

6676 Gertrude Ave, Winton CA

±24 ACRES *For* SALE



\$1,080,000

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6676 GERTRUDE DESCRIPTION

Property Address	6676 Gertrude Winton, CA 95388
APN	147-210-004-000
Lot Size SF	±1,045,440
Lot Size Acres	±24
Zoning	Business Park
Property use	Vacant Land
Price	\$1,080,000
Price Per Acre	\$45,000

Price Per Sq Ft **\$1.03**

Development opportunity of 24 acres zoned BP at only \$1.03 per square foot in Winton, CA near Santa Fe Drive. Parcel includes a 2,136 sqft home with 3 bedrooms and 2 bathrooms. Land is being sold as ground for development.

Electricity and Gas would be serviced by PG&E.
Water & Sewer: Winton Water District
Merced Irrigation District Ag water access.

Modulars and other structures in Northeast corner are not included in the sale.

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



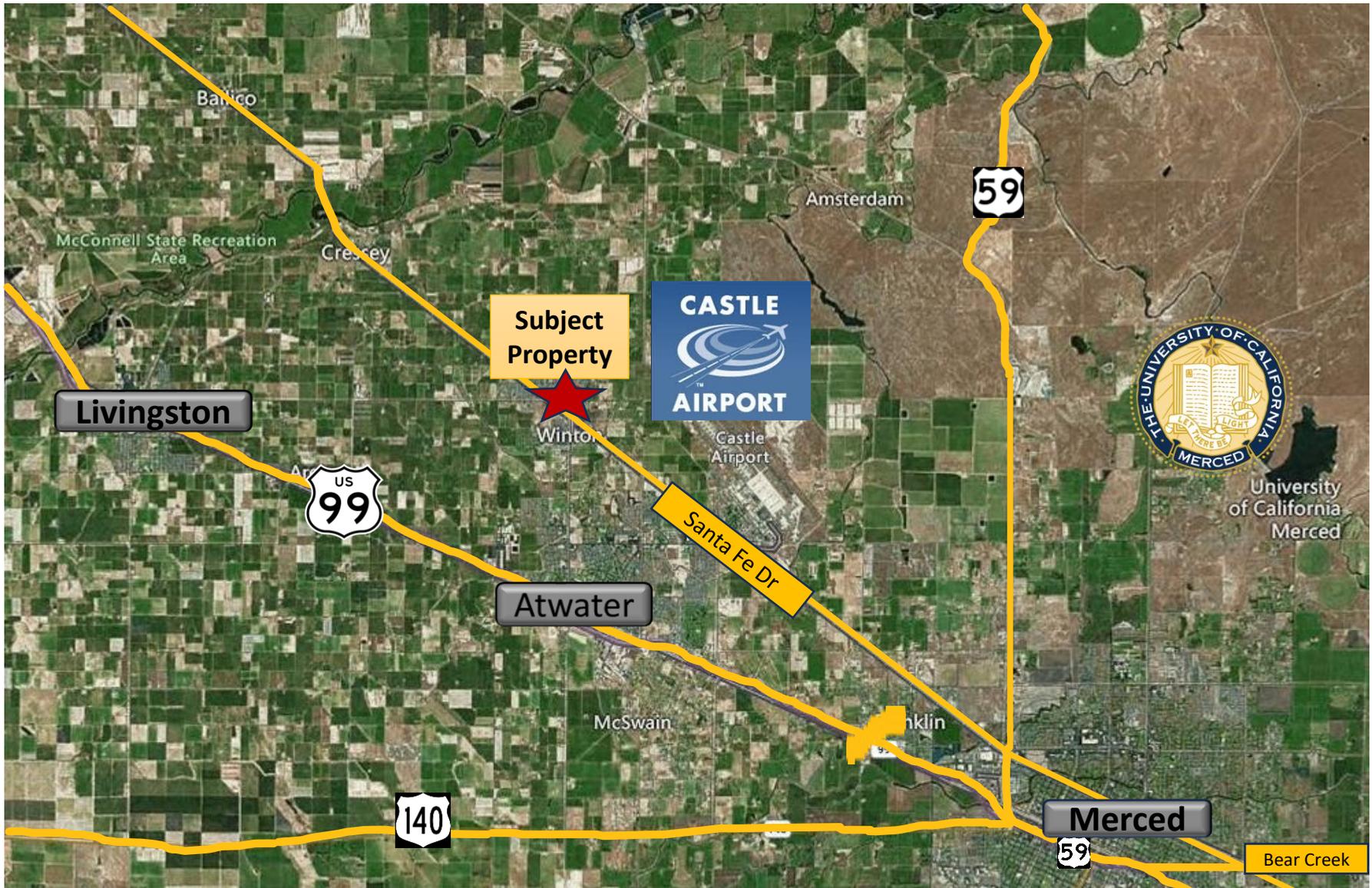
PICTURES



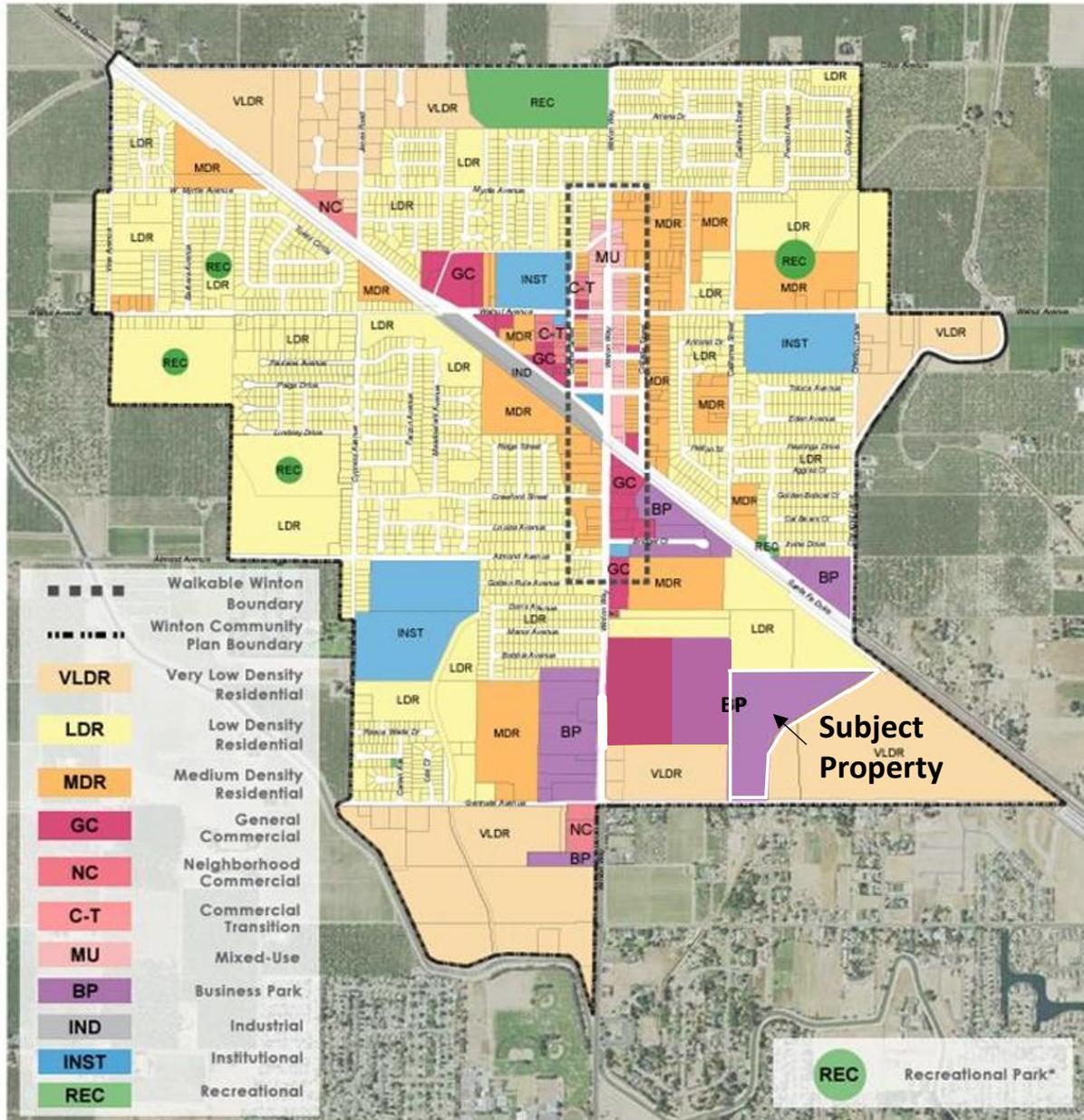
LOCAL MAP



AREA MAP

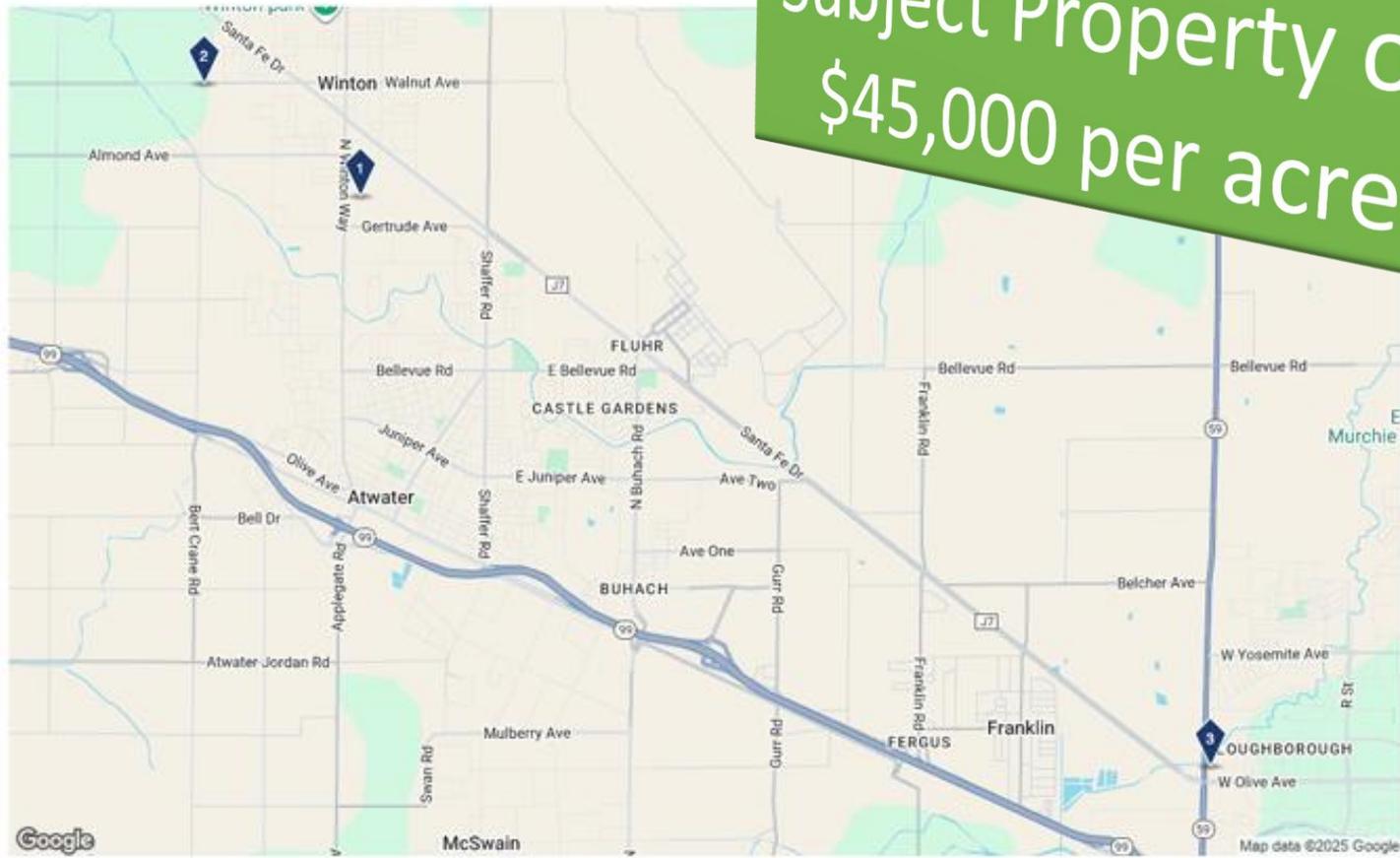


WINTON WAY ZONING MAP



COMPARABLE LAND SALES

Subject Property only
\$45,000 per acre!!



Sale Comps List

Property Name Address	City	Type	Size	Sale Information
1 0 Winton Way 0 Winton Way	Winton	Land	13.60 AC	Sold: \$620,000 (\$45,588.24/AC)
2 6900 Vine Ave, Winton, CA 95388 6900 Vine Ave	Winton	Land	6.10 AC	Sold: \$645,000 (\$105,737.70/AC)
3 W. Olive, Merced, CA W Olive Ave	Merced	Land ★★★★☆	6.00 AC	Sold: \$600,000 (\$100,000.00/AC)

6676 GERTRUDE DEMOGRAPHICS

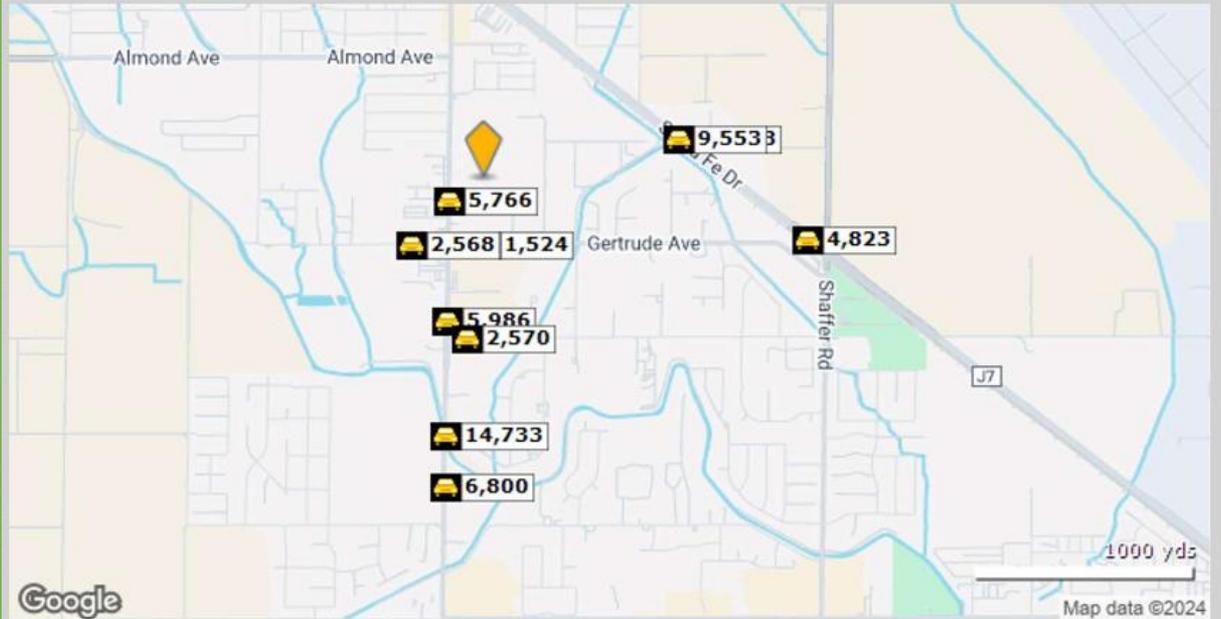
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,801		47,714		59,496	
2024 Estimate	8,366		44,685		55,670	
2020 Census	8,970		44,145		54,715	
Growth 2024 - 2029	5.20%		6.78%		6.87%	
Growth 2020 - 2024	-6.73%		1.22%		1.75%	
2024 Population by Hispanic Origin	5,722		29,294		34,461	
2024 Population	8,366		44,685		55,670	
White	2,649	31.66%	14,839	33.21%	19,583	35.18%
Black	127	1.52%	1,178	2.64%	1,511	2.71%
Am. Indian & Alaskan	184	2.20%	959	2.15%	1,112	2.00%
Asian	342	4.09%	1,771	3.96%	2,851	5.12%
Hawaiian & Pacific Island	20	0.24%	111	0.25%	125	0.22%
Other	5,044	60.29%	25,827	57.80%	30,488	54.77%
U.S. Armed Forces	35		155		155	
Households						
2029 Projection	2,563		14,363		17,711	
2024 Estimate	2,430		13,427		16,546	
2020 Census	2,589		13,225		16,228	
Growth 2024 - 2029	5.47%		6.97%		7.04%	
Growth 2020 - 2024	-6.14%		1.53%		1.96%	
Owner Occupied	1,622	66.75%	7,440	55.41%	9,870	59.65%
Renter Occupied	808	33.25%	5,987	44.59%	6,676	40.35%
2024 Households by HH Income	2,429		13,426		16,546	
Income: <\$25,000	602	24.78%	3,044	22.67%	3,504	21.18%
Income: \$25,000 - \$50,000	485	19.97%	3,040	22.64%	3,508	21.20%
Income: \$50,000 - \$75,000	410	16.88%	2,894	21.56%	3,421	20.68%
Income: \$75,000 - \$100,000	292	12.02%	1,436	10.70%	1,819	10.99%
Income: \$100,000 - \$125,000	243	10.00%	1,107	8.25%	1,468	8.87%
Income: \$125,000 - \$150,000	239	9.84%	943	7.02%	1,197	7.23%
Income: \$150,000 - \$200,000	125	5.15%	709	5.28%	1,065	6.44%
Income: \$200,000+	33	1.36%	253	1.88%	564	3.41%
2024 Avg Household Income	\$69,752		\$68,399		\$75,085	
2024 Med Household Income	\$57,327		\$54,584		\$57,656	

6676 GERTRUDE TRAFFIC REPORT

Traffic Count Report



TRAFFIC COUNT DATA



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Winton Way	Gertrude Ave	0.12 S	2022	5,766	MPSI	.10
2	Gertrude Ave	Angel Dr	0.08 E	2022	1,524	MPSI	.17
3	Gertrude Ave	N Winton Way	0.10 E	2022	2,568	MPSI	.25
4	N Winton Way	Camellia Dr	0.05 S	2022	5,986	MPSI	.38
5	Camellia Dr	N Winton Way	0.05 W	2022	2,570	MPSI	.42
6	N Santa Fe Ave	Chestnut Ln	0.13 NW	2022	10,658	MPSI	.53
7	N Santa Fe Ave		0.00	2015	9,553	MPSI	.53
8	N Winton Way	Fruitland Ave	0.24 S	2022	14,733	MPSI	.68
9	N Winton Way	Fruitland Ave	0.10 S	2022	6,800	MPSI	.82
10	N Santa Fe Ave	Shaffer Rd	0.07 SE	2022	4,823	MPSI	.87



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