

6.21 AC Multi-Family Land on Bellevue Rd  
Previously Approved for 148 Units



To discuss your property or an commercial real estate needs please contact

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## PROPERTY INFORMATION:

The subject property is a ±6.21 acre parcel centrally located off of the busiest commercial corridor in Atwater, CA (Merced County). This site has direct access from Bellevue Rd with an improved driveway.

Previously approved for a 148 unit senior housing project, the subject property is located between major commercial and residential developments.

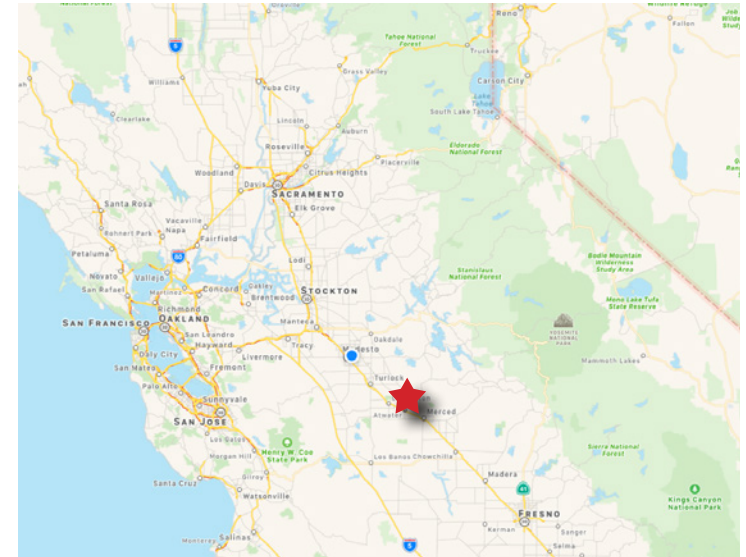
The property is relatively flat land with some degree of grading. Bellevue Rd. is a main arterial thoroughfare that connects with CA State Highway 99. There is an inventory shortage for multi-family units in Atwater which makes this an ideal site.

## PROPERTY HIGHLIGHTS:

- Located adjacent to a major commercial corridor with 9,194 ADT (a high number for Atwater).
- Ideal size for Multi-Family development.
- Parcel includes entrance from Bellevue Rd.
- Centrally located in Atwater, with the highest population density in the city.
- The Atwater Economic Development Department has indicated that there is a need for Multi-Family housing.

## PROPERTY DETAILS:

Parcel size:	Approx. 6.21 acres
Land area:	270,508 square feet
APN (San Joaquin County)	150-190-038
Ownership:	Fee Simple
Terms:	Cash, conventional, other
Zoning:	PD-32 High Density Residential
Electricity/Gas:	Choice of Pacific Gas & Electric (PG&E) or Merced Irrigation District
Water:	City of Atwater
Sewer:	City of Atwater
Storm drain:	City of Atwater



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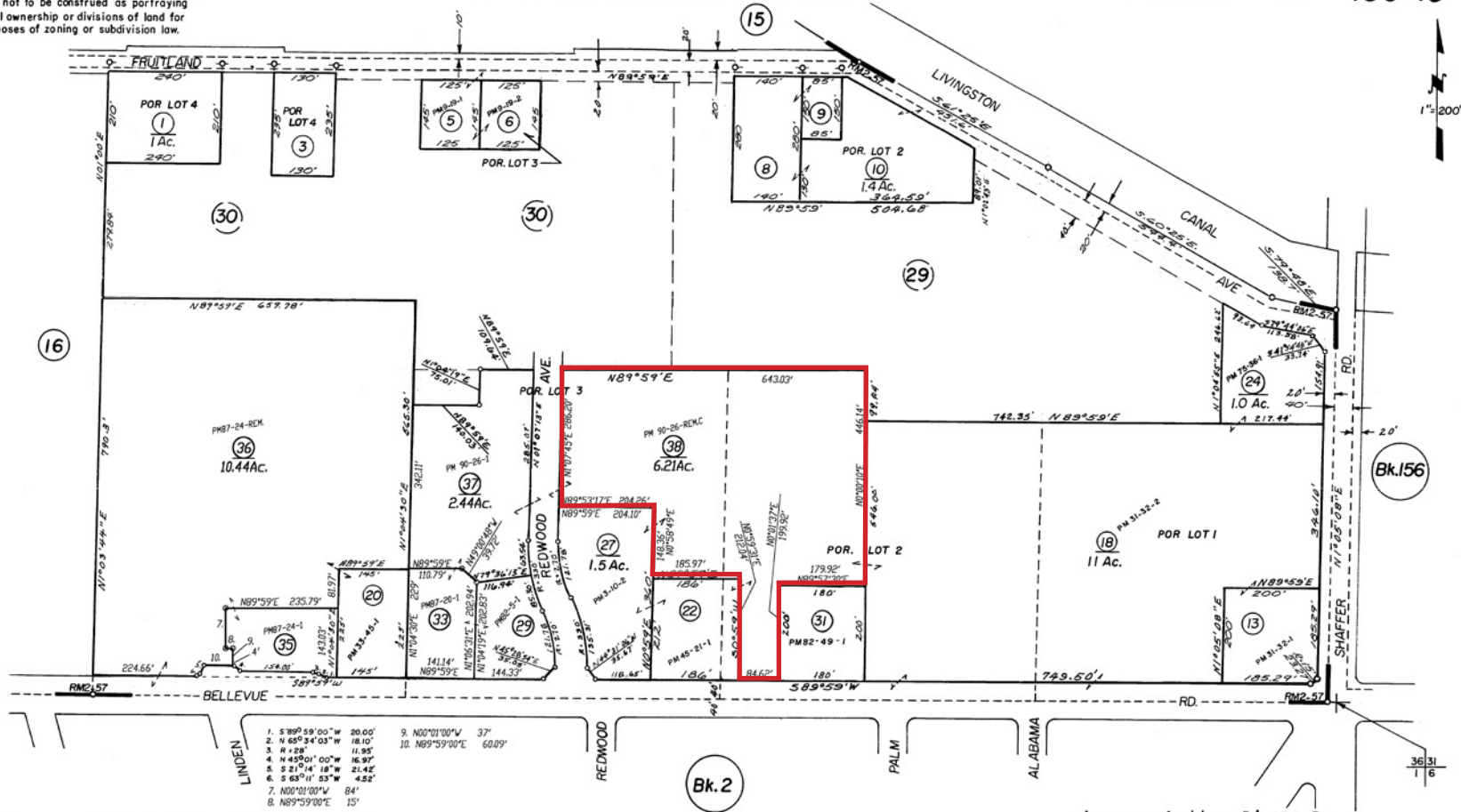
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—NOTE—  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

POR. SE 1/4 SEC. 36, T.6S., R.12E., M.D.B. & M.

Tax Rate Area I-01 150-19



REVISED 12/76  
3/77  
5-95  
8-95  
8-96  
12-28-08

Gertrude Colony, RM Vol.2, Pg.57

Assessor's Map Bk.150, Pg.19

County of Merced, Calif.

1976

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

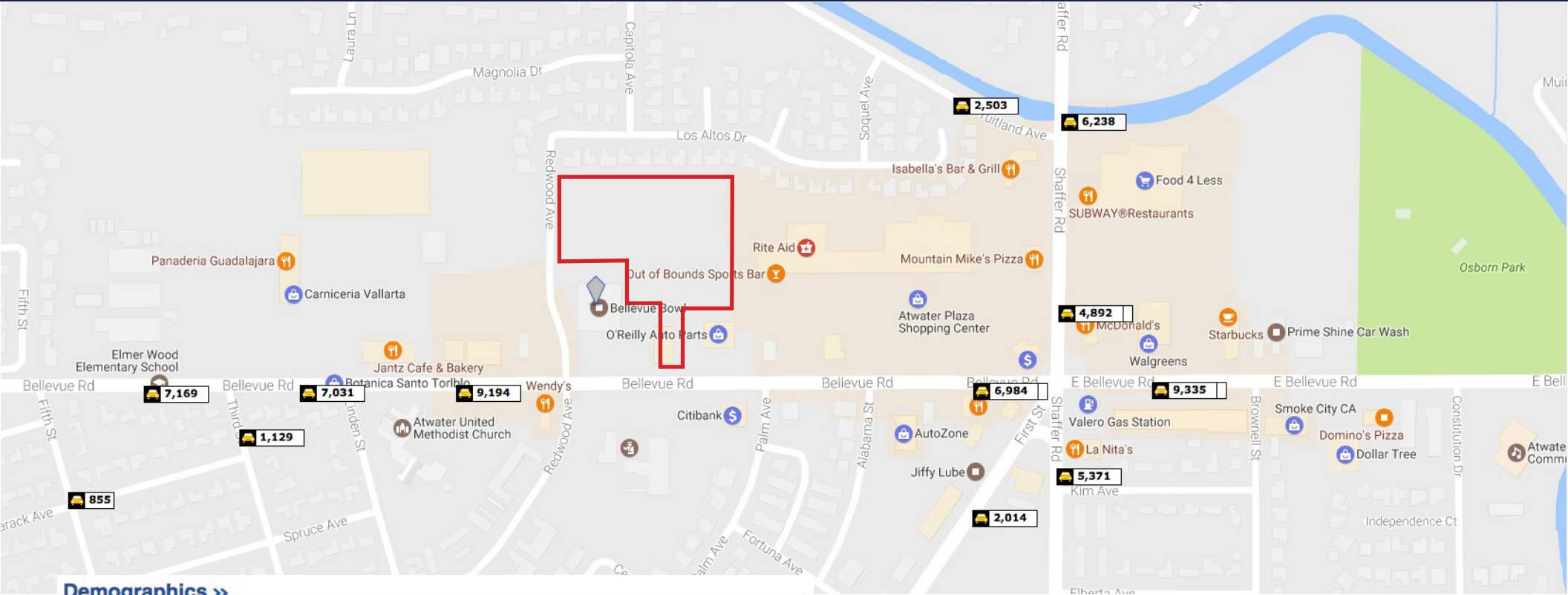
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**Demographics >>**

	1 Mi	3 Mi
Population	14,276	44,532
Households	4,638	13,349
Average Age	35.40	34.00
Median HH Income	\$38,371	\$43,248
Daytime Employees	2,799	8,321
Population Growth '17-'22	↑ 2.6%	↑ 2.9%
Household Growth '17-'22	↑ 2.8%	↑ 3.0%

**Traffic >>**

Collection Street	Cross Street	Traffic Vol	Year	Distance
Bellevue Rd	Redwood Ave E	9,194	2015	0.10 mi
Bellevue Rd	Linden St E	7,031	2015	0.19 mi
3rd St	Tamarack Ave S	1,129	2009	0.24 mi
Bellevue Rd	Shaffer Rd E	10,334	2011	0.24 mi
Bellevue Rd	Alabama St W	6,984	2015	0.24 mi

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