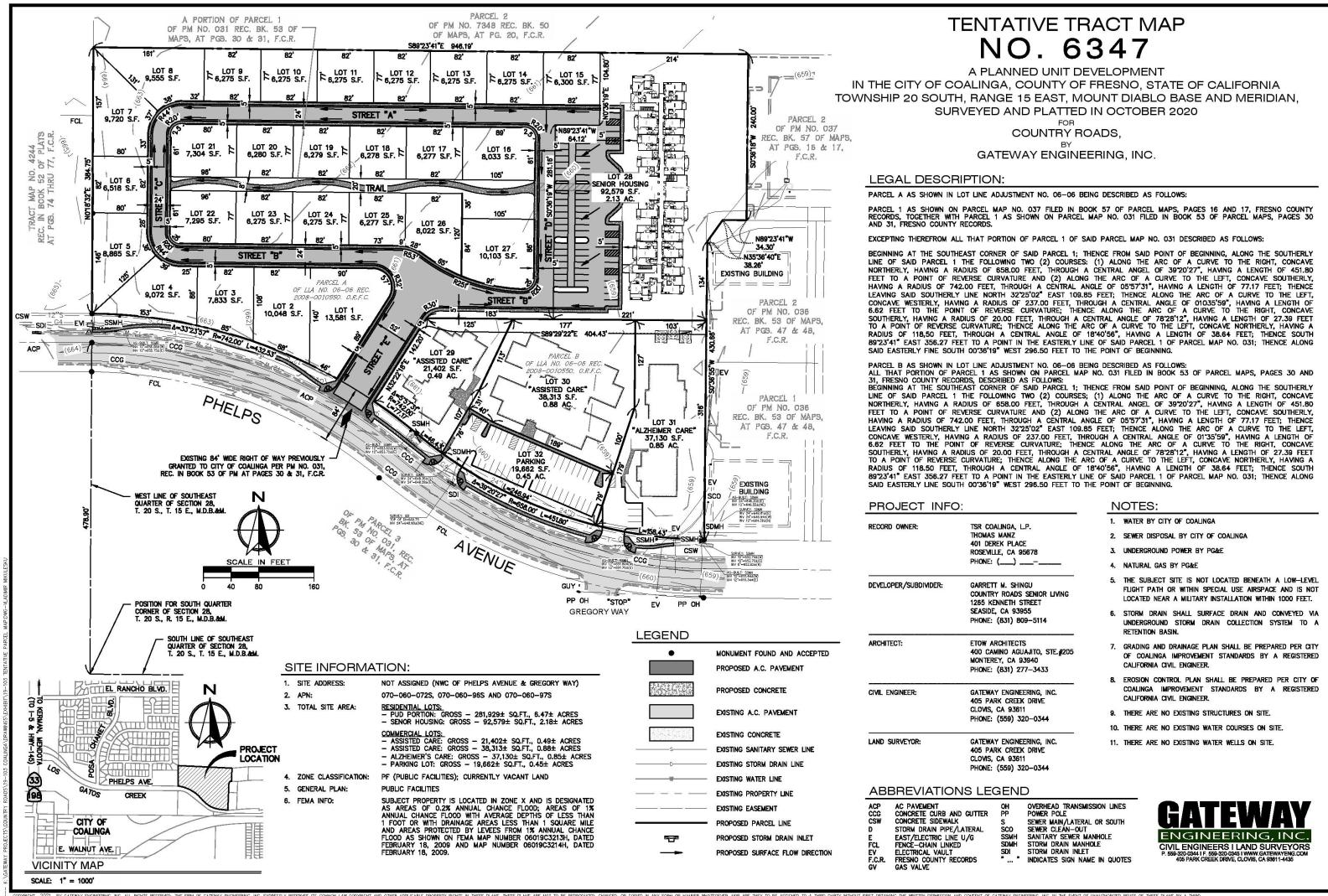
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COALINGA, CA

TENTATIVE TRACT

Map



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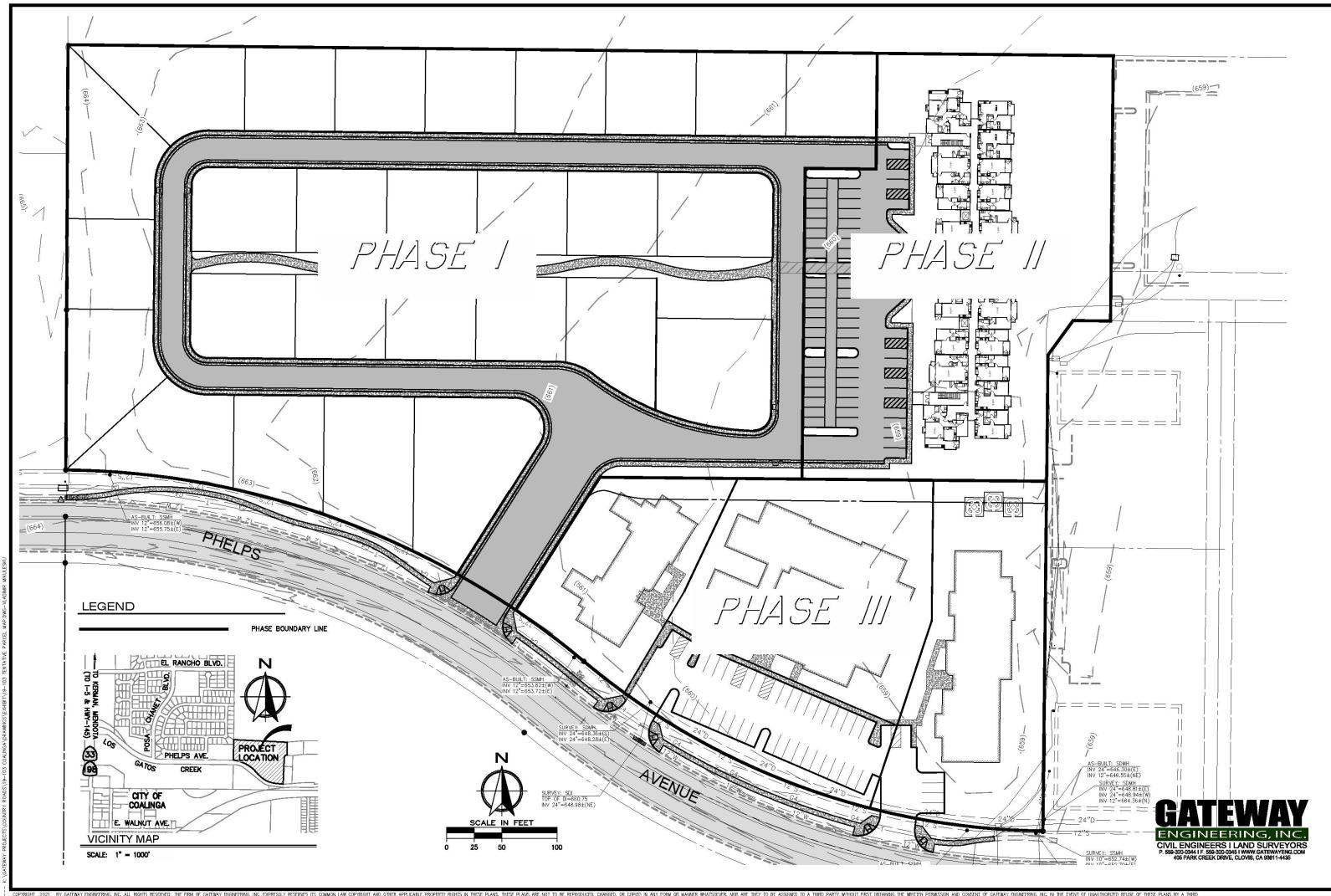


E. PHELPS AVE

COALINGA, CA

TENTATIVE TRACT

Map



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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

ListReports

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0 PHELPS AVENUE E, COALINGA, CA 93210

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



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

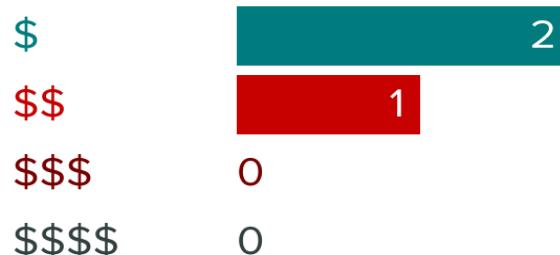
This home is located near **3** moderately priced restaurants and has an **average** variety of cuisines.

3



+

WITHIN 5 MILES



GOOD EATS BY CATEGORY

ASIAN	1
PIZZA	1
FAST FOOD	1

ListReports

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