

FOR SALE | MIXED USE DEVELOPMENT OPPORTUNITY



**FARMERSVILLE BLVD. &
WALNUT AVE.**

**PARCELS CAN BE SOLD
INDIVIDUALLY**

LAND AC
7.38 AC

PRICING
\$1,800,000

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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