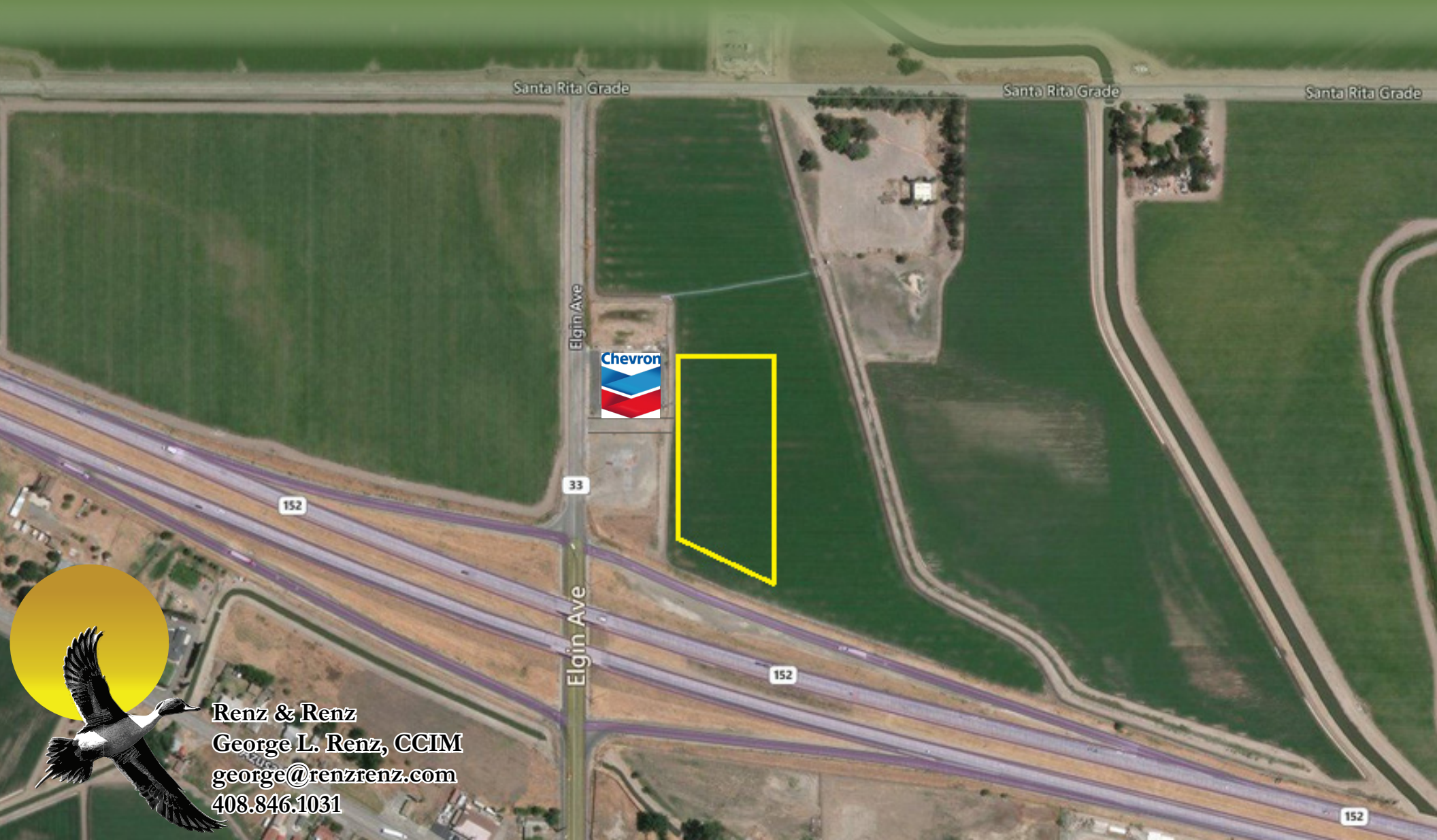


2.8 Acres of Highway Interchange Commercial Land Dos Palos, CA - Merced County

The Corner of Hwy 152 & Hwy 33 | Adjacent to Chevron gas station | Great visibility & access | In the Path of Progress | \$195,000



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2.8 Acres of Commercial Use Land

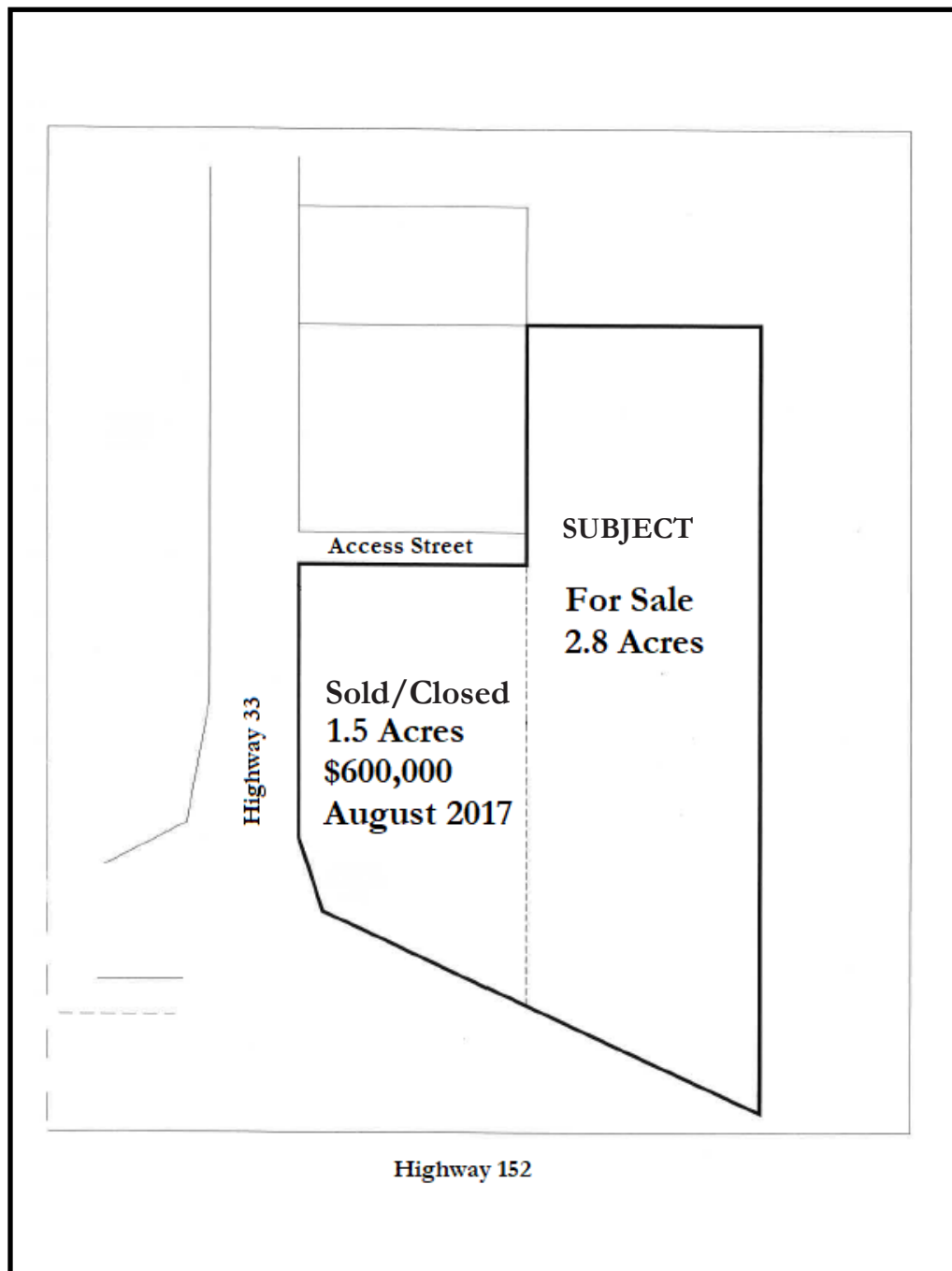
Hwy 33 & Hwy 152, Dos Palos, CA 93620
Merced County

List Price	\$195,000
Land Acres	2.8 Acres
APN	085-240-037
Zoning	HIC (Highway interchange center)
Uses	Commercial or light industrial
Topography	Flat
Commission	2.5% to Selling Office
Traffic Count	Hwy 152 (East & West AADT) of 36,900

Property Highlights

- Great visibility & access
- Next to Chevron gas station
- Ideal for Commercial & Industrial uses
- Adjacent 1.5 Acres sold for \$600,000
- Attractive price well below comparables
- Hwy 152 & Hwy 33 Intersection
- Excellent future Investment





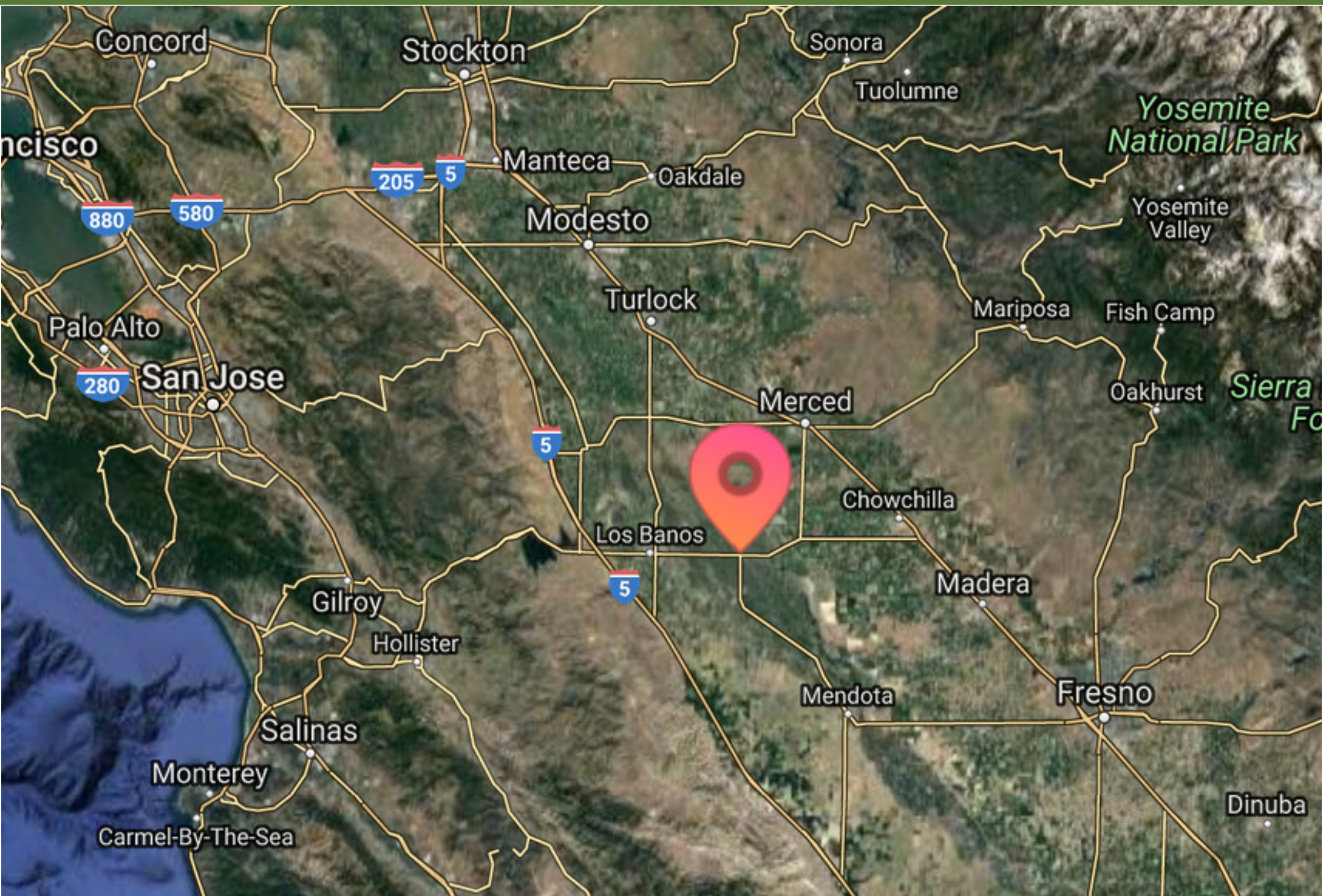
Merced County Possible Uses Table

P = Permitted By Plot Plan Review

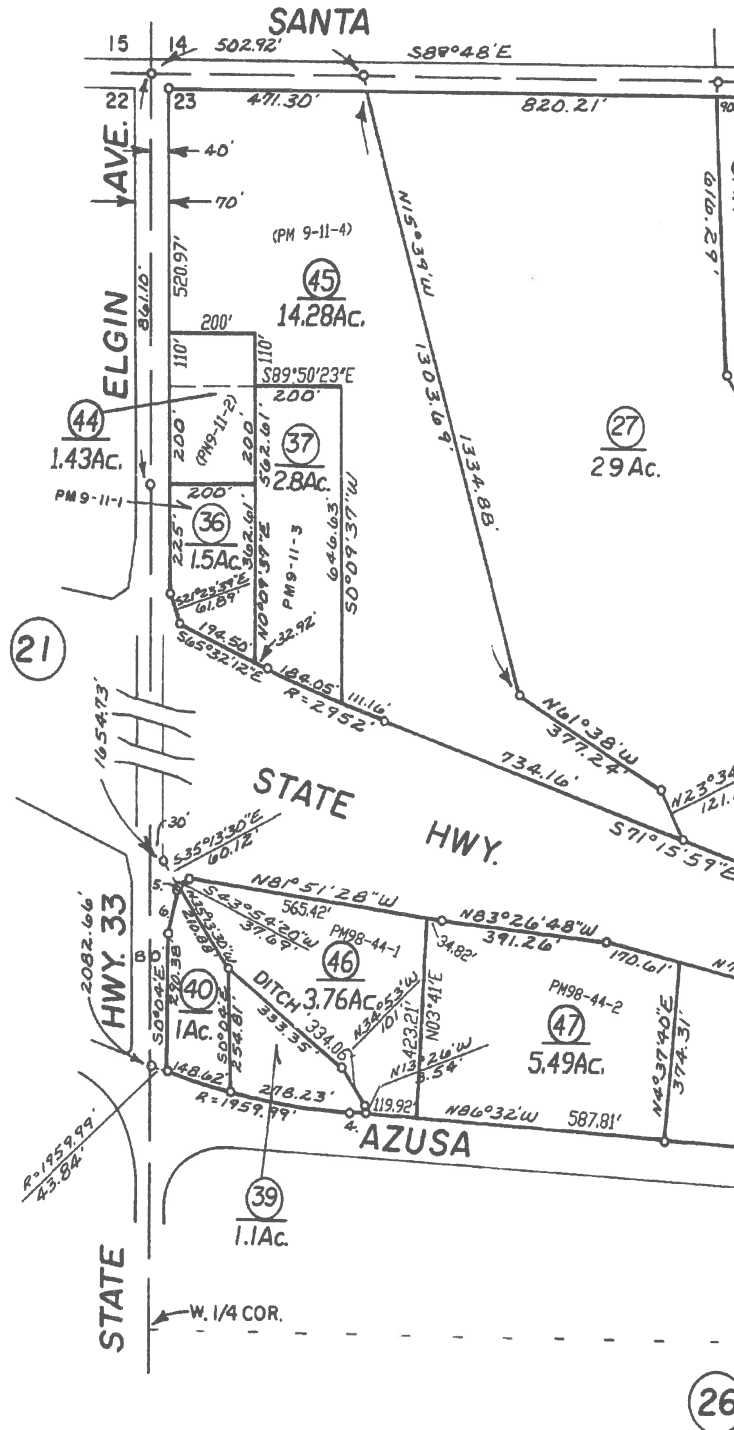
A = Administrative Permit

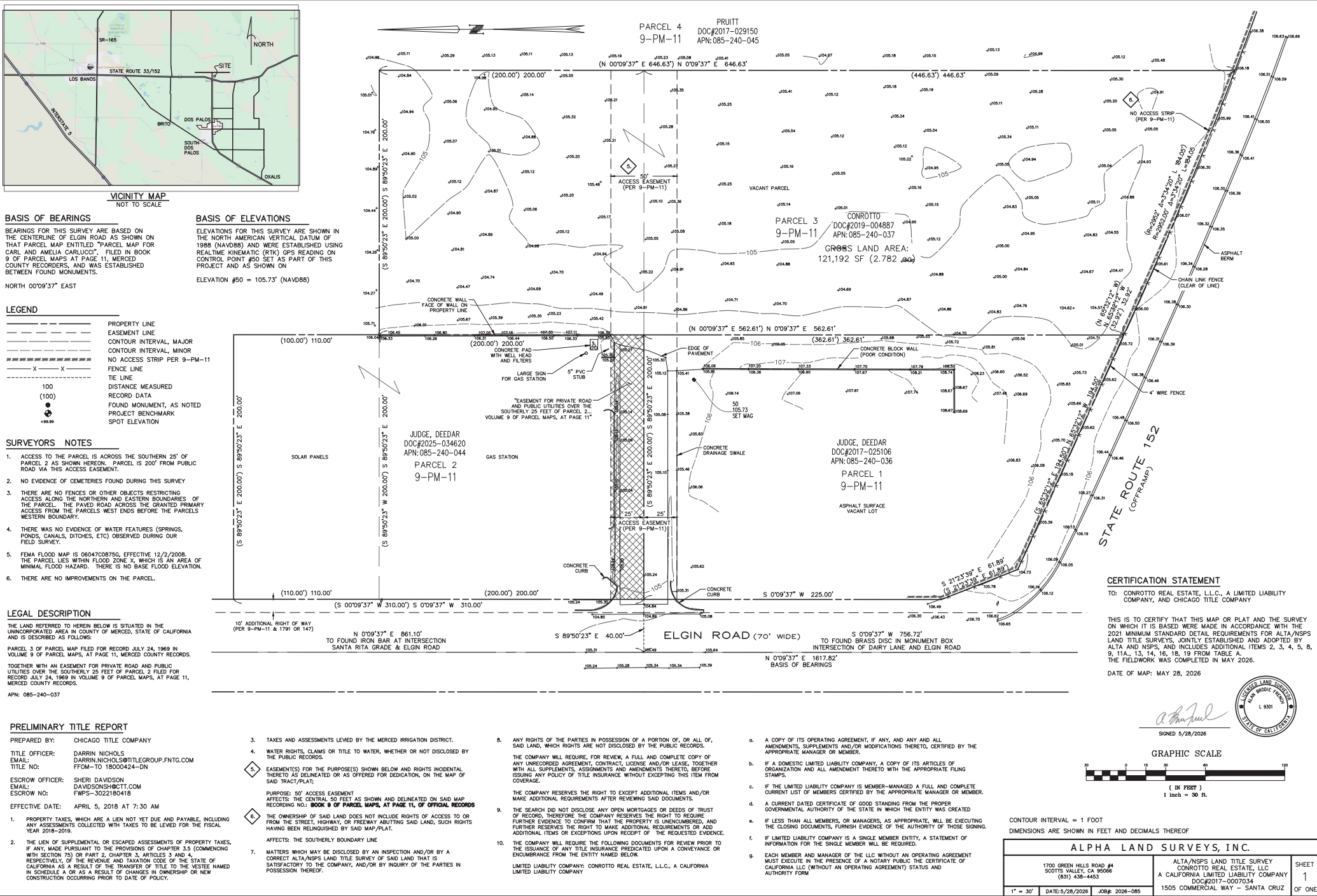
C = Conditional Use Permit

H-I-C Uses	County Requirement
Arcade	A
Bowling Alley	A
Gym	A
Mini Golf	A
Museum	C
Park & Playground	A
Pool hall	A
Recreational Vehicle Park	A
Home occupation	P
One single family dwelling	A
Auto Parts	A
Boat sales & service	A
Building material	A
Convenience store	A
Delicatessens	A
Farm equipment & machinery sales	A
Produce market	A
Produce stand	P
Temporary mobile retail sales	A
Accessory offices	A
Auto service station	A
Auto & truck repair	A
Barber & beauty shop	A
Bar or night club	A
Bed & breakfast inn	A
Frozen food locker	A
Hotel or motel	A
Offices	A
Restaurant	A
Long-term vehicle parking	A
Mini storage facility	A
Wholesale and distribution	A
Auto & truck rental facility	A
Bus & truck terminals	A
Communication towers	A
Heliports	C



2.8 Acres | Hwy 33 & Hwy 152, Dos Palos, CA 93620





DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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