

LAND FOR SALE

±4 ACRES OF VACANT LAND IN DOS PALOS, CA

Reynolds Ave & Valeria St, Dos Palos, CA 93620



OFFERING SUMMARY

SALE PRICE:	\$180,000
LOT SIZE:	4 Acres
ZONING:	L-I Light Industrial
PRICE / SF:	\$1.03
APN:	012-030-044-000
CROSS STREETS:	Valeria St & CA-33

PROPERTY HIGHLIGHTS

- ±4 Acres of Prime Development Land Zoned Industrial Commercial
- Shovel Ready | Rectangle Parcel | Buildable
- Convenient and Close Highway Access
- Situated Near Many Existing & Planned Developments
- Multiple Access Points w/ High Exposure/Signage
- North & South Bound Traffic Generators Near Highway 33
- CA-152 On/Off-Ramps Located 5 Mile North Of Property
- Parcel Is Located Between CA-99 & I-5 Freeways

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PROPERTY OVERVIEW

±4 Acres of vacant land currently zoned L-I Light Industrial. Quick access to HWY-33, which allows for convenient access to all the major Cities in the area absorbing from Los Banos. Firebaugh, Mendota, Merced and many more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps disperse traffic near the subject property. Excellent location for commercial and industrial developments.

LOCATION OVERVIEW

Parcel is located on NEC of Valeria St & Reynolds Ave in Dos Palos, CA. Strategically located within minutes of the Highway 33 & Valeria St. Parcel is North of Christian Ave, South of Blossom St, East of Reynolds Ave and West of CA-33.



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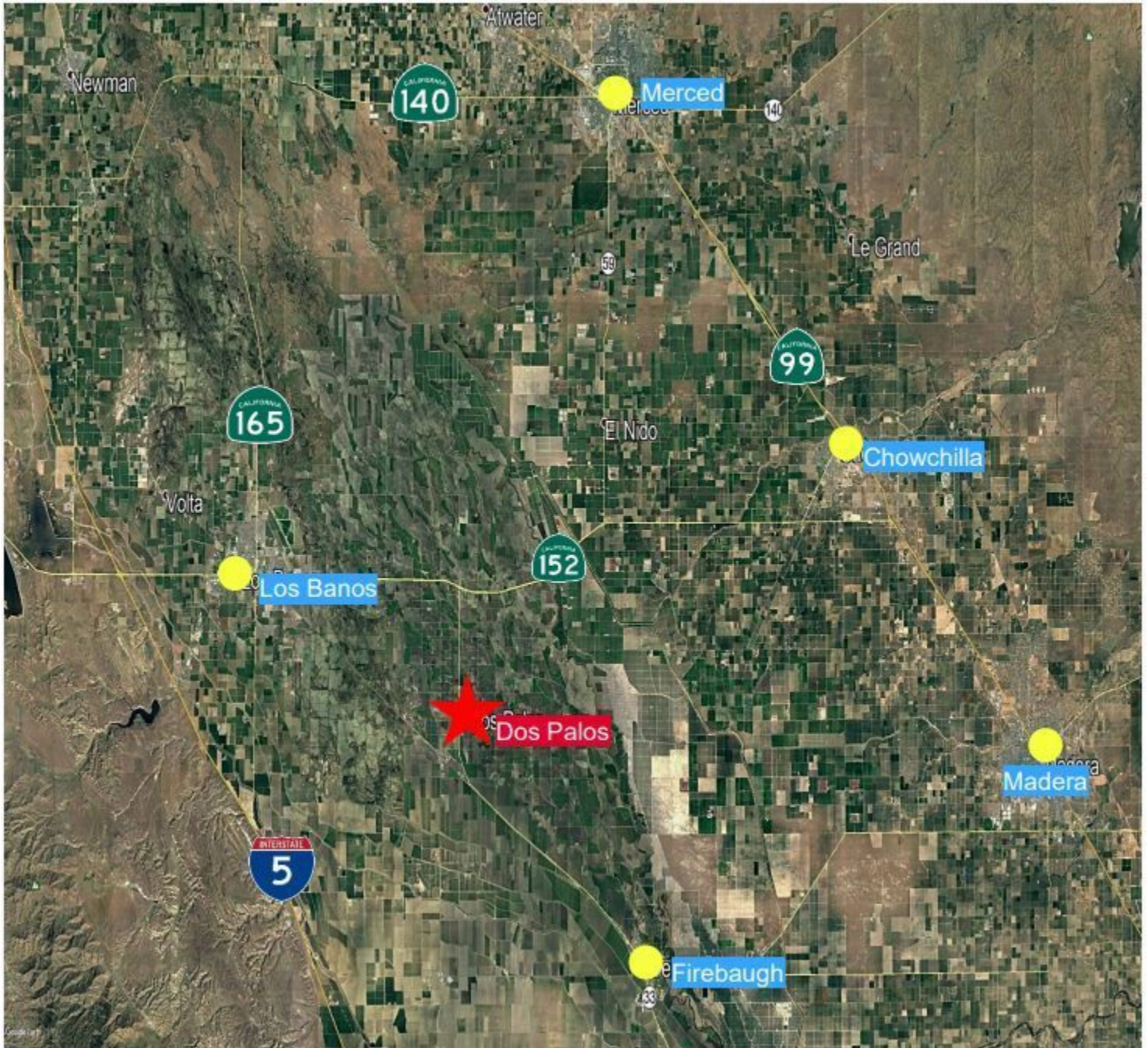
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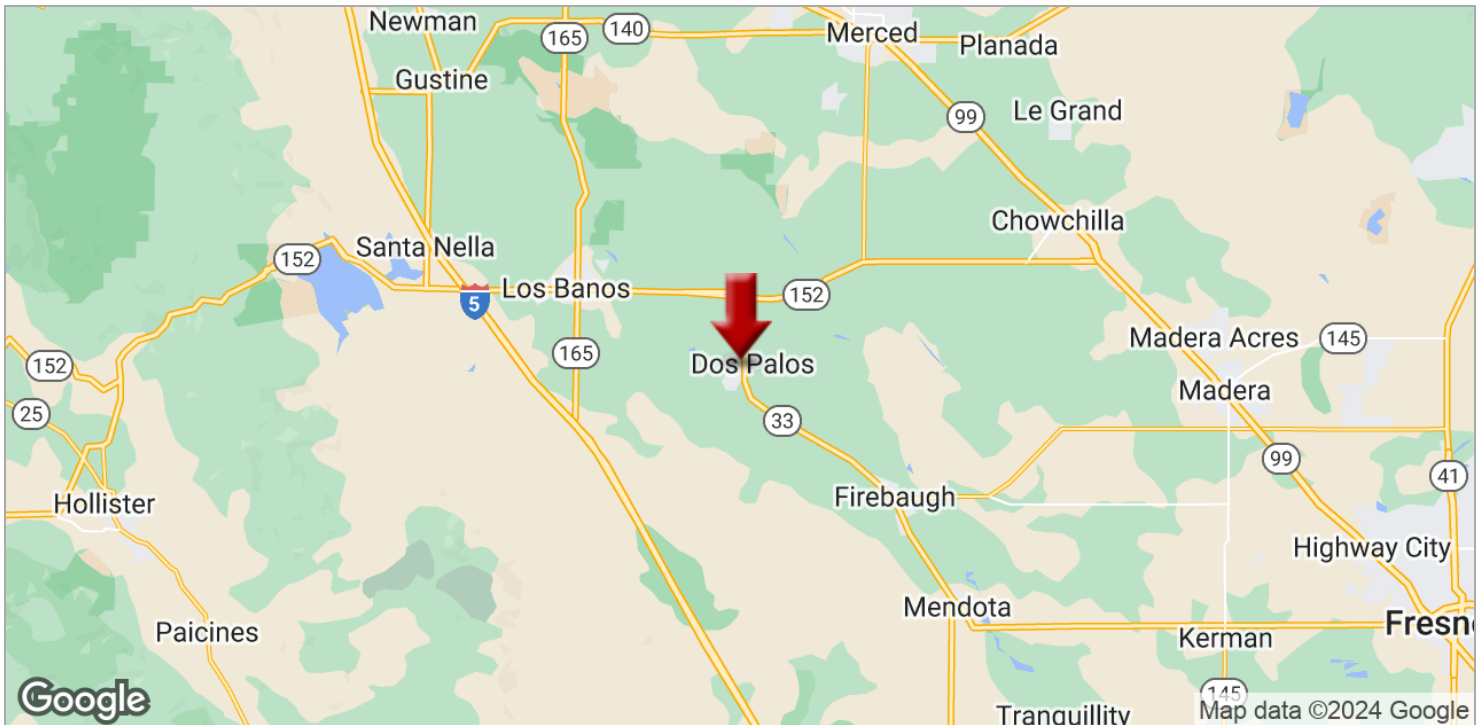
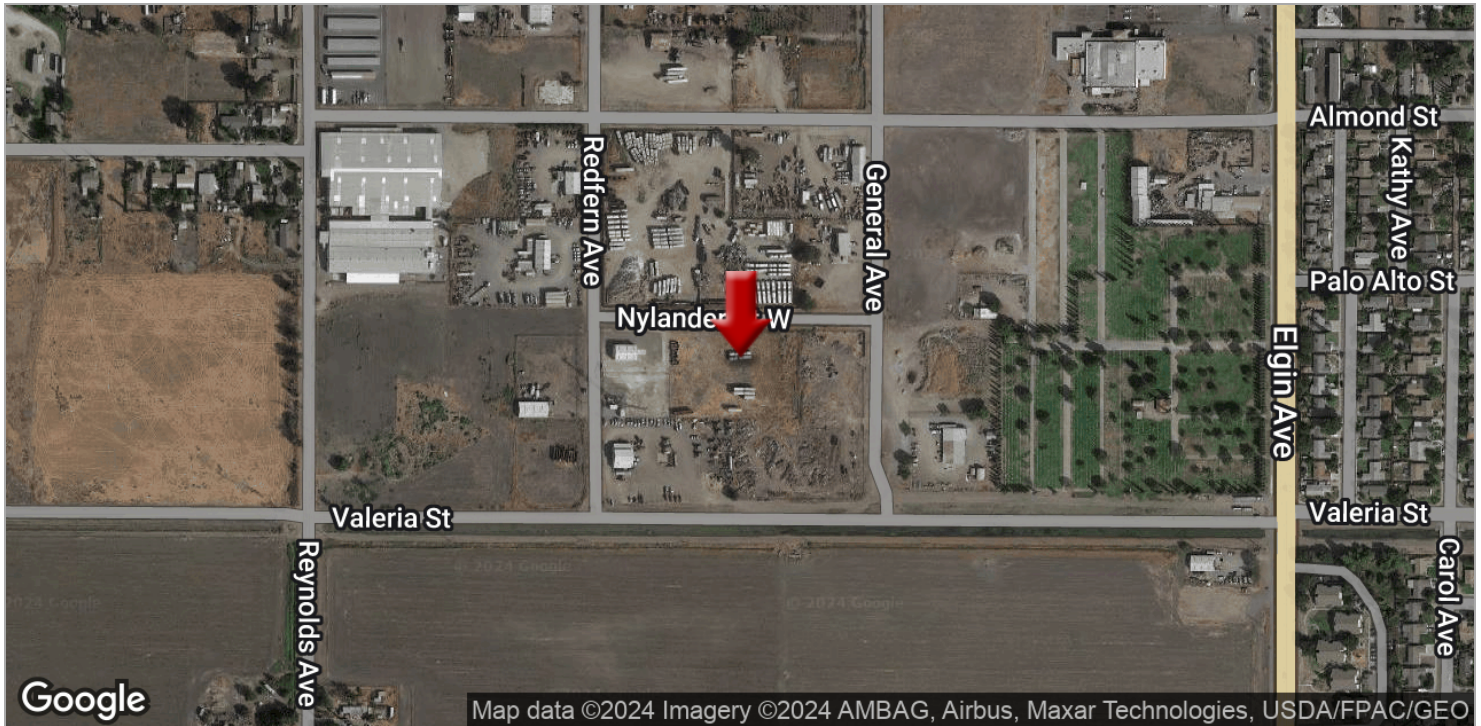
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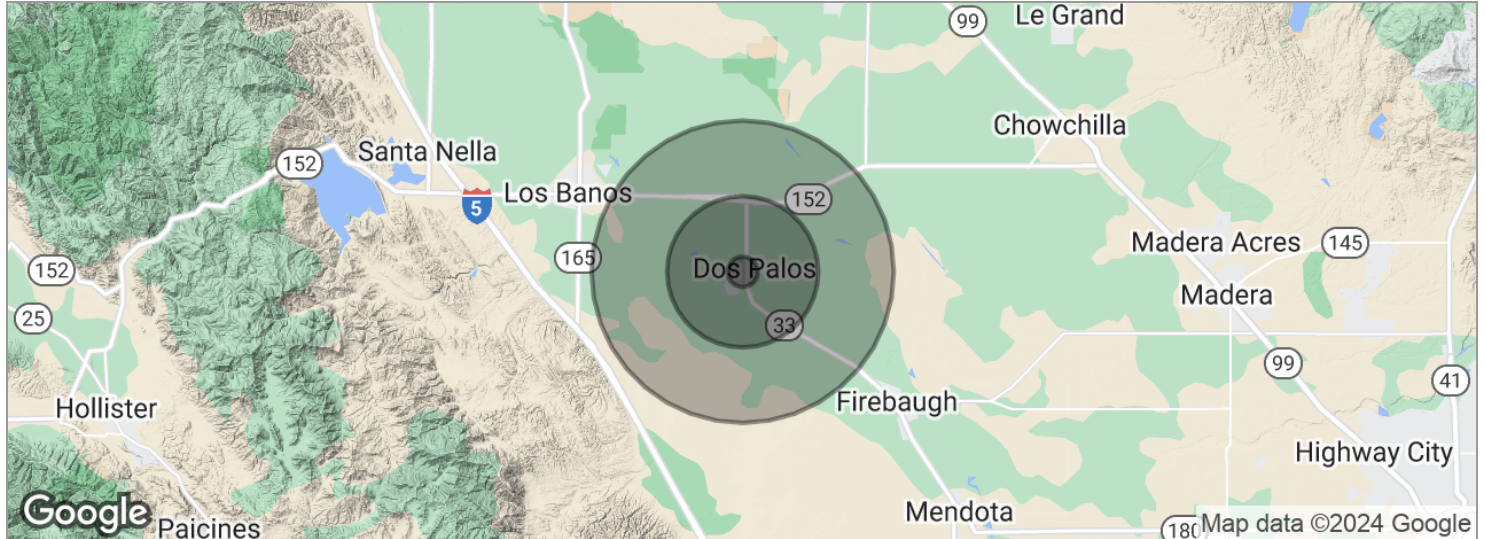
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,083	10,791	14,126
Median age	28.8	29.5	29.9
Median age (male)	24.4	25.5	26.8
Median age (Female)	33.3	33.4	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	588	3,051	4,005
# of persons per HH	3.5	3.5	3.5
Average HH income	\$43,202	\$43,900	\$45,062
Average house value			\$351,722
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	72.5%	71.1%	70.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	82.5%	82.4%	82.4%
Black	2.0%	1.9%	1.6%
Asian	0.0%	0.5%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.1%
Other	13.1%	12.8%	12.6%

* Demographic data derived from 2020 ACS - US Census

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