

FOR SALE

Hwy 198

FARMERSVILLE, CA - OPPORTUNITY ZONE

HWY 198 AND FARMERSVILLE BLVD., FARMERSVILLE, CA 93223

Approx. 14.  
Acres

MARTY ZEEB SIOR  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

**ZEEB**  
Commercial Real Estate

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## Executive Summary



### OFFERING SUMMARY

Sale Price: \$1,498,000

Lot Size: 14.81 Acres

Zoning: Highway Commercial

Price / SF: \$2.32

### PROPERTY OVERVIEW

Prime Hwy 198 development opportunity! Located along the "Gateway to the Sequoias" this 14.81 acres is zoned C-H (Highway Commercial) and is an ideal location for a Hotel, fast-food, gas station and other related services.

### PROPERTY HIGHLIGHTS

- Gateway to the Sequoias
- Prime Visibility
- Located in the Opportunity Zone

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	169	16,024	58,903
Total Population	607	51,620	185,789
Average HH Income	\$57,332	\$62,682	\$62,904

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## Additional Photos



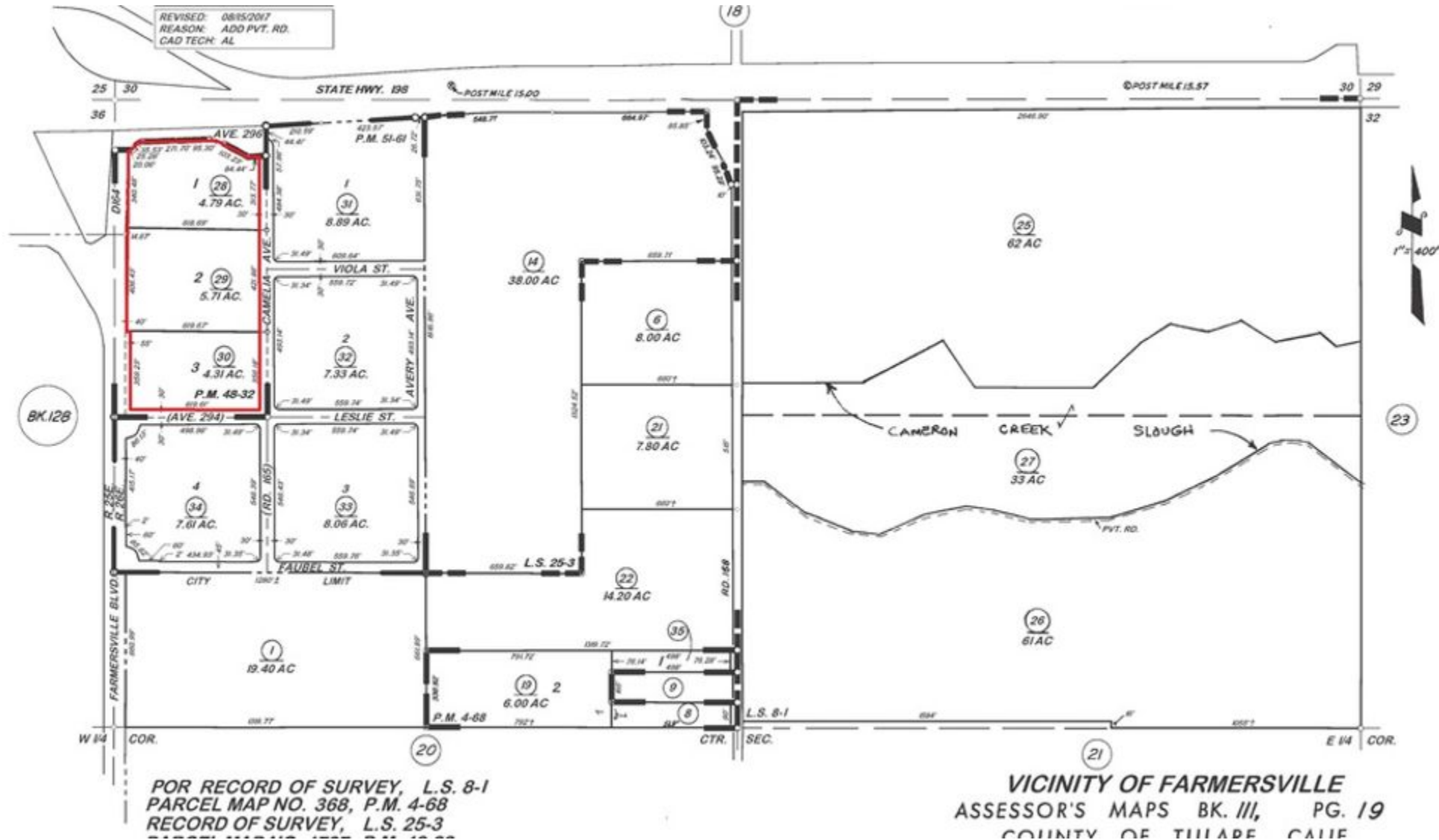
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## Retailer Map



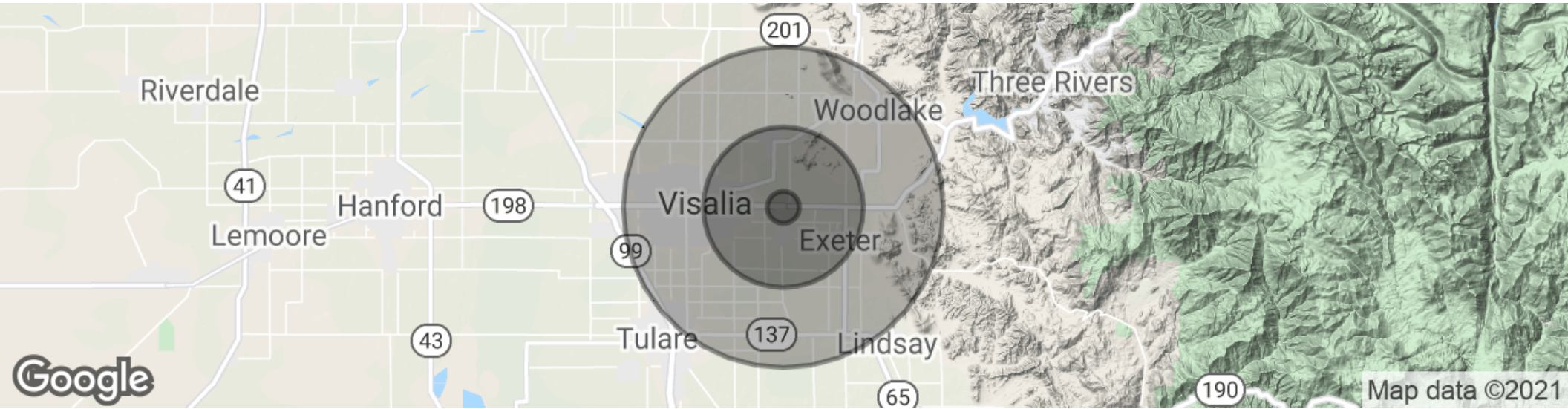
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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	607	51,620	185,789
Median age	32.6	30.1	31.2
Median age (Male)	33.5	29.3	30.4
Median age (Female)	32.0	32.2	32.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	169	16,024	58,903
# of persons per HH	3.6	3.2	3.2
Average HH income	\$57,332	\$62,682	\$62,904
Average house value	\$311,946	\$271,833	\$280,261

\* Demographic data derived from 2010 US Census

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