

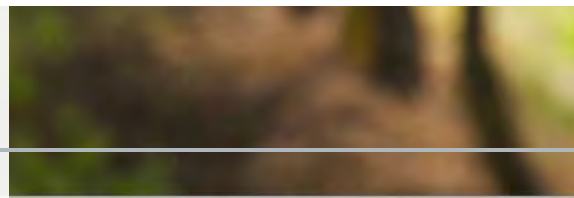


# Hure Brothers Vineyards

13002 Zachary Ave  
McFarland, CA 93250

**Rare Turnkey California Vineyard Opportunity**

Marcus & Millichap



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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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# OFFERING SUMMARY



Listing Price  
**\$9,500,000.00**



Lot Size  
**33.78 Acres**



Growable Acreage  
**26 Acres**

## PROPERTY SUMMARY

|                             |                            |
|-----------------------------|----------------------------|
| Zoning                      | A, A-1                     |
| Lot Size                    | 33.78 Acres (1,471,457 SF) |
| Office Space                | 2,592 SF                   |
| Cold Storage (NEW)          | 21,963 SF                  |
| Cold Storage Canopy Space   | 12,900 SF                  |
| Warehouse/Shop              | 3,600 SF                   |
| Warehouse/Shop Canopy Space | 3,060 SF                   |
| Garage Space                | 3,156 SF                   |
| Single-Family Home Space    | 3,207 SF                   |
| Year Built                  | 2010                       |



# HURE BROTHERS VINEYARDS

13002 Zachary Ave, McFarland, CA 93250

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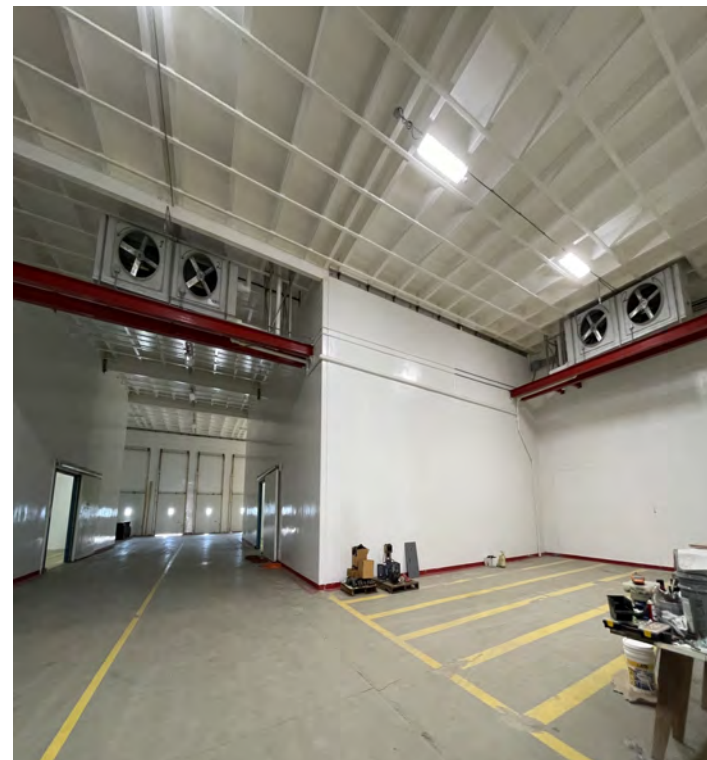
## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present this exceptional 33.78-acre Farming Family Compound located at 13002 Zachary Avenue in McFarland, California. This Family Compound includes a beautiful family residence, a full-service office with kitchen, metal building shop, and a State-of-the-Art cold storage facility with a massive, covered awning area that turns this into a turnkey Farmer's Dream!!

The offer includes a 3,207 sq. ft. single-family home (3-bed, 2-bath) with four garages, alongside a newly built and renovated cold storage facility spanning 21,963 sq. ft., (complete with 12,900 sq. ft. canopy). This Cold Storage includes three pre-cool rooms and 2 cold storage rooms. The site also boasts a 2,592 sq. ft. office building, a 3,600 sq. ft. warehouse (with an additional 3,060 sq. ft. canopy), and a large 3,156 sq. ft. garage suitable for six to seven vehicles, complete with showers and restrooms.

In addition to its substantial operational infrastructure, the property features 26 acres of prime growing grape vineyard. There is currently Red Globe varietal grapes in production on this Homestead. The entire estate is secured by a six-foot iron fence and brick wall, offering both privacy and security. What a Great place to raise your family and create your legacy!! Water resources are abundant, with two wells—one domestic—an underground water reservoir, and a 500-gallon propane tank. Operational amenities include gas and diesel refueling stations, a septic system, enabling immediate agricultural business operations.

This is an exclusive offering uniquely suited for vineyard operations or agricultural investors seeking scale and readiness. Built primarily in 2010, the property's versatility—coupled with the established vineyard acreage, office space, and industrial infrastructure—makes it a rare find. With no comparable properties on the market, it's a Farmer's (or Investors) Dream ready to come true. Don't wait to capitalize on McFarland's agricultural potential, call now for your "exclusive personal tour"!









SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

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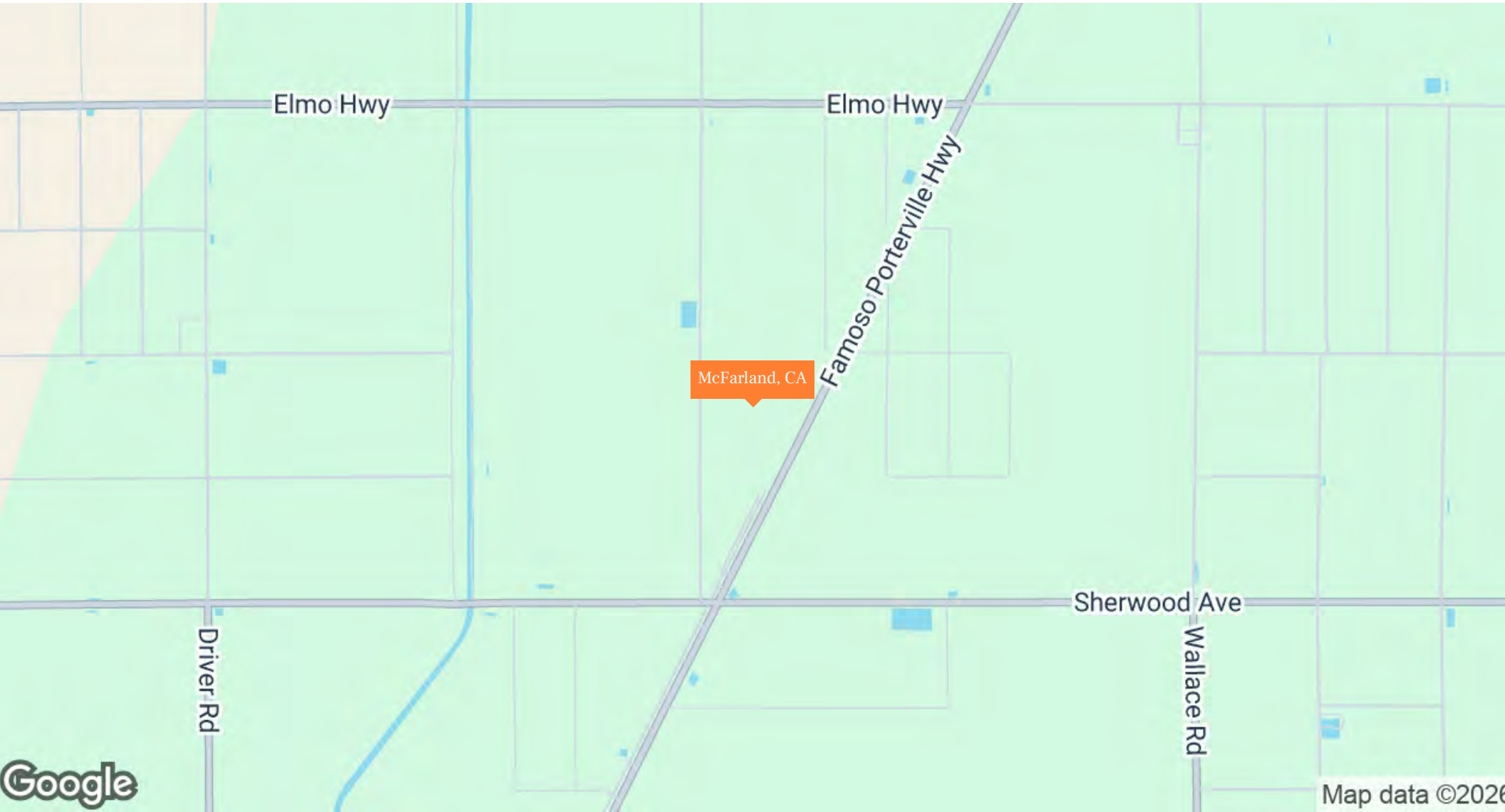
AERIAL MAP

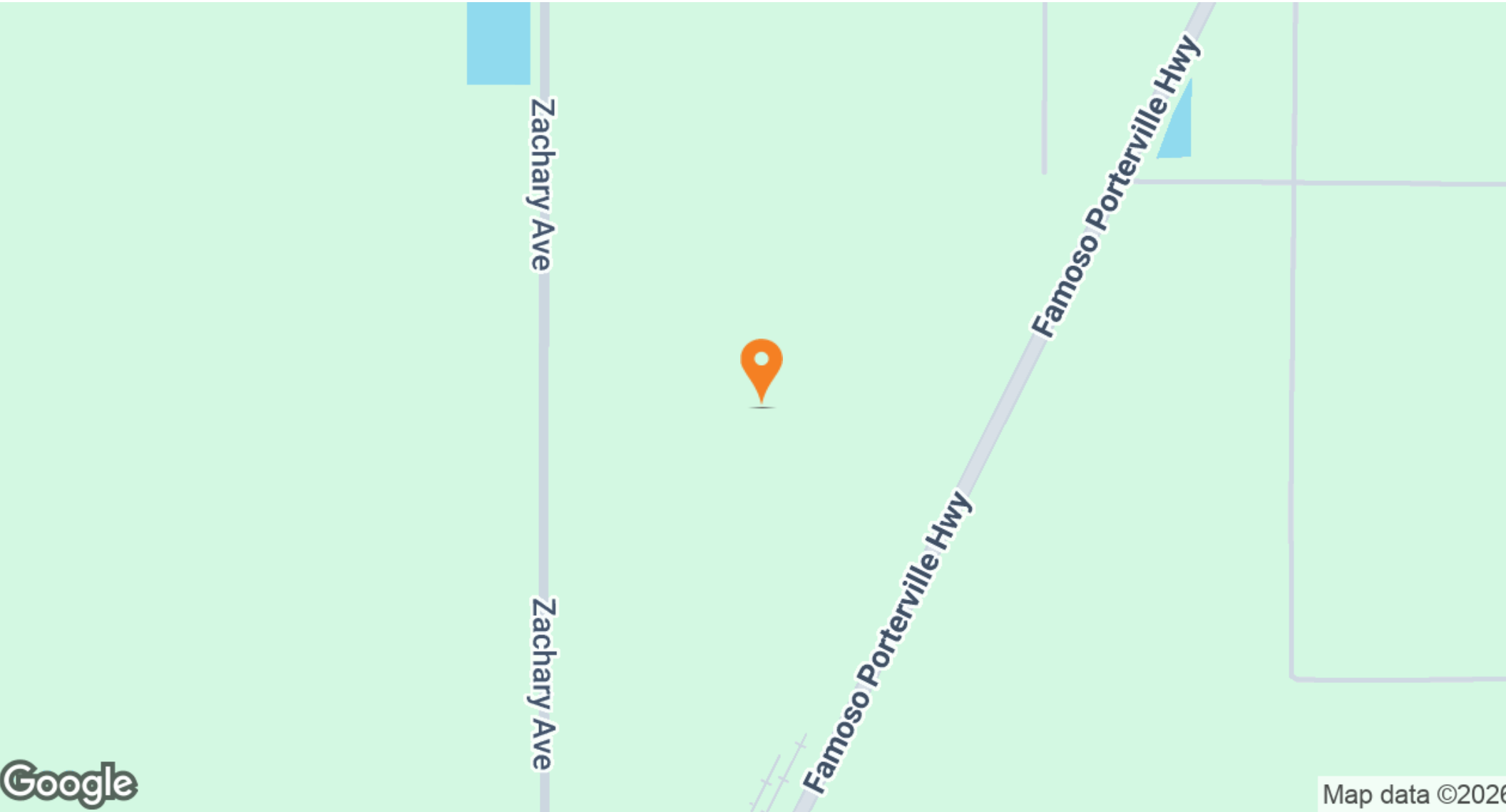
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REGIONAL MAP // **Hure Brothers Vineyards**





AERIAL MAP // Hure Brothers Vineyards













SECTION 3

# Market Overview

DEMOGRAPHICS

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## Hure Brothers Vineyards // DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 5      | 11,263  | 14,198  |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 5      | 11,200  | 14,152  |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 5      | 11,629  | 14,715  |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 6      | 10,889  | 13,370  |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 26     | 12,185  | 15,450  |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 5      | 2,859   | 3,587   |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 5      | 2,824   | 3,553   |
| Average (Mean) Household Size | 3.1    | 3.9     | 3.9     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 4      | 2,757   | 3,487   |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 5      | 2,208   | 2,770   |

| HOUSEHOLDS BY INCOME     | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| <b>2025 Estimate</b>     |          |          |          |
| \$250,000 or More        | 0.6%     | 1.3%     | 1.3%     |
| \$200,000-\$249,999      | 0.0%     | 0.5%     | 0.5%     |
| \$150,000-\$199,999      | 11.6%    | 4.8%     | 5.1%     |
| \$125,000-\$149,999      | 1.7%     | 3.4%     | 3.8%     |
| \$100,000-\$124,999      | 5.2%     | 7.9%     | 8.3%     |
| \$75,000-\$99,999        | 44.2%    | 15.5%    | 16.1%    |
| \$50,000-\$74,999        | 5.8%     | 16.6%    | 16.4%    |
| \$35,000-\$49,999        | 9.3%     | 17.2%    | 16.0%    |
| \$25,000-\$34,999        | 2.9%     | 14.3%    | 14.6%    |
| \$15,000-\$24,999        | 16.3%    | 9.5%     | 9.5%     |
| Under \$15,000           | 2.3%     | 9.2%     | 8.4%     |
| Average Household Income | \$81,525 | \$66,989 | \$68,379 |
| Median Household Income  | \$82,565 | \$53,104 | \$54,299 |
| Per Capita Income        | \$25,688 | \$17,009 | \$17,314 |

## DEMOGRAPHICS // Hure Brothers Vineyards

| POPULATION PROFILE       | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| <b>Population By Age</b> |        |         |         |
| 2025 Estimate            | 5      | 11,200  | 14,152  |
| 0 to 4 Years             | 7.6%   | 8.2%    | 8.1%    |
| 5 to 14 Years            | 16.6%  | 19.7%   | 19.9%   |
| 15 to 17 Years           | 6.2%   | 5.9%    | 6.1%    |
| 18 to 19 Years           | 3.6%   | 3.9%    | 4.0%    |
| 20 to 24 Years           | 6.5%   | 8.0%    | 8.0%    |
| 25 to 29 Years           | 5.1%   | 7.5%    | 7.4%    |
| 30 to 34 Years           | 5.8%   | 7.9%    | 7.8%    |
| 35 to 39 Years           | 5.6%   | 6.9%    | 6.9%    |
| 40 to 49 Years           | 12.8%  | 12.2%   | 12.4%   |
| 50 to 59 Years           | 11.2%  | 8.8%    | 8.7%    |
| 60 to 64 Years           | 7.0%   | 3.6%    | 3.7%    |
| 65 to 69 Years           | 4.9%   | 2.7%    | 2.7%    |
| 70 to 74 Years           | 3.2%   | 1.9%    | 1.9%    |
| 75 to 79 Years           | 1.1%   | 1.4%    | 1.3%    |
| 80 to 84 Years           | 1.6%   | 0.7%    | 0.7%    |
| Age 85+                  | 1.1%   | 0.6%    | 0.5%    |
| Median Age               | 33.0   | 28.0    | 27.0    |

| POPULATION PROFILE                       | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| <b>Population 25+ by Education Level</b> |        |         |         |
| 2025 Estimate Population Age 25+         | 3      | 6,082   | 7,633   |
| Elementary (0-8)                         | 21.9%  | 32.5%   | 30.8%   |
| Some High School (9-11)                  | 1.2%   | 13.4%   | 13.0%   |
| High School Graduate (12)                | 65.3%  | 32.5%   | 32.5%   |
| Some College (13-15)                     | 5.8%   | 13.8%   | 14.9%   |
| Associate Degree Only                    | 2.7%   | 4.3%    | 4.3%    |
| Bachelor's Degree Only                   | 2.1%   | 2.0%    | 2.5%    |
| Graduate Degree                          | 0.9%   | 1.7%    | 2.0%    |
| <b>HOUSING UNITS</b>                     |        |         |         |
| <b>Occupied Units</b>                    |        |         |         |
| 2030 Projection                          | 6      | 2,932   | 3,680   |
| 2025 Estimate                            | 5      | 2,894   | 3,642   |
| Owner Occupied                           | 1      | 1,523   | 2,015   |
| Renter Occupied                          | 3      | 1,296   | 1,537   |
| Vacant                                   | 1      | 71      | 90      |
| <b>Persons in Units</b>                  |        |         |         |
| 2025 Estimate Total Occupied Units       | 5      | 2,824   | 3,553   |
| 1 Person Units                           | 20.0%  | 9.9%    | 9.6%    |
| 2 Person Units                           | 20.0%  | 16.0%   | 15.6%   |
| 3 Person Units                           | 20.0%  | 18.5%   | 18.5%   |
| 4 Person Units                           | 20.0%  | 21.4%   | 21.9%   |
| 5 Person Units                           | 0.0%   | 16.7%   | 16.7%   |
| 6+ Person Units                          | 0.0%   | 17.4%   | 17.6%   |



## POPULATION

In 2025, the population in your selected geography is 14,152. The population has changed by 5.85 percent since 2010. It is estimated that the population in your area will be 14,198 five years from now, which represents a change of 0.3 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 27.0, compared with the U.S. average, which is 40.0. The population density in your area is 180 people per square mile.



## HOUSEHOLDS

There are currently 3,553 households in your selected geography. The number of households has changed by 28.27 percent since 2010. It is estimated that the number of households in your area will be 3,587 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 3.9 people.



## INCOME

In 2025, the median household income for your selected geography is \$54,299, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 64.52 percent since 2010. It is estimated that the median household income in your area will be \$64,512 five years from now, which represents a change of 18.8 percent from the current year.

The current year per capita income in your area is \$17,314, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$68,379, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 5,431 people in your selected area were employed. The 2010 Census revealed that 23.1 percent of employees are in white-collar occupations in this geography, and 17.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



## HOUSING

The median housing value in your area was \$262,459 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,564.00 owner-occupied housing units and 1,204.00 renter-occupied housing units in your area.



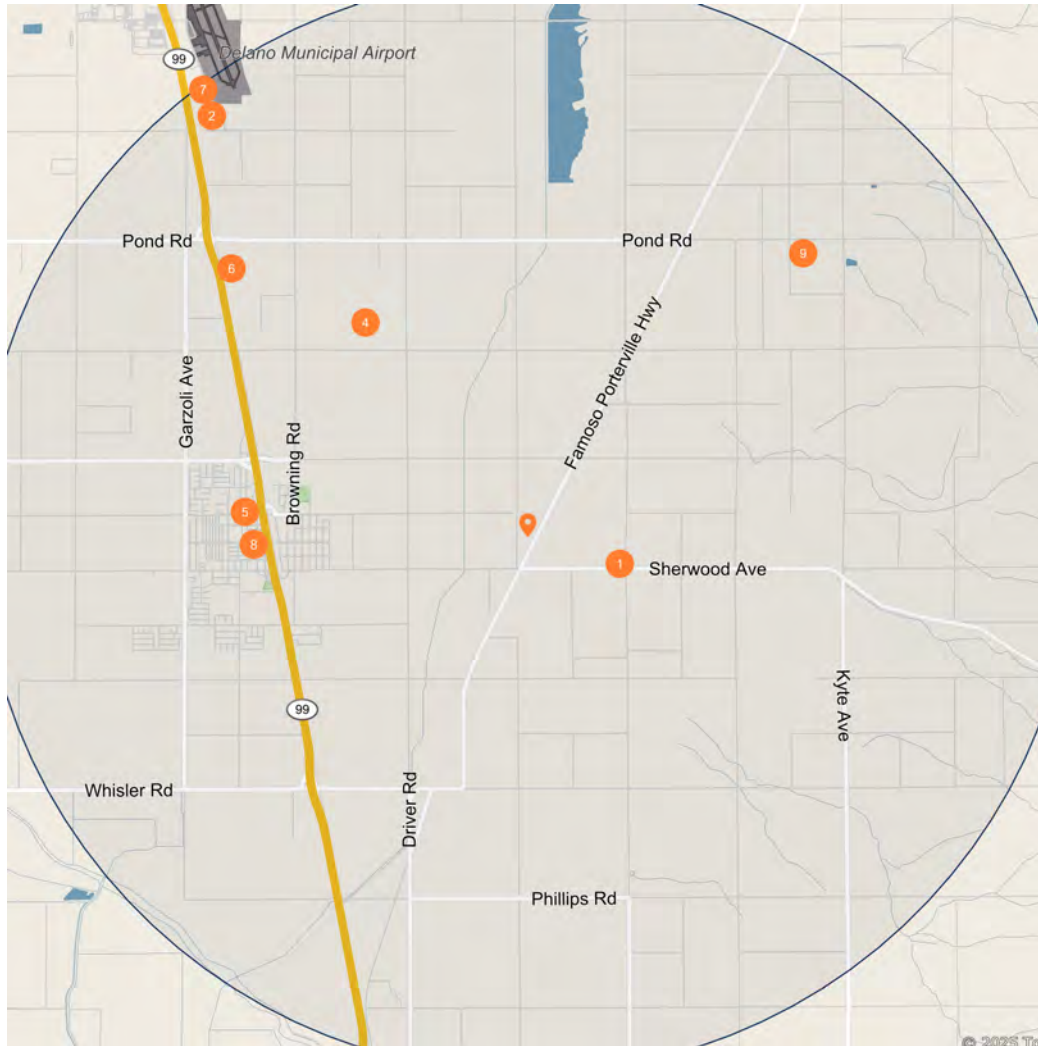
## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 4.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 4.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

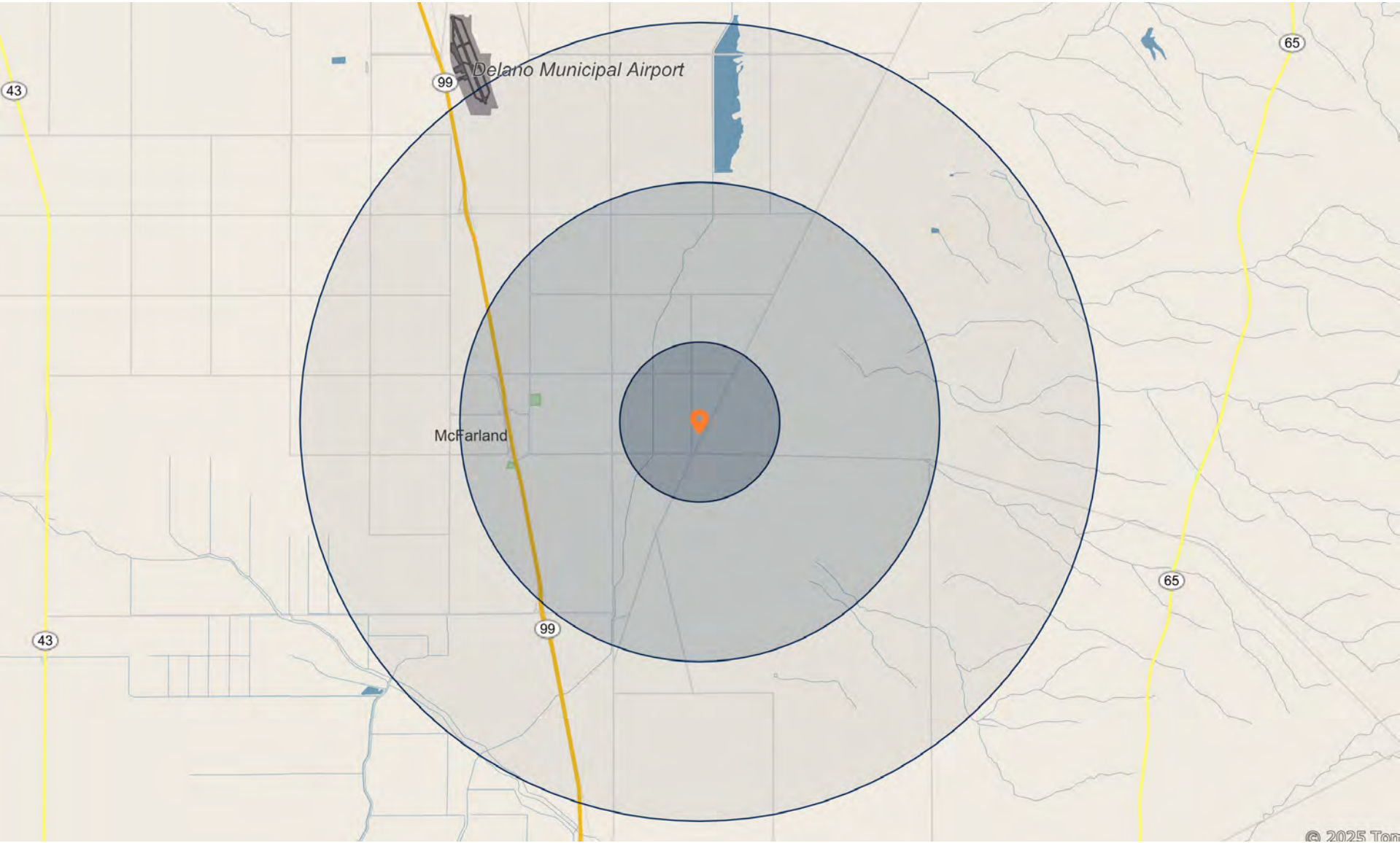
The area had fewer high-school graduates, 3.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.7 percent in the selected area compared with the 19.6 percent in the U.S.

# DEMOGRAPHICS // Hure Brothers Vineyards



| Major Employers |  | Employees |
|-----------------|--|-----------|
| 1               | A G Hacienda Incorporated-                               | 400       |
| 2               | Wonderful Citrus Packing LLC-Paramount Citrus Packing Co | 273       |
| 3               | Wonderful Company LLC-Paramount Citrus                   | 273       |
| 4               | Jakov Dulcich and Sons LLC-                              | 250       |
| 5               | Fiesta Mart LLC-   | 154       |
| 6               | Aptco LLC-   | 99        |
| 7               | Wonderful Citrus LLC-                                    | 63        |
| 8               | Clinica Sierra Vista-                                    | 53        |
| 9               | Fisher Brothers Trucking Inc-                            | 50        |

Hure Brothers Vineyards // DEMOGRAPHICS



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