



AGRICULTURAL LAND NEAR HWY 99

| Agricultural Land | Near Highway 99 |

22492 ROAD 19, CHOWCHILLA, CA 93610

\$450,000 | 13.27 ACRES | \$33,911 PER ACRE |

ADRIAN DEL RIO

Direct: 916.303.0133
Bay Area: 415.933.7303
CaDRE #01431059
adelrio@pcgcommercial.com

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SACRAMENTO | CENTRAL VALLEY | BAY AREA

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PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

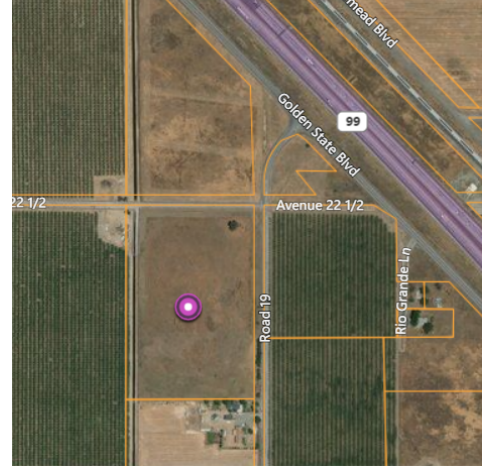
Sale Price:	\$450,000
Price / Acre:	\$33,911
Price / Land SF:	\$0.78
Lot Size:	13.27 Acres
Land SF:	578,041 SF
Zoning:	Agricultural

PROPERTY HIGHLIGHTS

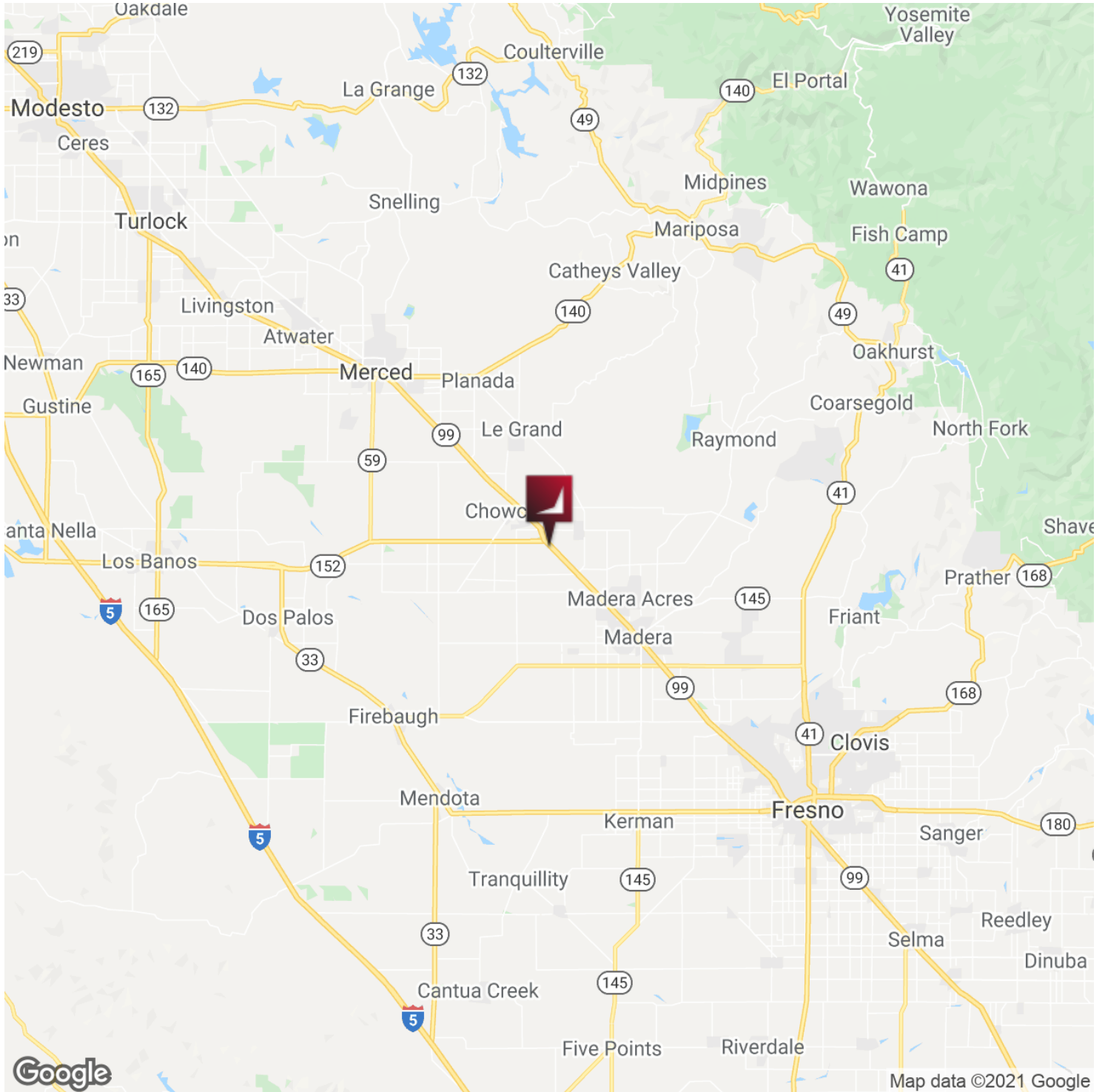
- Close proximity to Highway 99
- Agricultural zoning in the path of development
- Excellent land bank opportunity for future use
- Well shaped corner land parcel
- Rectangular shaped parcel

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	313	3,982	8,234
Total Population:	1,160	16,322	36,983
Average HH Income:	\$48,175	\$51,034	\$61,688

PHOTOS



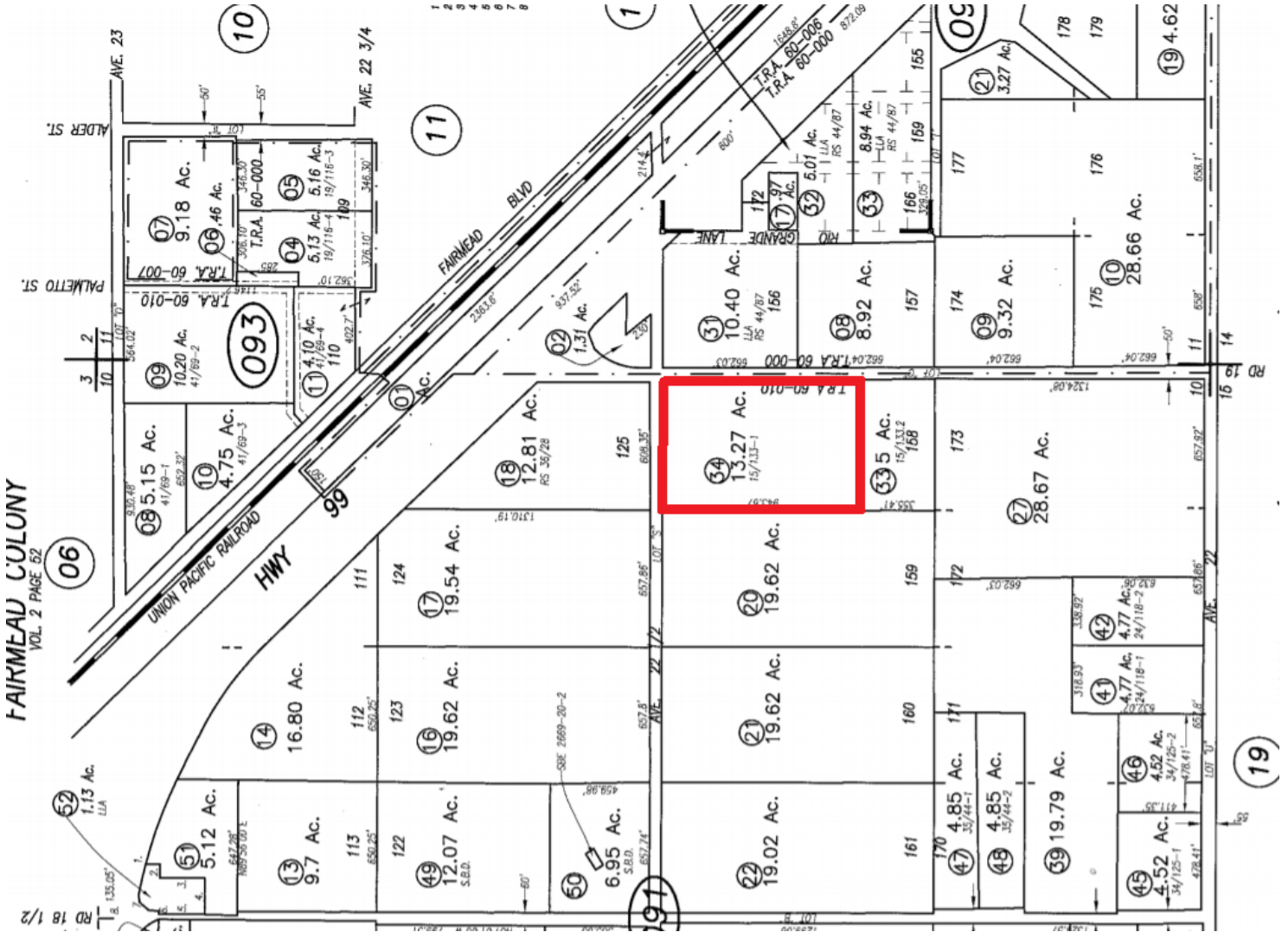
LOCATION MAP



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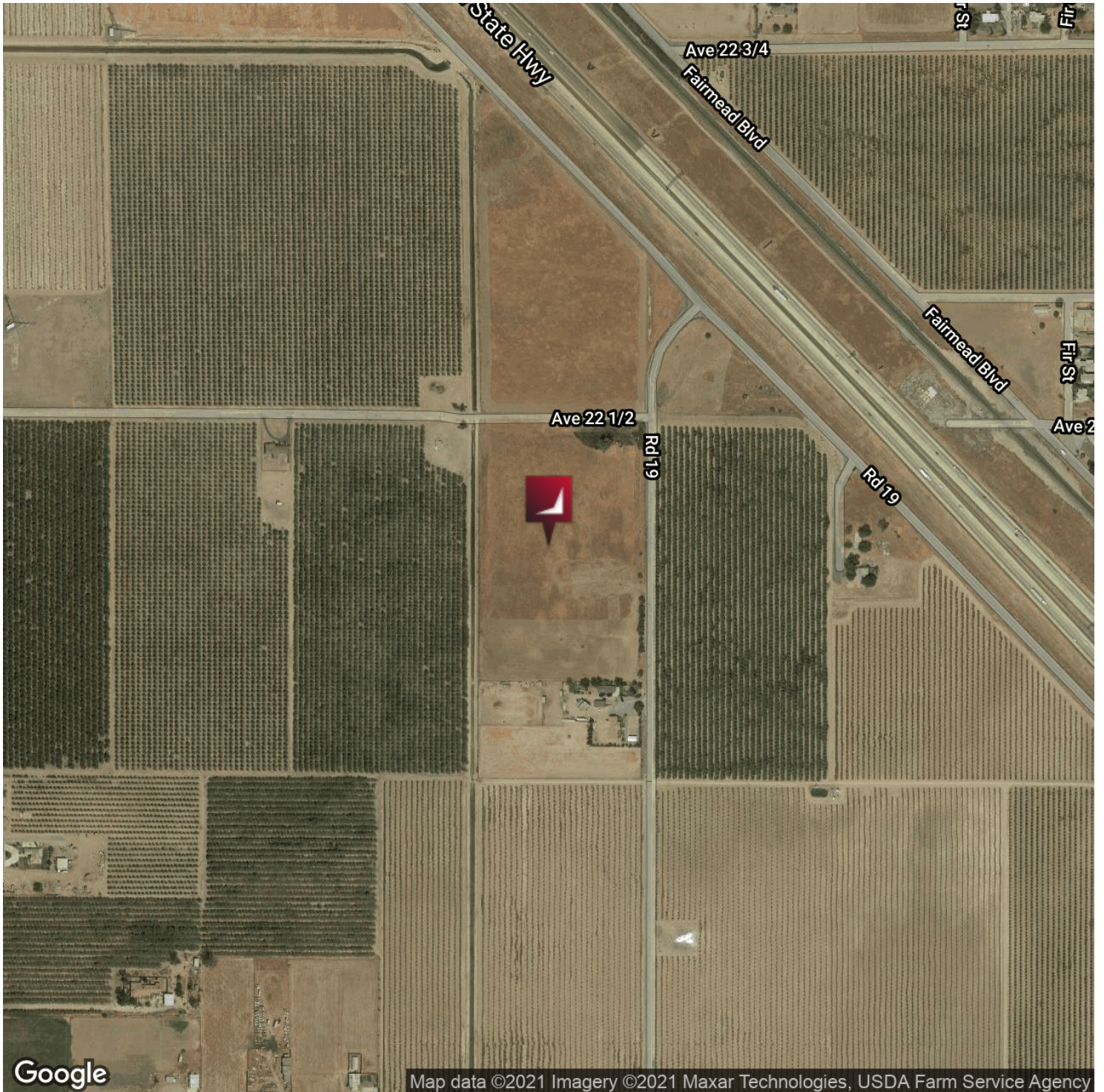
SITE PLANS



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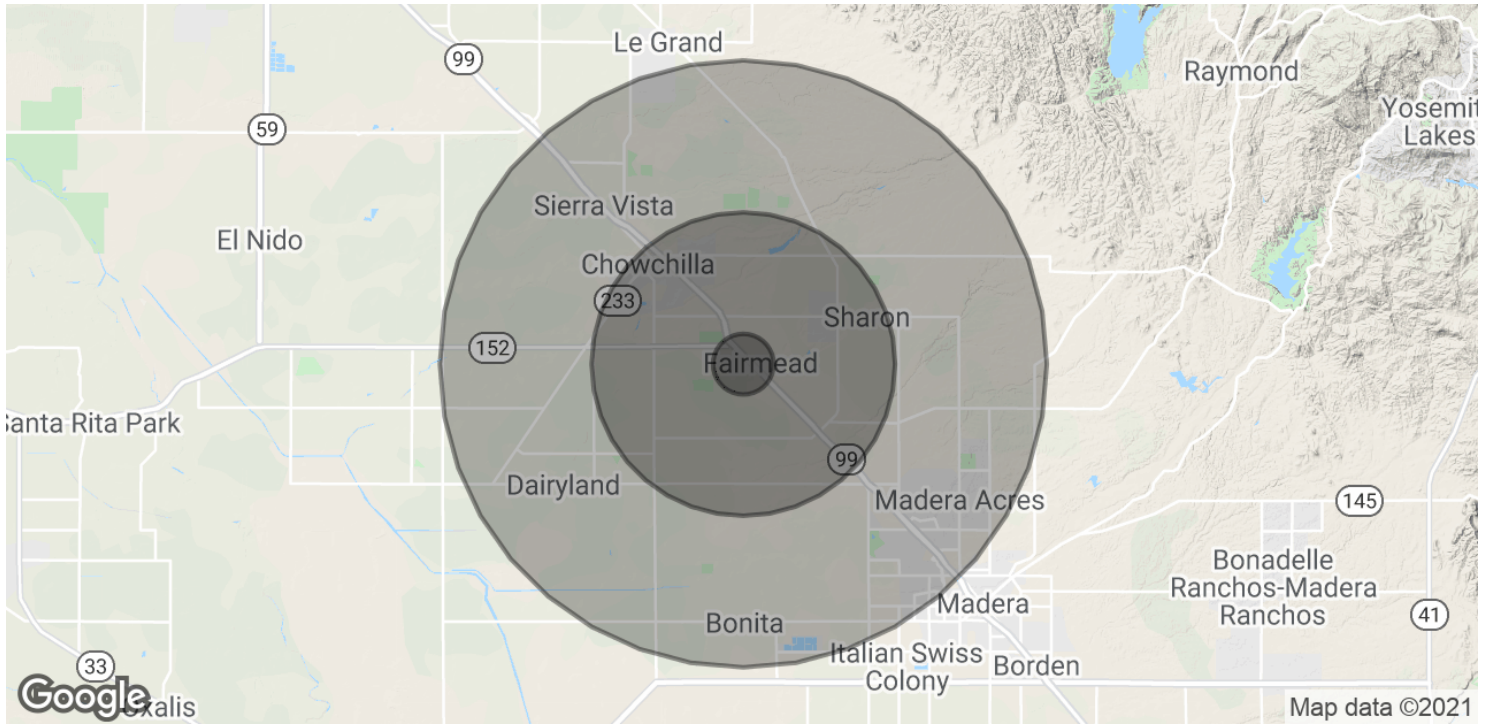
AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,160	16,322	36,983
Average age	31.7	32.2	32.7
Average age (Male)	31.0	31.4	31.8
Average age (Female)	32.8	33.2	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	313	3,982	8,234
# of persons per HH	3.7	4.1	4.5
Average HH income	\$48,175	\$51,034	\$61,688
Average house value	\$372,124	\$364,016	\$367,119

* Demographic data derived from 2010 US Census