

For Sale • Possible Seller Financing

7470 Walnut Ave • Winton • CA • 95388



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
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LEFFLER**
ASSOCIATES

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Property Summary

Address: 7470 Walnut Avenue • Winton • CA

Sales Price: \$375,000

Lot Size (SF/AC): ± 126,324 SF / ± 2.9 AC (001)
± 6,403 SF / ± 0.15 AC (009)

County: Merced County

Property Type: Vacant Land

Parcel Number: 147-060-001
147-060-009

Procuring Broker Fee: 2.5%

Property Description:

A unique residential development opportunity in the heart of Merced County on two (2) separate parcels. Parcel 147-060-009, ± 0.15 AC zoned R-1, and parcel 147-060-001, ± 2.9 AC zoned R-2. Both parcels total ± 3.05 AC. This property offers flexibility for builders, investors, or developers seeking to capitalize on the region's growing housing demand. The site is well-positioned near local schools, retail, and commuter corridors.



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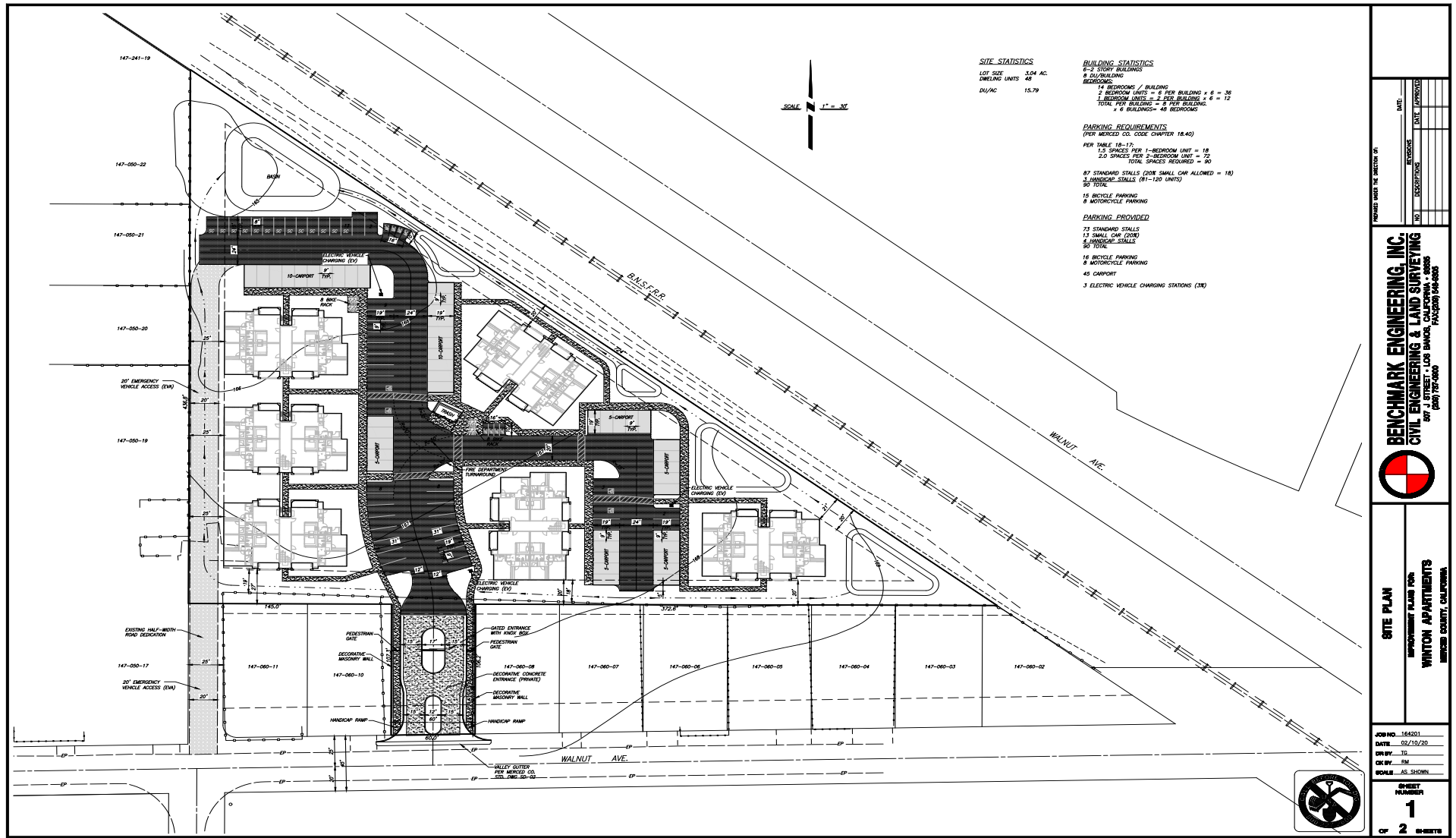
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Conceptual Site Plan



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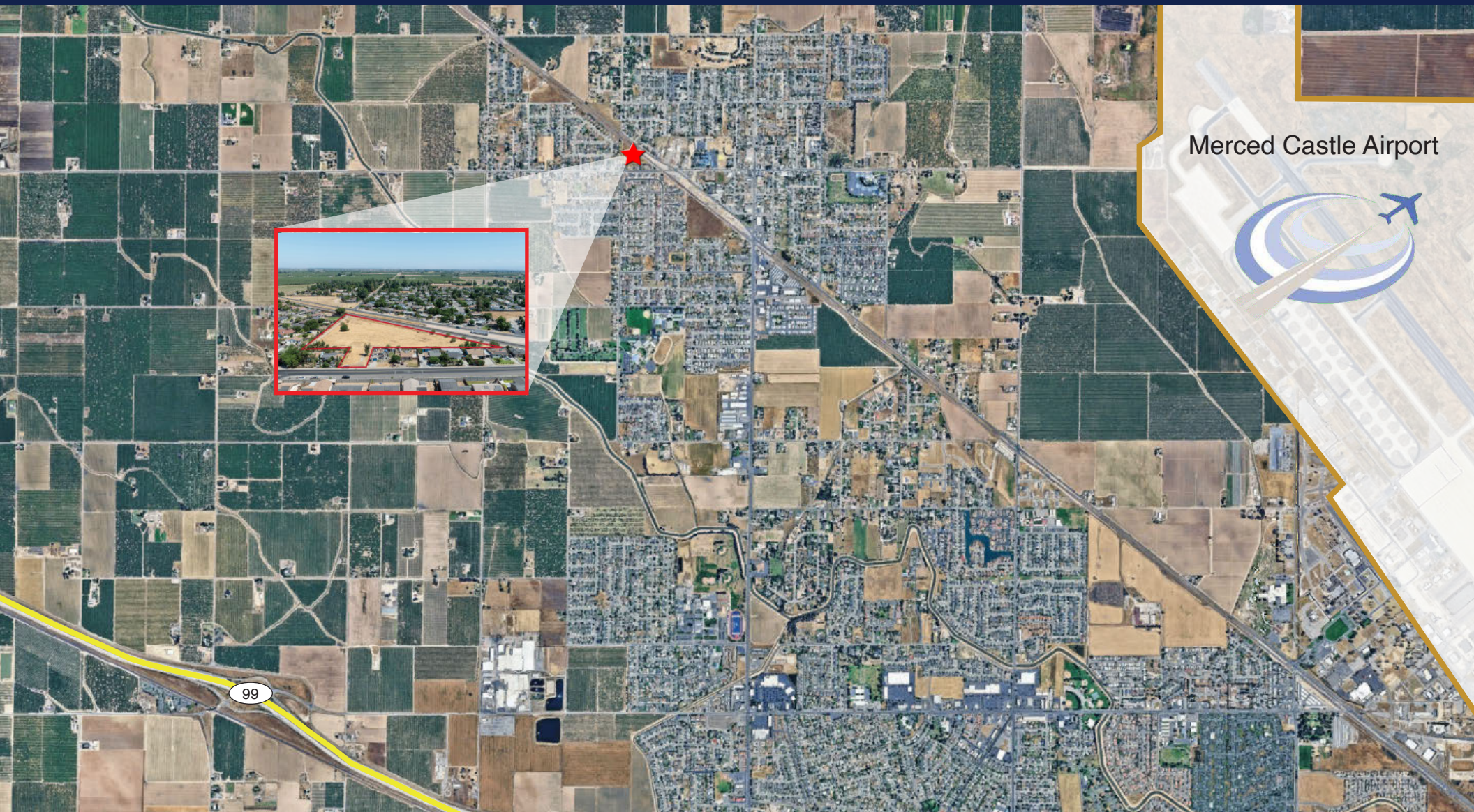
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Location Map



Merced Castle Airport

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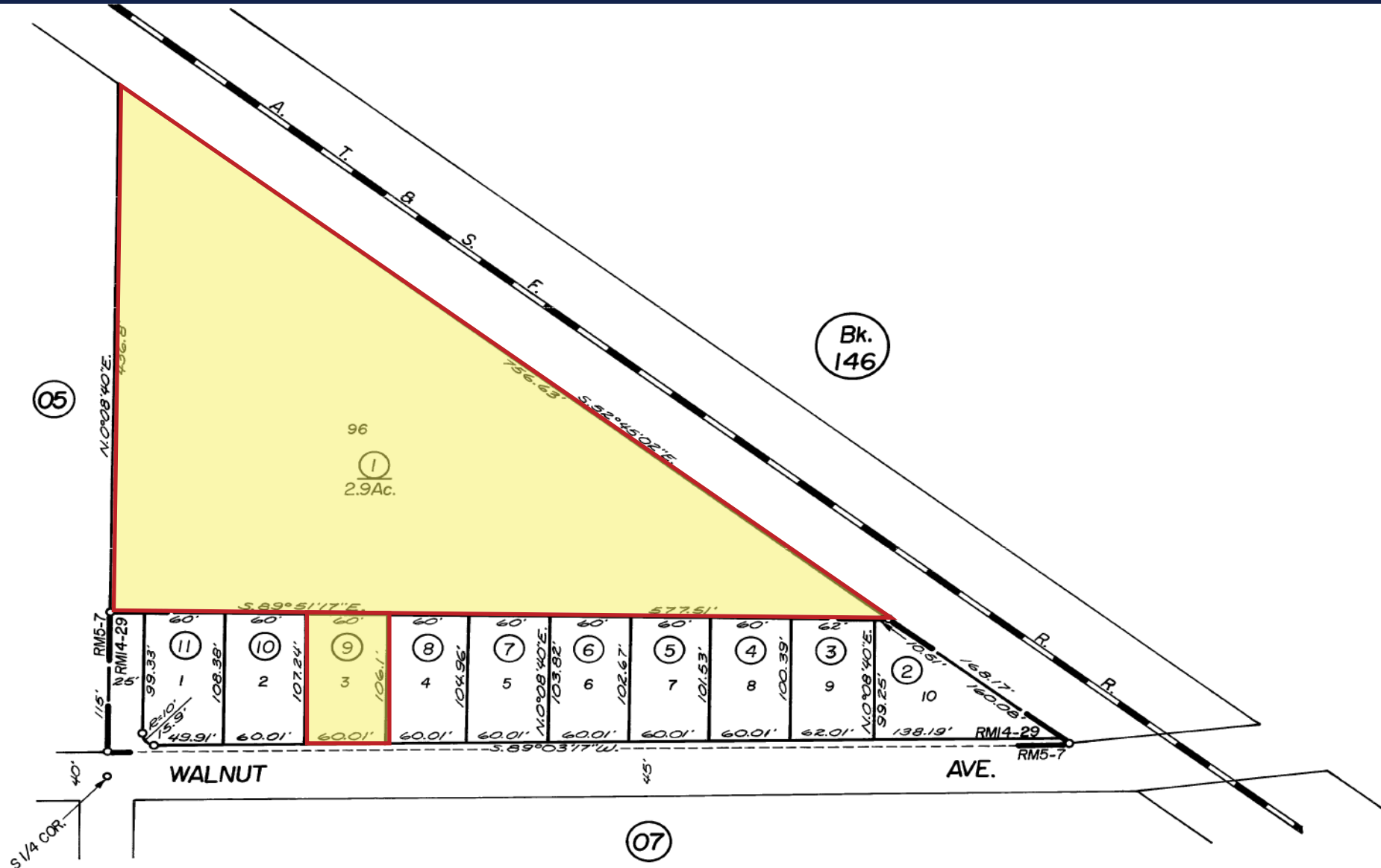
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Parcel Map



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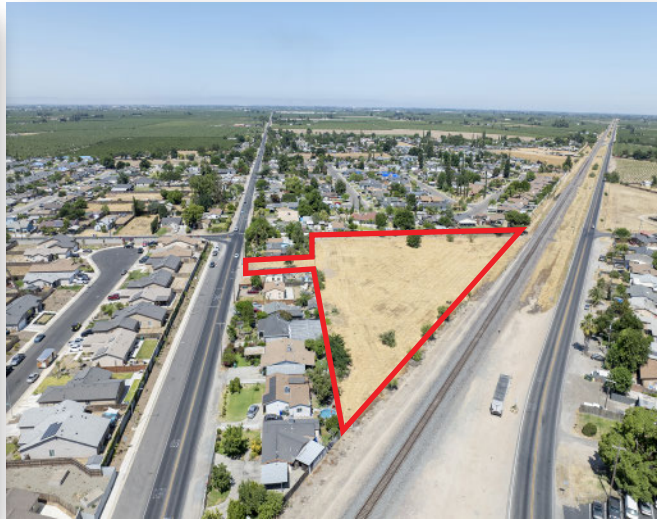
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Drone Photos



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