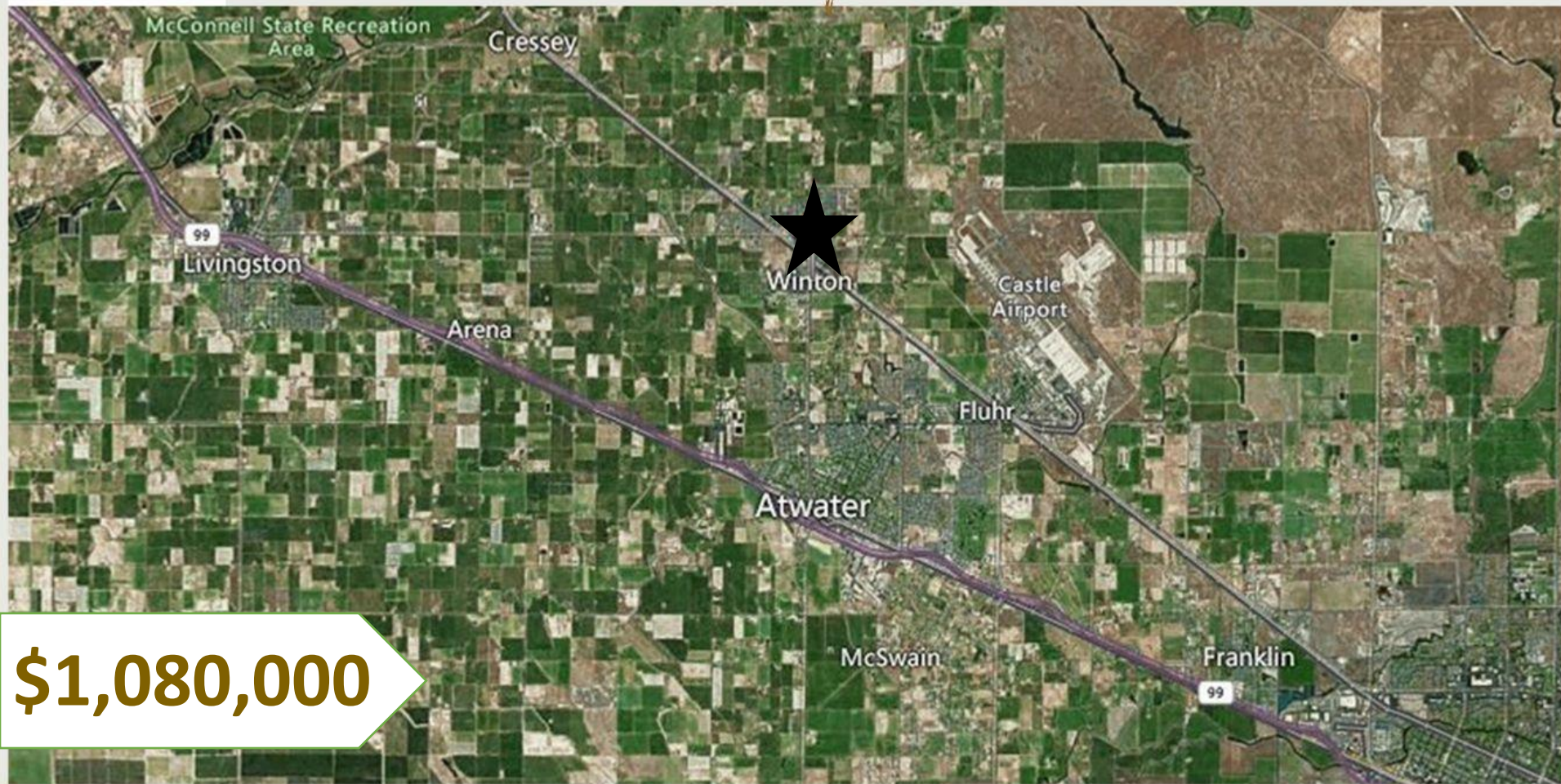


6676 Gertrude Ave, Winton CA

±24 ACRES *For* SALE



\$1,080,000

Jacob Morgner

Tinetti Realty Group

C: 209-617-2679 CA DRE # 01882378

Jacob@MercedRealEstate.com

John Marindale

GS Strategies Inc.

C: 909-228-5255 CA DRE #DRE 01155188

john.b.marindale@gsstrategiesre.com

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**

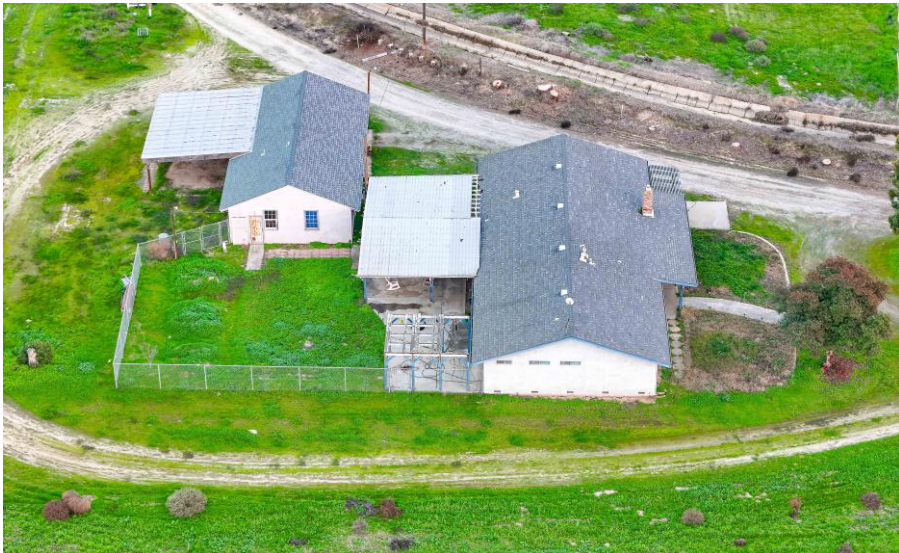
Development opportunity of 24 acres zoned BP at only \$1.03 per square foot in Winton, CA near Santa Fe Drive. Parcel includes a 2,136 sqft home with 3 bedrooms and 2 bathroom, plus a mobile home and several small structures. Land is being sold as ground for development.

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

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



PICTURES



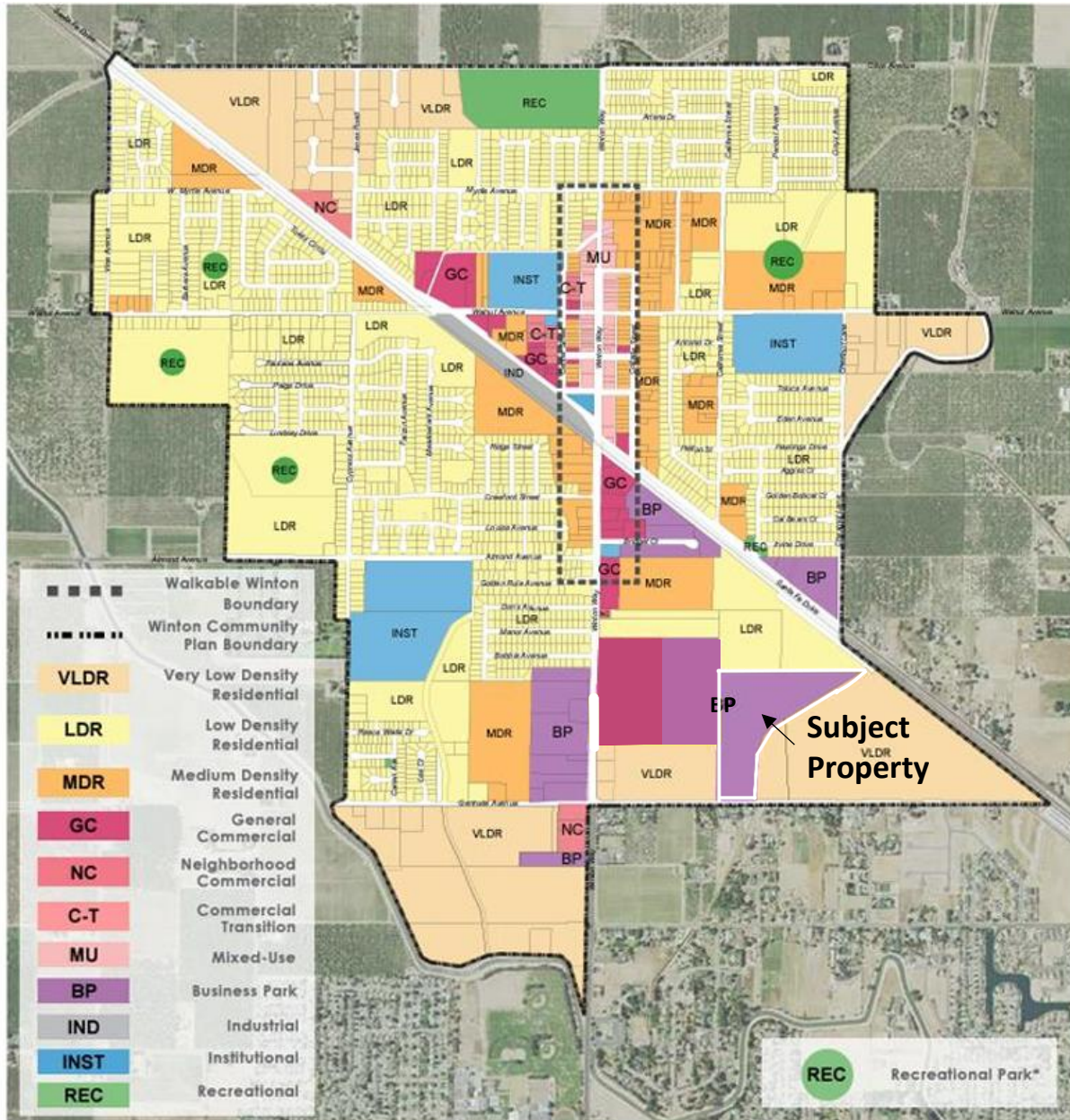
LOCAL MAP



AREA MAP

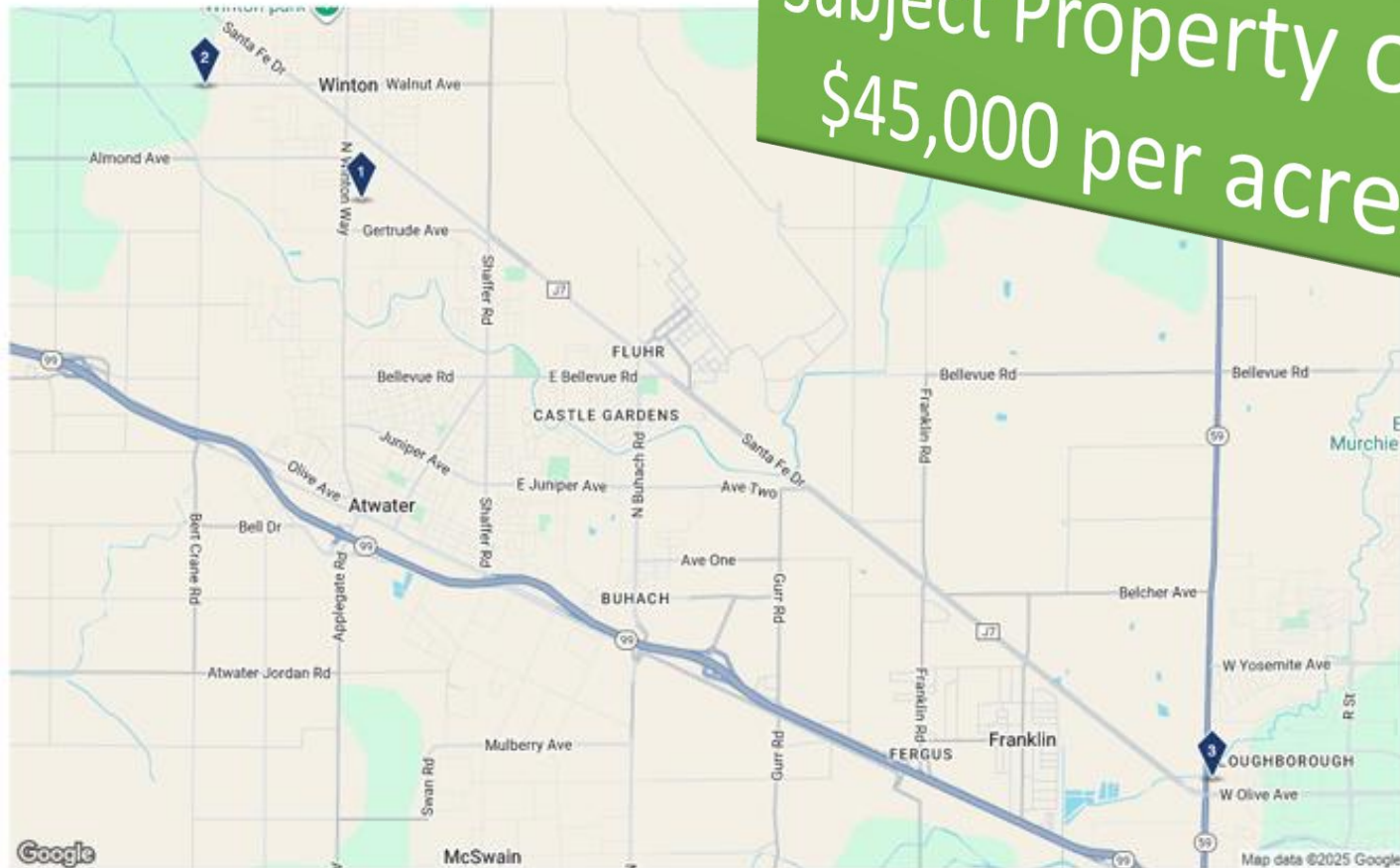


WINTON WAY ZONING MAP



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

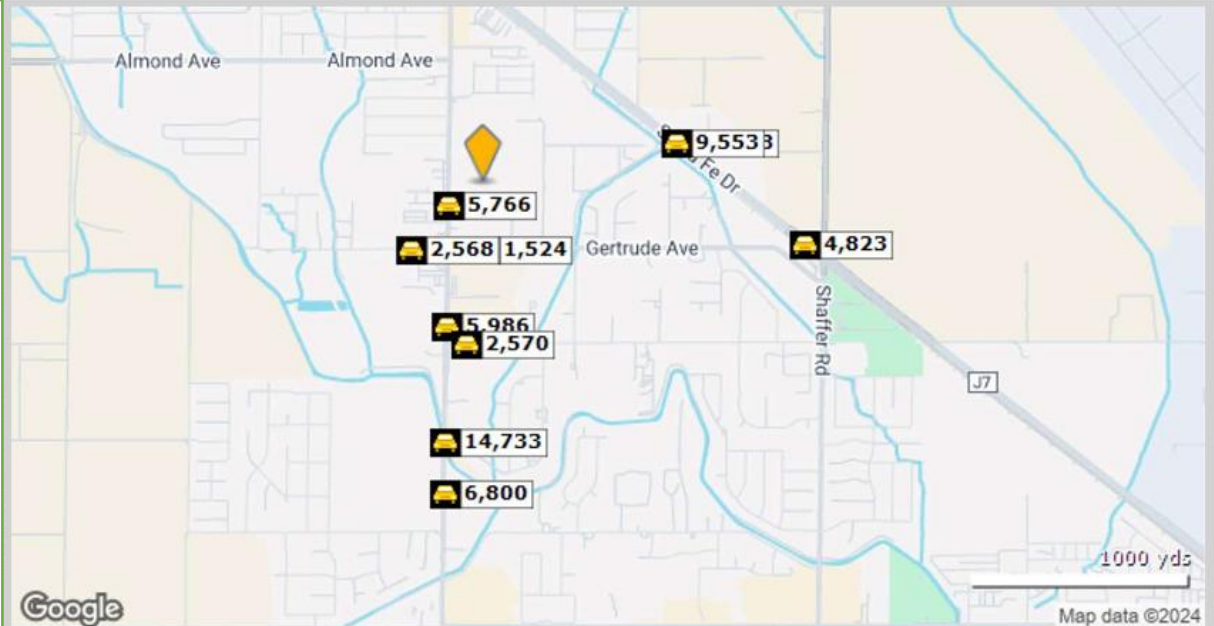
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,801		47,714		59,496	
2024 Estimate	8,366		44,685		55,670	
2020 Census	8,970		44,145		54,715	
Growth 2024 - 2029	5.20%		6.78%		6.87%	
Growth 2020 - 2024	-6.73%		1.22%		1.75%	
2024 Population by Hispanic Origin	5,722		29,294		34,461	
2024 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

It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

1. R=25.00' L=39.27' 8. N00°03'00"E 52.00' 14. R=120.00' L=31.42' 2. R=304.43' L=44.44' 9. R=25.00' L=39.27' 15. R=25.00' L=39.27' 3. R=120.00' L=31.42' 10. R=120.00' L=31.42' 16. R=25.00' L=39.27' 4. R=56.00' L=92.17' 11. R=56.00' L=92.80' 17. S51°31'22"E 6.00' 5. R=56.00' L=46.43' 12. R=56.00' L=37.49' 18. N73°32'00"E 34.50' 6. N73°32'00"E 34.50' 13. N75°03'00"W 77.29' 7. R=120.00' L=31.42'

Heavenly Acres, R.M. Vol. 19, Pg. 13
 Reeves Addition, R.M. Vol. 19, Pg. 50
 White Subdivision, R.M. Vol. 12, Pg. 9

SERENITY PLACE, R.M. Vol. 71, Pg. 33

NOTE-Assessor's Block Number Shown in Ellipses
 Assessor's Parcel Number Shown in Circles

Assessor's Map Bk.147-Pg.21
 County of Merced, Calif.
 1976



Jacob Morgner

**Tinetti Realty Group
2930 G St., Merced, CA 95340
C: 209-617-2679
Jacob@MercedRealEstate.com
CA DRE Lic. #: 01882378**

John Martindale

**GS Strategies Inc.
Receiver | Real Estate | Property Management
C: 909-228-5255
john.b.martindale@gsstrategiesre.com
CA DRE #DRE 01155188**

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