



**SINGLE FAMILY RESIDENTIAL DEVELOPMENT LAND
50± ACRES (ALL OR PART)**

Sacramento Street at Louisiana Street | Coalinga, CA

AVAILABLE FOR SALE

Price Reduced | \$40,000 per Acre

For information, please contact:

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NEWMARK
PEARSON COMMERCIAL

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | VISALIA OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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SACRAMENTO STREET AT LOUISIANA STREET - COALINGA, CA

HIGHLIGHTS

- Approximately 50± Acres Available Zoned R-1
- Seller Will Consider Parcel Split or Option Arrangements
- City Sewer And Water to the Property
- Storm Water Retention Provided
- Close to Retail
- Contiguous to Established Neighborhood

DEMOGRAPHICS

POPULATION	1-mile	3-miles	5-miles
2018 Estimate	8,639	12,928	13,099
2023 Prediction	8,858	13,265	13,438
Growth 2018-2023	2.53%	2.61%	2.59%
Growth 2010-2018	3.19%	3.04%	2.97%

HOUSEHOLDS	1-mile	3-miles	5-miles
2020 Est Average Household Income	\$70,287	\$75,934	\$76,057



SACRAMENTO STREET AT LOUISIANA STREET - COALINGA, CA

CALIFORNIA
FREWAY MAP



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