

FOR SALE | MIXED USE DEVELOPMENT OPPORTUNITY



**FARMERSVILLE BLVD. &
WALNUT AVE.**

**PARCELS CAN BE SOLD
INDIVIDUALLY**

LAND AC
7.38 AC

PRICING
\$1,500,000

PARCEL NO
111-290-002 111-290-014

MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
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ZEEB
Commercial Real Estate

PROPERTY OVERVIEW

MIXED USE DEVELOPMENT OPPORTUNITY FOR SALE IN FARMERSVILLE, CA. PRIME LOCATION IN THE HEART OF FARMERSVILLE. VISIBILITY AND ACCESS FROM BOTH FARMERSVILLE BLVD. AND WALNUT AVE. 3 PARCELS ZONED CG (GENERAL COMMERCIAL) AND 1 PARCEL ZONED RM-4 (MULTI-FAMILY).

PARCELS CAN BE SOLD INDIVIDUALLY:

PARCEL 1: FUELING STATION/C-STORE (CG) 0.98 ACRES - \$770,000

PARCEL 2: QSR (CG) .63 ACRES - \$450,000

PARCEL 3: GENERAL COMMERCIAL (CG) 3.16 ACRES - \$690,000

PARCEL 4: RESIDENTIAL (RM-4) 2.59 ACRES - \$299,900

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|--------|--------|---------|
| 2018 TOTAL POPULATION | | | 131,771 |
| Average Age | | | |
| Average Age (Male) | | | |
| Average Age (Female) | | | |

HOUSEHOLDS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|--------|--------|--------|
| Total Households | | | |
| # of Persons per HH | | | |
| Average HH Income | | | |
| Average House Value | | | |

COLOR EXHIBIT



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SOUTH FACING AERIAL



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