

# 308 PROSPERITY BLVD

308 PROSPERITY BLVD, CHOWCHILLA, CA 93610



## OFFERING SUMMARY

Sale Price:	\$390,728
Available SF:	60,112
Lot Size:	60,112 SF
Price / Acre:	\$283,140
Zoning:	Commercial-Vacant Land

## PROPERTY OVERVIEW

Don't miss out on this ideal opportunity for investment in retail or commercial development in a new growth area in Chowchilla, CA. This huge commercial land is conveniently located just west of HWY 99, providing easy access to highway on and off ramps. The vacant parcel of land spans approximately 1.38 acres and is ideally located next to a hotel, providing endless potential for development. The land can be used for the development of an office building, fuel station, retail center, fast food restaurant, and more, making it a versatile investment opportunity. Currently, the site is priced at \$390,728. Access to the property is easy, as you can follow CA-99 N to CA-233 S/Avenue 26/E Robertson Blvd in Chowchilla. Take exit 170 and continue on CA-233 S/E Robertson Blvd, then drive to Prosperity Blvd.



RE/MAX GOLD

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**KIRK ATAMIAN**

Commercial Specialist

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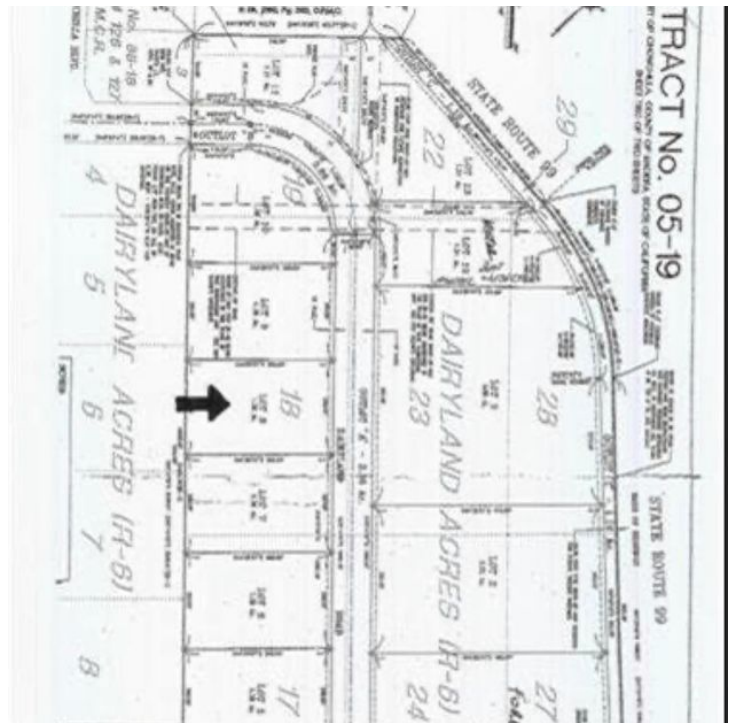
501 North E St, Suite H  
Madera, CA 93638

FOR SALE | LAND

ADDITIONAL PHOTOS

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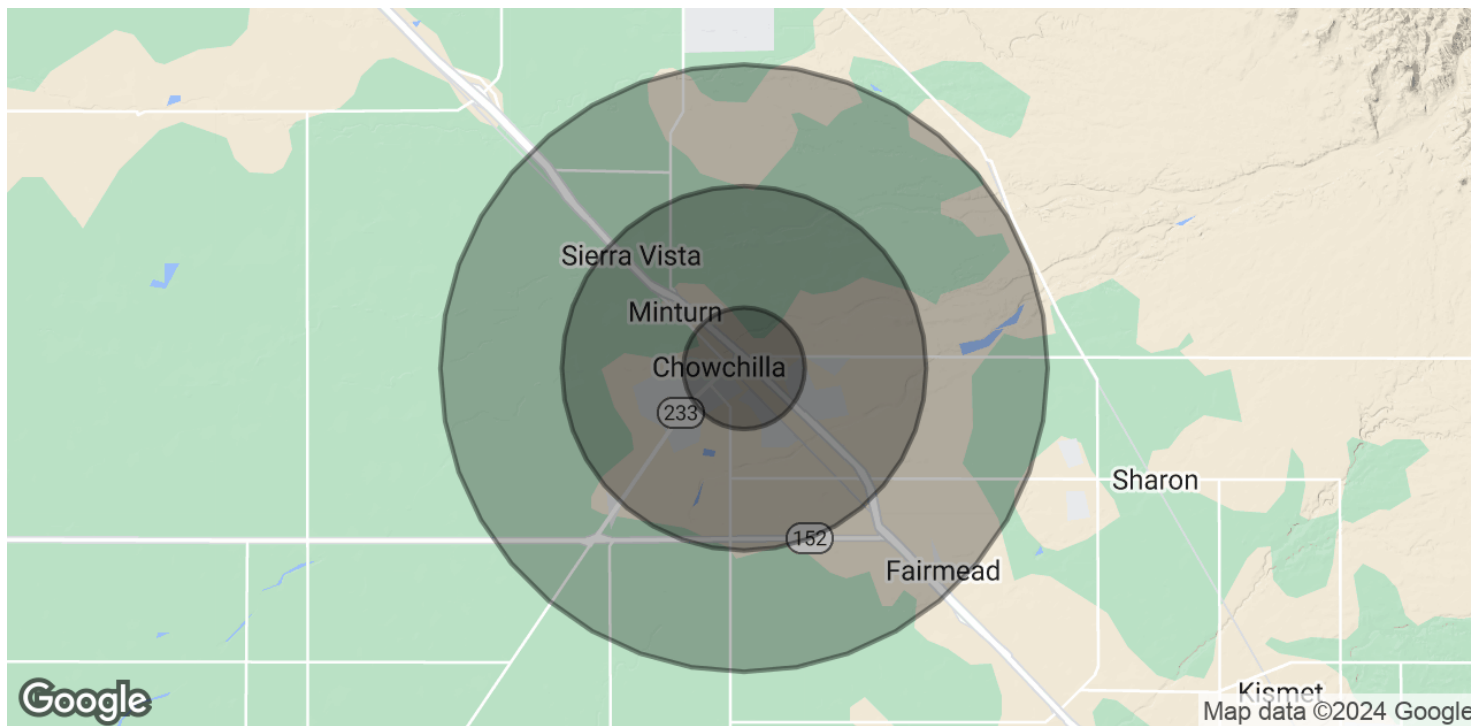
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	3,514	11,224	14,177
Average Age	31.0	31.2	31.7
Average Age (Male)	30.5	30.7	31.1
Average Age (Female)	32.4	32.4	32.7

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	1,067	3,373	3,913
# of Persons per HH	3.3	3.3	3.6
Average HH Income	\$45,390	\$47,566	\$51,110
Average House Value	\$381,638	\$365,500	\$365,786

\* Demographic data derived from 2020 ACS - US Census



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