

2.8 Acres of Highway Interchange Commercial & Industrial Land Dos Palos, CA - Merced County

The Corner of Hwy 152 & Hwy 33 | Adjacent to Chevron gas station | Great visibility & access | \$299,000



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2.8 Acres of Commercial & Industrial Use Land

Hwy 33 & Hwy 152, Dos Palos, CA 93620

Merced County

| | |
|---------------|--------------------------------------|
| List Price | \$299,000 |
| Land Acres | 2.8 Acres |
| APN | 085-240-037 |
| Zoning | HIC (Highway interchange center) |
| Uses | Commercial or light industrial |
| Topography | Flat |
| Commission | 3% to Selling Office |
| Traffic Count | Hwy 152 (East & West AADT) of 36,900 |

Property Highlights

- Great visibility & access
- Next to Chevron gas station
- Ideal for Commercial & Industrial uses
- Adjacent 1.5 Acres recently sold for \$600,000
- Attractive price well below comparables
- Hwy 152 & Hwy 33 Intersection





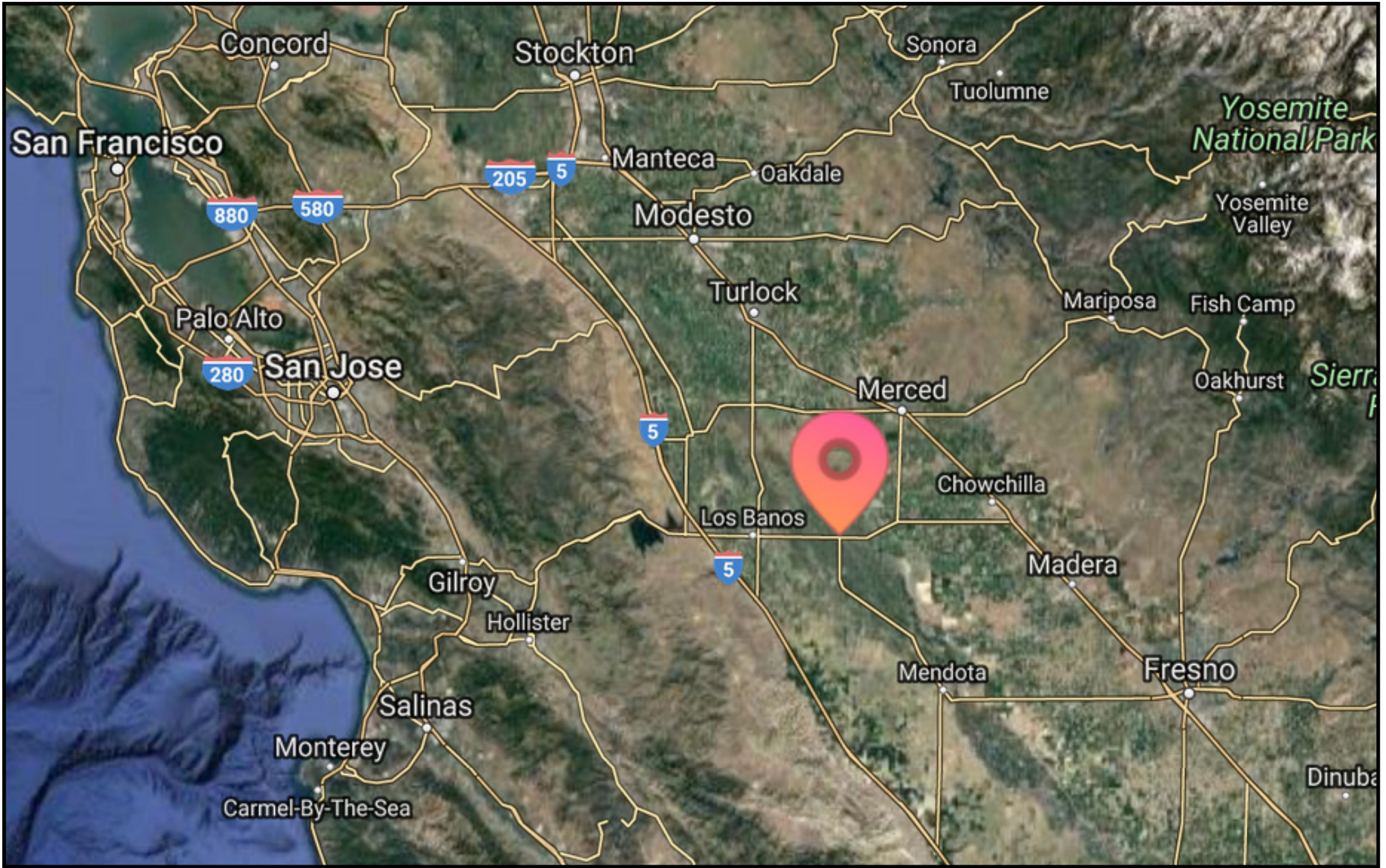
Merced County Possible Uses Table

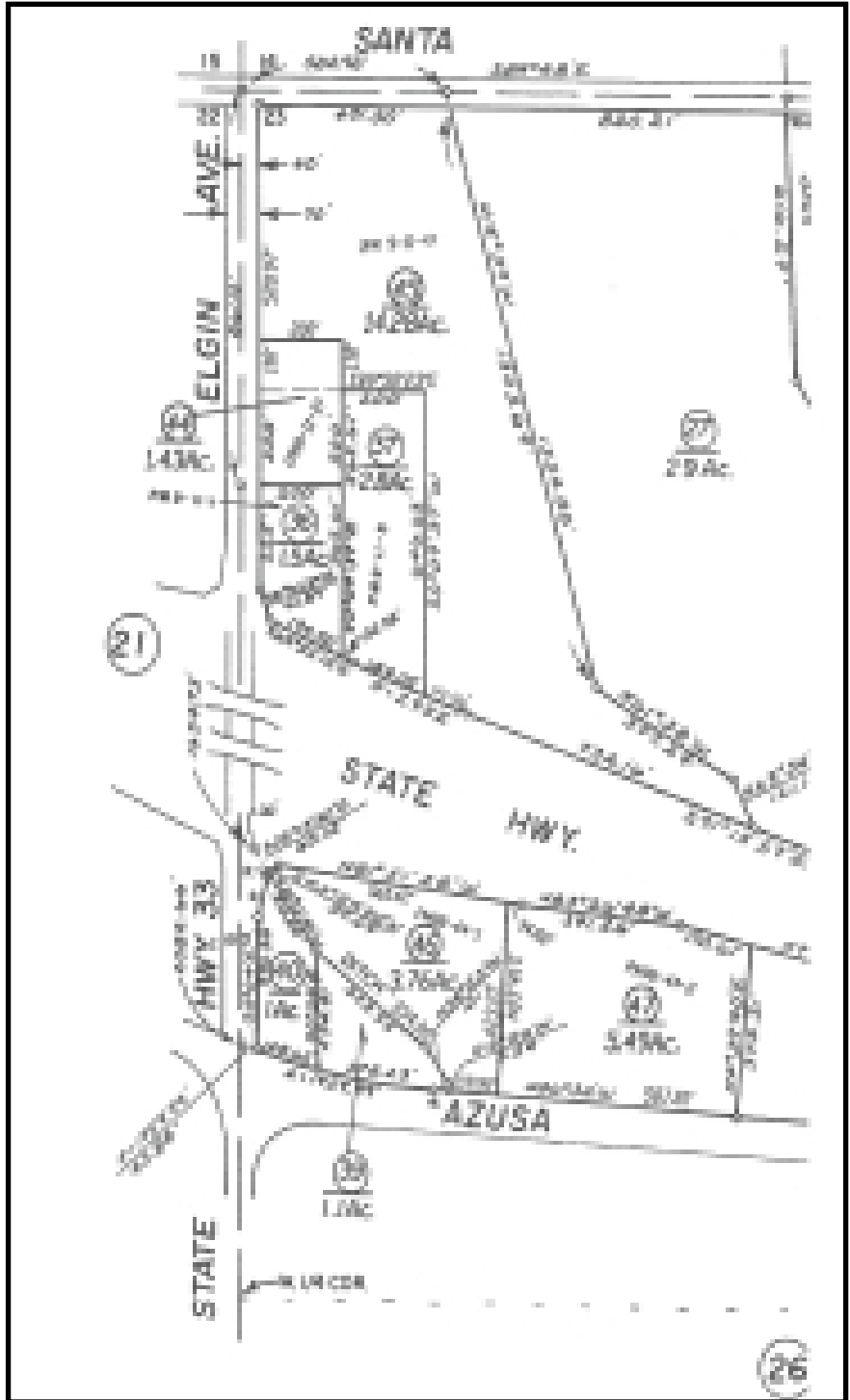
P = Permitted By Plot Plan Review

A = Administrative Permit

C = Conditional Use Permit

| H-I-C Uses | County Requirement |
|----------------------------------|--------------------|
| Arcade | A |
| Bowling Alley | A |
| Gym | A |
| Mini Golf | A |
| Museum | C |
| Park & Playground | A |
| Pool hall | A |
| Recreational Vehicle Park | A |
| Home occupation | P |
| One single family dwelling | A |
| Auto Parts | A |
| Boat sales & service | A |
| Building material | A |
| Convenience store | A |
| Delicatessens | A |
| Farm equipment & machinery sales | A |
| Produce market | A |
| Produce stand | P |
| Temporary mobile retail sales | A |
| Accessory offices | A |
| Auto service station | A |
| Auto & truck repair | A |
| Barber & beauty shop | A |
| Bar or night club | A |
| Bed & breakfast inn | A |
| Frozen food locker | A |
| Hotel or motel | A |
| Offices | A |
| Restaurant | A |
| Long-term vehicle parking | A |
| Mini storage facility | A |
| Wholesale and distribution | A |
| Auto & truck rental facility | A |
| Bus & truck terminals | A |
| Communication towers | A |
| Heliports | C |





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EXCLUSIVELY LISTED BY



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