

AVAILABLE FOR SALE
5.27± ACRES OF COMMERCIAL LAND

NEC OF EL MONTE WAY & CRAWFORD AVENUE DINUBA, CALIFORNIA

SITE ➔

PARCEL D
0.81± AC
\$355,000

PAD 2
1.25± AC
\$475,000

PAD 3
1.37± AC
\$499,000

PAD 1
1.84± AC
\$675,000

EL MONTE WAY

CRAWFORD AVENUE

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

Lot Size:	5.27± acres
Proposed Pad Sizes:	1.25± acres to 4.46± acres
Zoning:	C-3 (<i>Community Commercial</i>)
APN:	013-090-037 (<i>Tulare County</i>) 013-090-071 (<i>Tulare County</i>)
PRICE:	\$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: 5/22/2013
REASON: 1998-0079585
CAD TECH: NFL

1/2 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





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