±13.6 Acres Land For Sale
Winton Way, Winton, CA

$1.35 Per Sq Ft
Zoned GC & BP

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WINTON WAY DESCRIPTION

Property Address	Winton Way Winton, CA 95388
APN	147-210-003
Lot Size SF	±592,416
Lot Size Acres	±13.6
Zoning	General Commercial & Business Park
Property use	Vacant Land
Price	**$799,900**
Price Per Acre	**$58,816**
Price Per Sq Ft	**$1.35**

Development opportunity of 13.6 acres at only $1.35 per square foot in Winton, CA near Santa Fe Drive across from Hansen's Furniture. With 375 feet of linear frontage on Winton Way, commercial development for a car wash, small shopping center and other retail are possible. The Eastern half of the ground is zoned Business Park which would allow for offices and some warehousing.   Prior zoning allowed for a very low density residential subdivision. The property was used to farm sweet potatoes in past years but is now just vacant ground.
Electricity and Gas would be serviced by PG&E.
Water & Sewer: Winton Water District
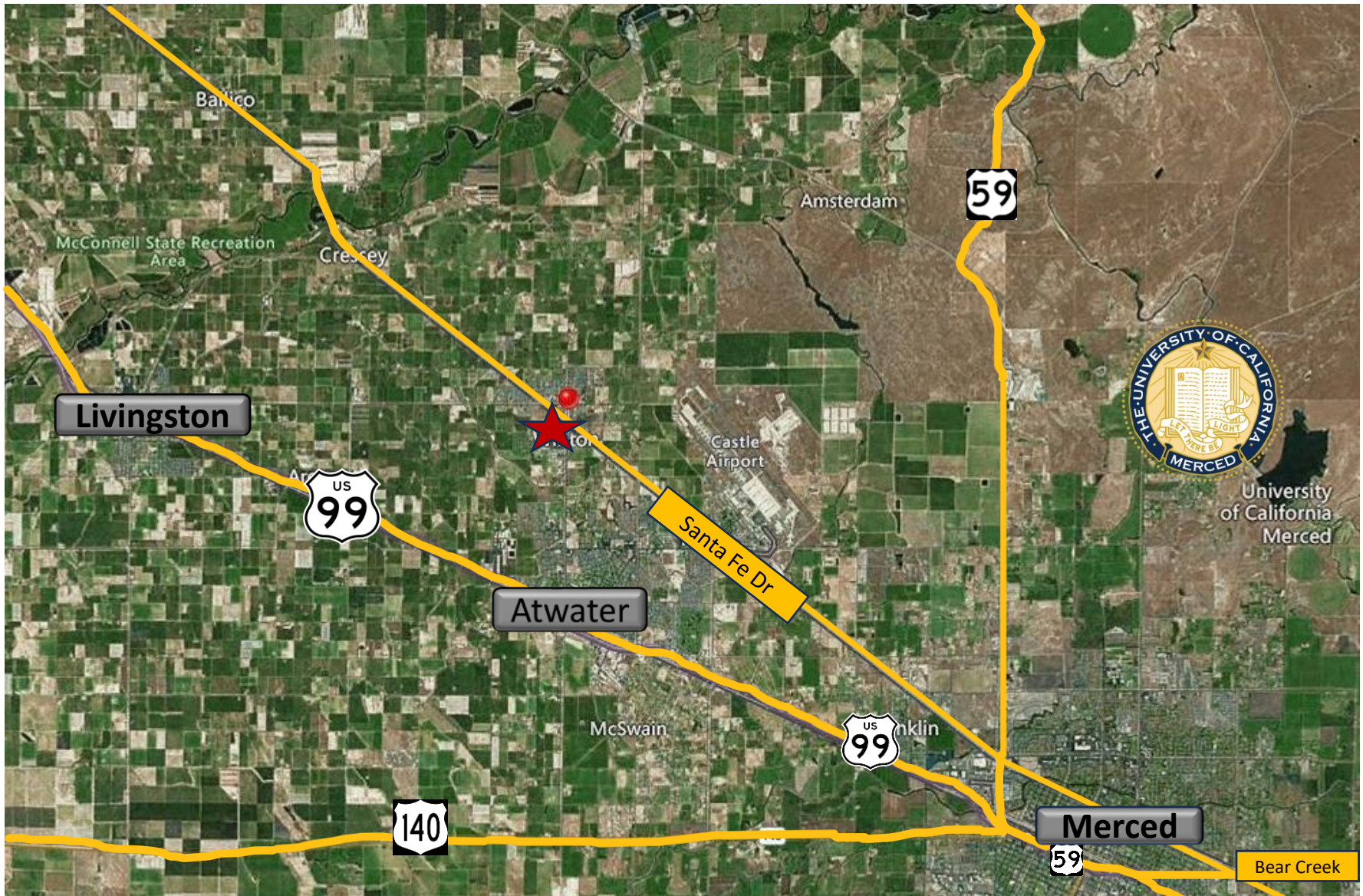Merced Irrigation District Ag water access.

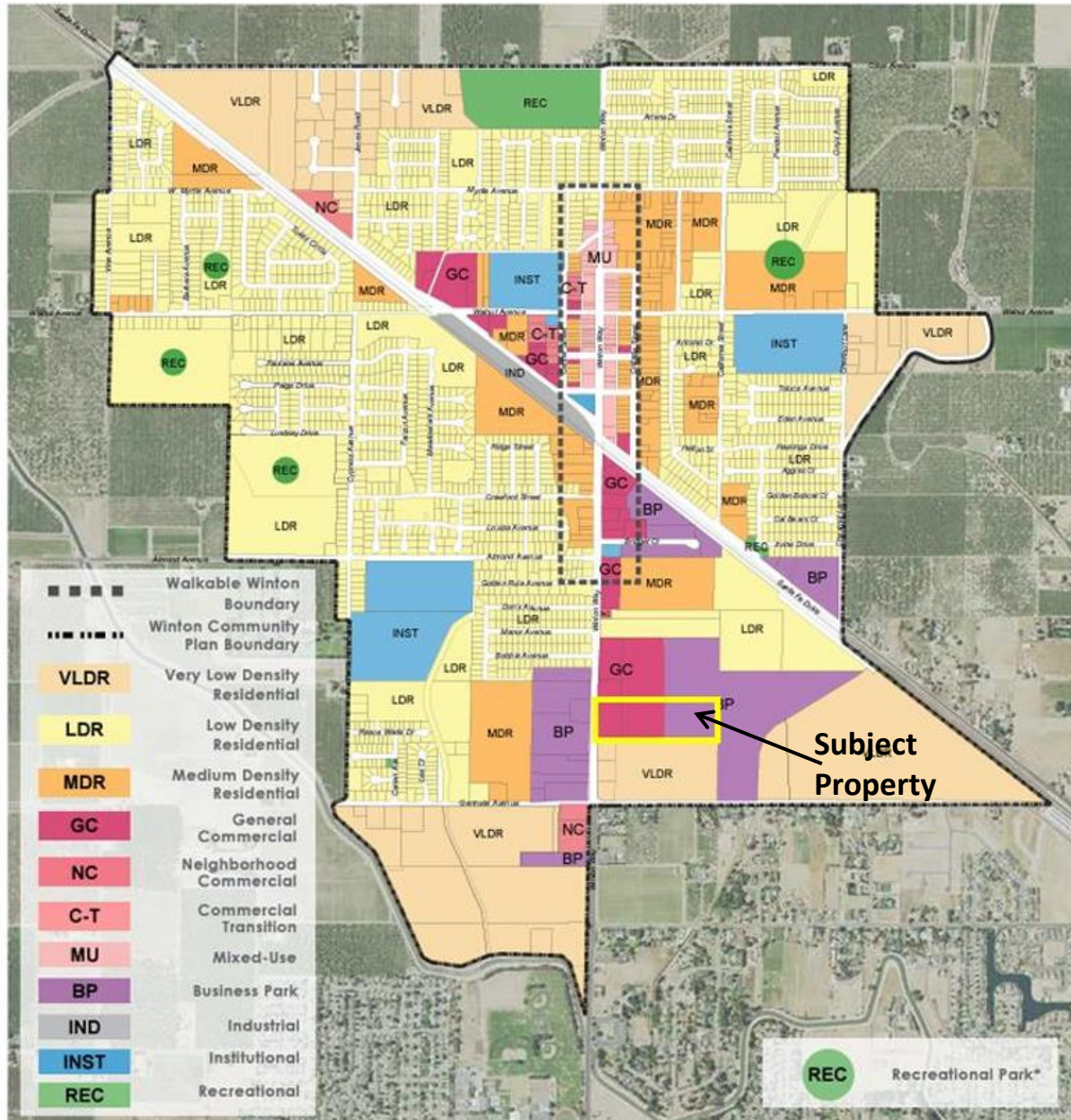Buyer to verify desired use and / or possible zoning changes.

COMPARABLE LAND SALES
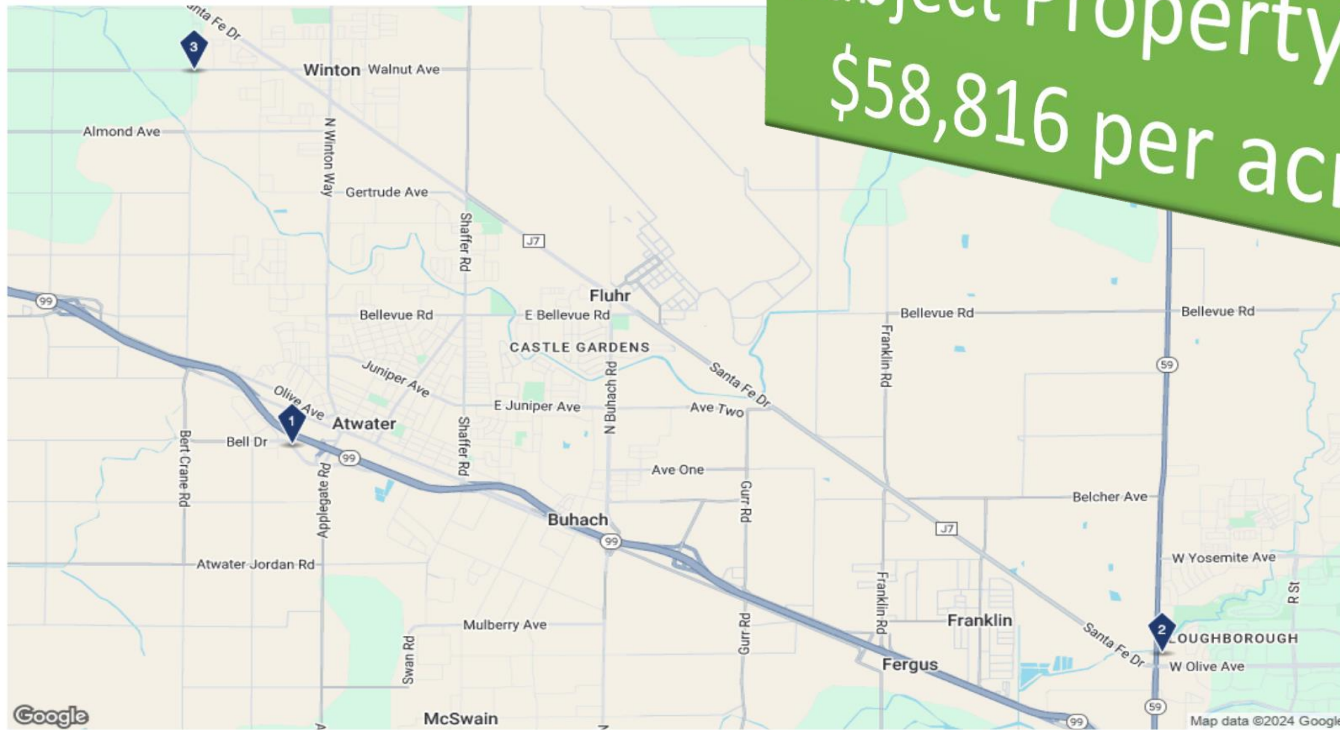
SALE COMPARABLES LOCATIONS

Subject Property only $58,816 per acre!!

SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$600,000	$836,000	$645,000	$1,263,000
Price Per AC	$100,000	$108,243	$105,738	$114,092

	Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area
1	Atwater 🔗 Bell Dr Atwater, CA 95301	Land ★★★★★	-	11.07 AC	-	1/4/2022	$1,263,000	$114,092/AC
2	W. Olive, Merced, CA 🔗 W Olive Ave Merced, CA 95348	Land ★★★★★	-	6.0 AC	-	11/29/2023	$600,000	$100,000/AC
3	6900 Vine Ave, Win... 🔗 6900 Vine Ave Winton, CA 95388	Land	-	6.1 AC	-	6/12/2024	$645,000	$105,738/AC

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	

Traffic Count Report

1 N Winton Way, Winton, CA 95388

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

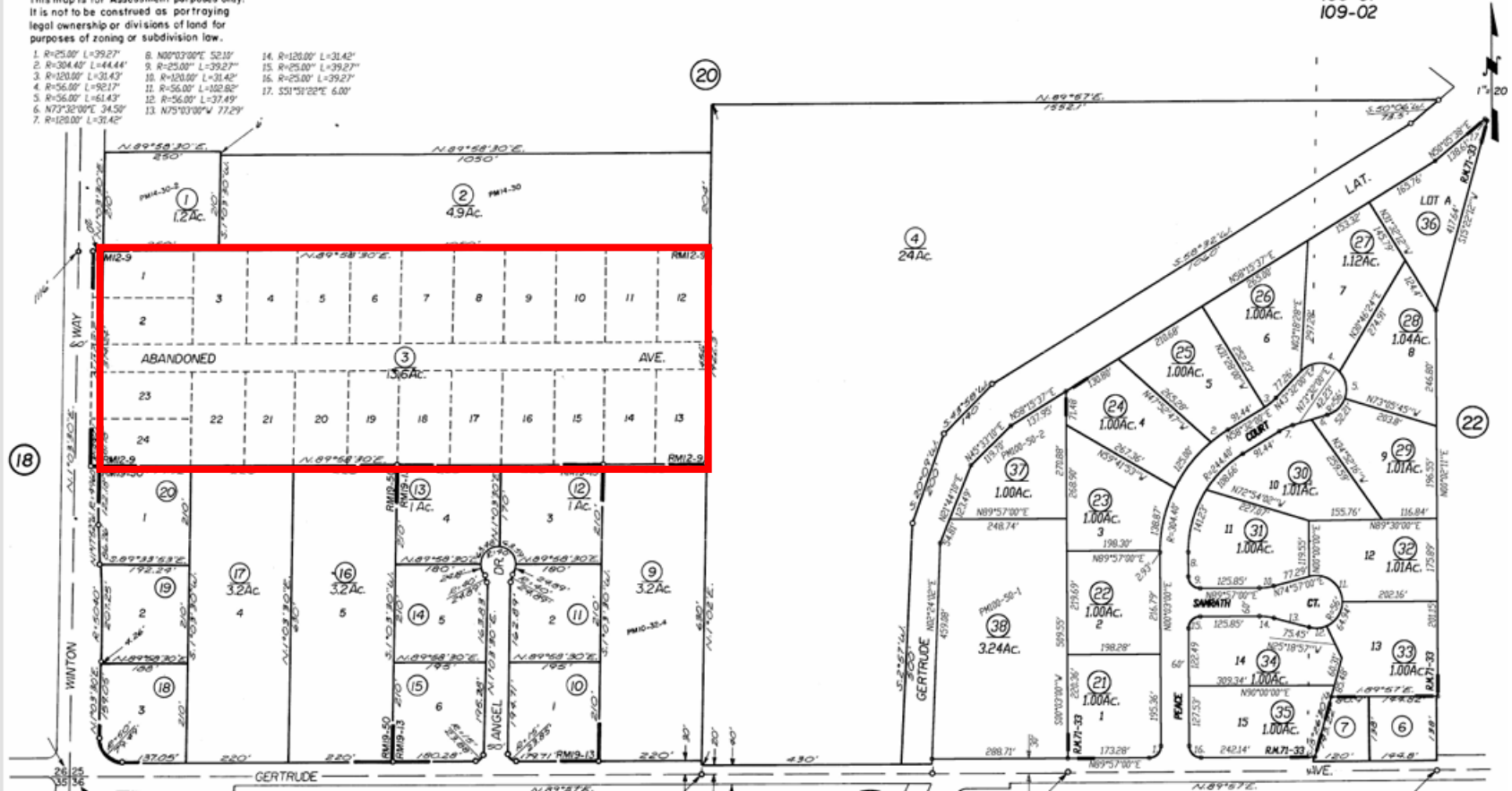# ASSESSORS MAP

POR. S.½ SEC. 25, T.6S., R.12E., M.D.B. & M.   Tax Rate Area 87-01 147-21
109-01
109-02

—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.

1. R=25.00' L=39.27'
2. R=304.40' L=44.44'
3. R=120.00' L=31.43'
4. R=56.00' L=92.17'
5. R=56.00' L=61.43'
6. N73°32'00"E 34.50'
7. R=120.00' L=31.42'
8. N00°03'00"E 52.10'
9. R=25.00' L=39.27'
10. R=120.00' L=31.42'
11. R=56.00' L=102.82'
12. R=56.00' L=37.49'
13. N75°03'00"W 77.29'
14. R=120.00' L=31.42'
15. R=25.00' L=39.27'
16. R=25.00' L=39.27'
17. S51°51'22"E 6.00'

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

Bk.150
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

REVISED 12-30-05

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