

2.85 - 6.21 AC High Density Residential or Commercial Land on Major Atwater Thoroughfare Previously Approved For 120 Units

APN 150-190-038 | Bellevue Rd, Atwater CA 95301



Sale Price: \$1,500,000 - \$3,265,000 (\$12.07/SF)

Size: 124,205 - 270,508 SF | 2.85 - 6.21 AC

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EXCLUSIVELY LISTED BY:

DAVID QUIÑONEZ

DRE# 01853323

209.614.5653 / davidq@pmz.com

JOSH BOWER

DRE# 01905264

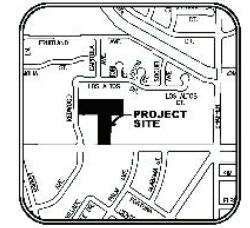
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SINCE 1957 REAL ESTATE

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VICINITY MAP:



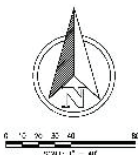
SURVEY LEGEND:

BC	BUILDING CORNER	ARROWS STRIPING
C	CENTERLINE	CATCH BASIN - CIRCULAR
CD	CLEARCUT	CATCH BASIN - SQUARE
D4H	DRAINAGE MANHOLE	ACCESSIBLE PARKING STRIPING
(E)	EAST	SEWER MANHOLE
EC	EDGE OF CONCRETE PAVEMENT	TREE
FI	FLOW LINE	5' RUN
ID	INSIDE DIAMETER	
LO	LINE OF OUTLET	
MH	MANHOLE	BUILDING
(N)	NORTH	ASPHALT AREA
OB	OUTSIDE DRAINAGE	CONCRETE AREA
(S)	SOUTH	
SWH	SEWER MANHOLE	
TC	TOP OF CURB	
(W)	WEST	

---	PROPERTY LINE
---	NEIGHBORING PROPERTY LINE
---	CENTER LINE OF ROAD
---	DEPARTMENT LINE
---	PROPOSED PROPERTY LINE
---	WOOD FENCE
---	UNDERGROUND TELEPHONE LINE
---	STORM DRAIN LINE
---	SEWER LINE
---	WATER LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT

DESCRIPTION:

NOTES: REMINDER TO AS SHOWN ON PARCEL MAP TO BE ADDED TO & DOWNS A. CAROLINA, RECORDED IN BOOK 86 OF PARCEL MAPS AT PAGES 25 - 28, LEBRON COUNTY RECORDS, LYING WITH SECTION 36, TOWNSHIP 6 SOUTH, RANGE 12 EAST, MOUNT CARMEL BASE AND MEXICAN.



Know what's below.
Call before you dig.
1-800-227-2600



EXECUTIVE SUMMARY

APN 150-190-038
Atwater, CA 95301

Parcel 1: 3.36 AC (146,228 SF)

Parcel 2: 2.85 AC (124,205 SF)

Total Available: 6.21 AC (270,433 SF)

*Lots need to be subdivided

HIGHLIGHTS

- Ownership: Fee Sample
- Terms: Cash, conventional, other
- Electricity/Gas: Choice of PG&E or Merced Irrigation District
- Water: City of Atwater
- Sewer: City of Atwater
- Storm Drain: City of Atwater

PROPERTY INFORMATION

The subject property is a 6.21AC 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 120 unit affordable 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.

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.



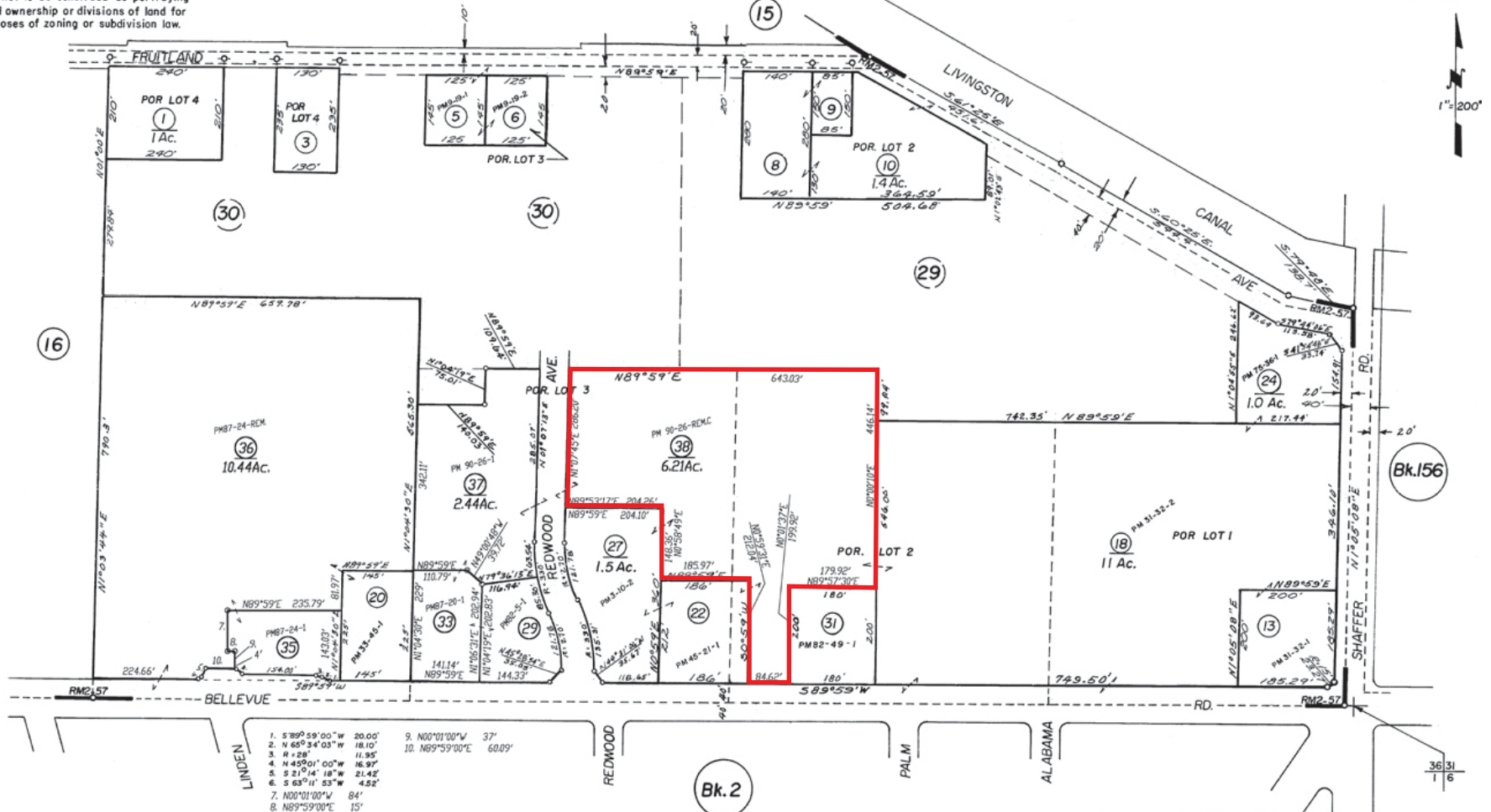


SITE PLAN

—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

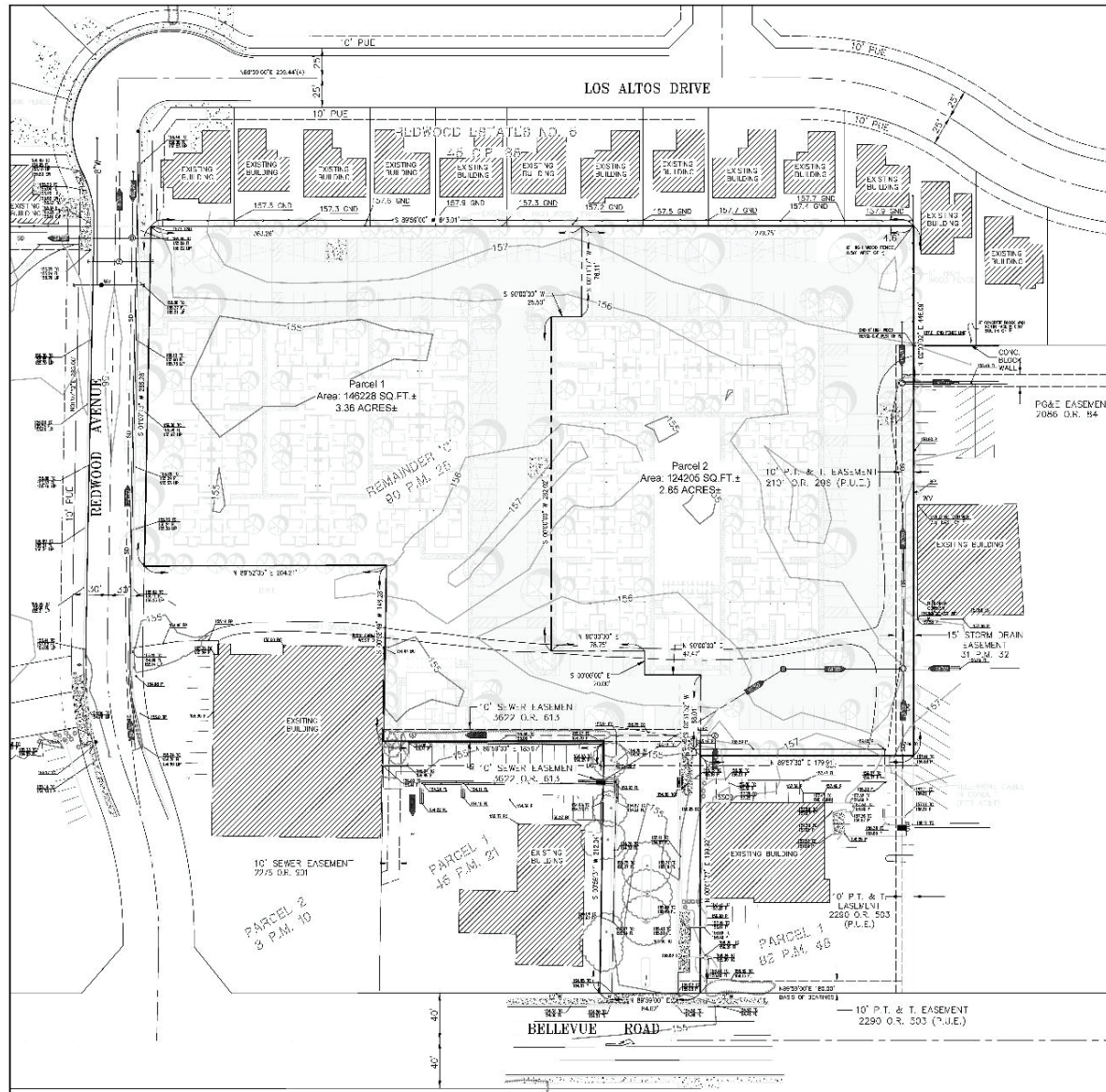
Gertrude Colony, RM Vol.2, Pg.57

Assessor's Map Bk.150, Pg.19
County of Merced, Calif.
1976

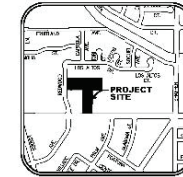
NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles













PARCEL PLAN



VICINITY MAP:



SURVEY LEGEND:

BC	BUILDING CORNER		ARROWS STOPPING
CL	CENTERLINE		CATCH BASIN - CIRCULAR
CD	CLEARING		CATCH BASIN - SQUARE
DWH	DRAINAGE WHOLE		ACCESSORY PARKING STOPPING
(E)	EAST		SURFER WHOLE
LC	LINE OF CONCRETE FOOTING		TREE
FL	FLOW LINE		S. DRAIN
ID	INSIDE DIAMETER		
LI	LINE OF INTEREST		BUILDING
WH	WHOLE		
(N)	NORTH		ASPHALT AREA
OD	OUTSIDE DIAMETER		
(S)	SOUTH		CONCRETE AREA
SWH	SURFER WHOLE		
TC	TOP OF CURB		
(W)	WEST		

---	PROPERTY LINE
- - - -	NEIGHBORING PROPERTY LINE
---	CENTER LINE OF ROAD
- - - -	DISCOUNT LINE
---	PROPOSED PROPERTY LINE
---	5000 FENCE
---	UNDERGROUND TELEPHONE LINE
---	STORM DRAIN LINE
---	SEWER LINE
---	SEWER LINE
---	MAJOR CONDUIT
---	EDGE OF PAVEMENT

DESCRIPTION:

THIS REMAINDER TO BE SOWN ON PARCEL MAP 701 657TH N. & 10TH S. CAROLINA, SECTION 36, TOWNSHIP 36 N. RANGE 12 E. SOUTHERN PLAT 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,800	48,932	61,576
Growth 2024 - 2029	7.50%	6.90%	6.99%
Growth 2020 - 2024	5.31%	1.86%	2.40%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,056	14,784	18,258
Growth 2024 - 2029	7.63%	7.08%	7.15%
Growth 2020 - 2024	5.18%	2.14%	2.57%
Average HH Income	\$72,268	\$72,554	\$74,523

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Bellevue Rd	Redwood Ave	2022	9,523	.16
Fruitland Ave	Soquel Ave	2022	2,427	.20
Bellevue Rd	Alabama St	2022	8,019	.22
Bellevue Rd	Linden St	2022	8,154	.24
Shaffer Rd	1st Street	2022	5,196	.25
Shaffer Rd	E Bellevue Rd	2015	4,892	.25
Manzanita Dr	Chestnut Dr	2022	1,050	.26
Shaffer Rd	Fruitland Ave	2022	6,254	.26
1st Street	Fortuna Ave	2022	3,060	.26
3rd Street	Tamarack Ave	2022	1,095	.29