

For Sale - Farmersville Highway 198 Frontage Commercial Land



ZEEB

Commercial Real Estate

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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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Property Information

| | |
|---------------------------|---|
| Address: | Hwy 198 and Farmersville Blvd., Farmersville |
| APN(s): | 111-190-028 |
| Lot Size: | 208,652 sq. ft. |
| Sale Price: | \$650,000 |
| Price Per sq. ft.: | \$3.11/sq. ft. |
| Zoning: | C-H (Highway Commercial) |

Comments:

Prime Hwy 198 development opportunity! Located along the "Gateway to the Sequoias" this 4.79 acres is zoned C-H (Highway Commercial) and is an ideal location for a Hotel, fast-food, gas station and other related services. Farmersville Blvd. has recently undergone major renovations to accommodate access to Hwy 198 from this site. Please call Marc for additional details.

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Demographics

| <u>POPULATION</u> | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|--------------------------|----------------------|----------------------|----------------------|
| 2017 Total Population | 2,265 | 24,414 | 74,878 |
| Pop Growth 2017-2022 | 2.74% | 2.85% | 2.86% |
| Average Age | 31.70 | 32.70 | 34.00 |

| <u>HOUSEHOLDS</u> | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|--------------------------|----------------------|----------------------|----------------------|
| 2017 Total Households | 636 | 6,831 | 23,081 |
| HH Growth 2017-2022 | 2.83% | 2.91% | 2.83% |
| Median Household Income | \$49,929 | \$43,862 | \$44,472 |
| Avg. Household Size | 3.60 | 3.50 | 3.20 |

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Additional Details



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