

AVAILABLE FOR SALE  
5.27± ACRES OF COMMERCIAL LAND

# NEC OF EL MONTE WAY & CRAWFORD AVENUE DINUBA, CALIFORNIA

PARCEL D  
0.81± AC  
\$355,000

PAD 1  
1.84± AC  
\$675,000

PAD 2  
1.25± AC  
\$475,000

PAD 3  
1.37± AC  
\$499,000

For information, please contact:

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**ZEEB**  
COMMERCIAL REAL ESTATE

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# 5.27± ACRES EL MONTE WAY

DINUBA, CA

AVAILABLE FOR SALE  
COMMERCIAL PARCELS

## 5.27± ACRES EL MONTE WAY

Commercial Parcels

<b>Lot Size:</b>	5.27± acres
<b>Proposed Pad Sizes:</b>	1.25± acres to 4.46± acres
<b>Zoning:</b>	C-3 ( <i>Community Commercial</i> )
<b>APN:</b>	013-090-037 ( <i>Tulare County</i> ) 013-090-071 ( <i>Tulare County</i> )
<b>PRICE:</b>	\$2,004,000 ( <i>Parcels can be purchased together or separately</i> )
<i>Parcel D (0.81± AC):</i>	\$355,000
<i>Pad 1 (1.84± AC):</i>	\$675,000
<i>Pad 2 (1.25± AC):</i>	\$475,000
<i>Pad 3 (1.37± AC):</i>	\$499,000

### PROPERTY DESCRIPTION

Property is located adjacent to the existing Auto Zone and McDonalds surrounded by a planned residential development consisting of 99 single family homes. The property zoning is C-3 (*Community Commercial*) which allows for many retail/commercial uses.

### LOCATION DESCRIPTION

Located along East El Monte Way in Dinuba, California.  
*Call Marc for details.*



**\$2,004,000**

ASKING PRICE/ PARCELS CAN BE PURCHASED TOGETHER OR SEPARATELY.

**5.27± ACRES EL MONTE WAY**  
DINUBA, CA

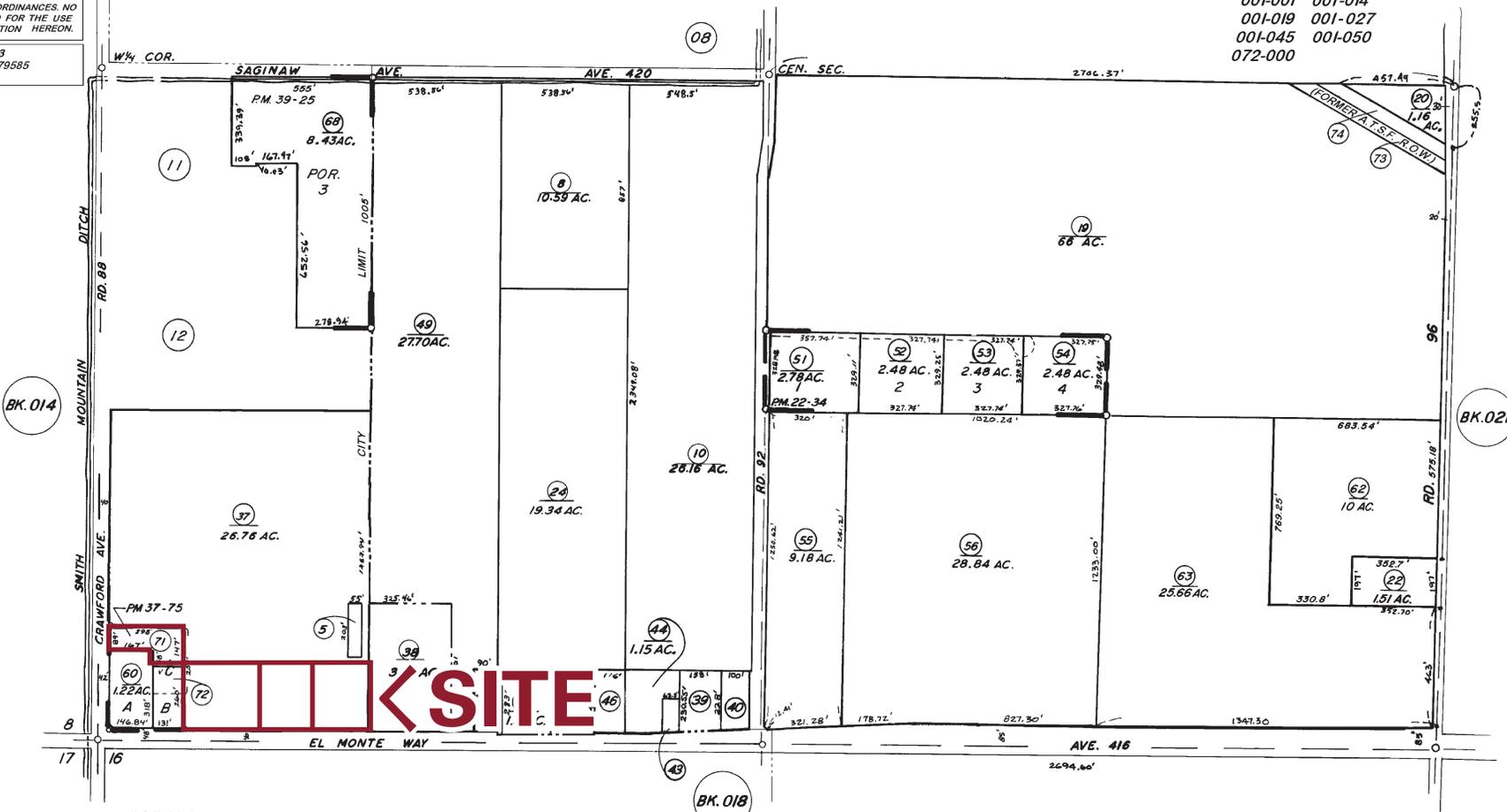
**PROPERTY**  
APN MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 5/12/2013  
REASON: 1998-0079585  
CAD TECH: NFL

*S1/2 SEC. 9, T.16S., R.24E., M.D.B.&M.*

**TAX CODE AREA 013-09**  
001-001 001-014  
001-019 001-027  
001-045 001-050  
072-000



PARCEL MAP 2133 P.M. 22-34  
PARCEL MAP 3672 P.M. 37-75  
PARCEL MAP 3822 P.M. 39-25

**VICINITY OF DINUBA**  
**ASSESSOR'S MAPS BK.013, PG.09**  
**COUNTY OF TULARE, CALIF.**

NOTE-ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES





CRAWFORD AVENUE

**SITE**

EL MONTE WAY

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