

LAND FOR SALE

±0.46 ACRES OF VACANT LAND AVAILABLE IN SPRINGVILLE, CA

35701 CA-190, Springville, CA 93265



SALE PRICE: \$150,000

PRICE PER ACRE: \$326,087

LOT SIZE: 0.46 Acres

APN #: 285-060-034

ZONING: C-2

MARKET: Springville/CA-190 Retail Sub

SUB MARKET: Downtown Springville

CROSS STREETS: Bridge Drive

PROPERTY FEATURES

- Out of 10 SPUD Water Meters, Subject Is Only Lot Off CA-190
- Prime Retail Pad w/ Direct CA-190 Signage & Access
- Existing Utilities & Street Improvements
- Optimal Visibility w/ Easy Access
- Neighboring United States Postal Service Foot Traffic
- High Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing Downtown Developments
- Traffic Generators from both directions

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.46 ACRES OF VACANT LAND AVAILABLE IN SPRINGVILLE, CA

35701 CA-190, Springville, CA 93265



PROPERTY OVERVIEW

Commercial Development land located directly on California Highway 190 adjacent to the United Postal Service in Springville, CA. One parcel totaling ±0.46 Acres (±20,198 SF) of vacant land zoned C-2 Commercial w/ direct Street Exits and Entrances with long frontage along CA-190. Off site improvements present and utilities stubbed at the site. Excellent site for Shop space, fast food, fuel station, market, restaurant, check cashing, and more. Per Springville Public Utility District, there are approximated 10 lots in the entire town with paid-up sewer and water access; the subject property is the only one on Hwy 190....the others on side streets.

LOCATION OVERVIEW

This parcel is located in Springville, CA and is situated on CA-190 just east of Bridge Drive.



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

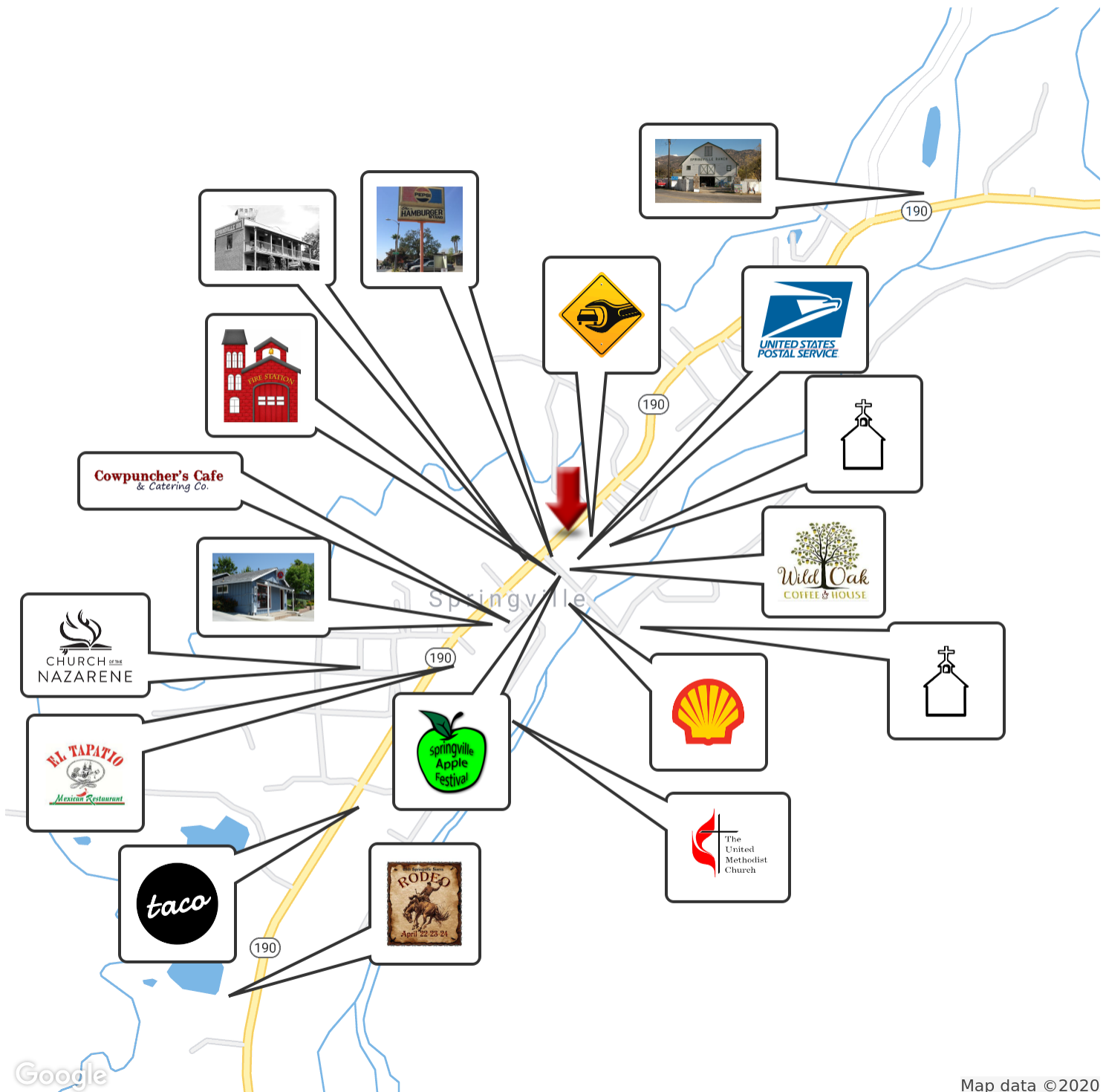
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.46 ACRES OF VACANT LAND AVAILABLE IN SPRINGVILLE, CA

35701 CA-190, Springville, CA 93265



Map data ©2020

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.46 ACRES OF VACANT LAND AVAILABLE IN SPRINGVILLE, CA

35701 CA-190, Springville, CA 93265



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



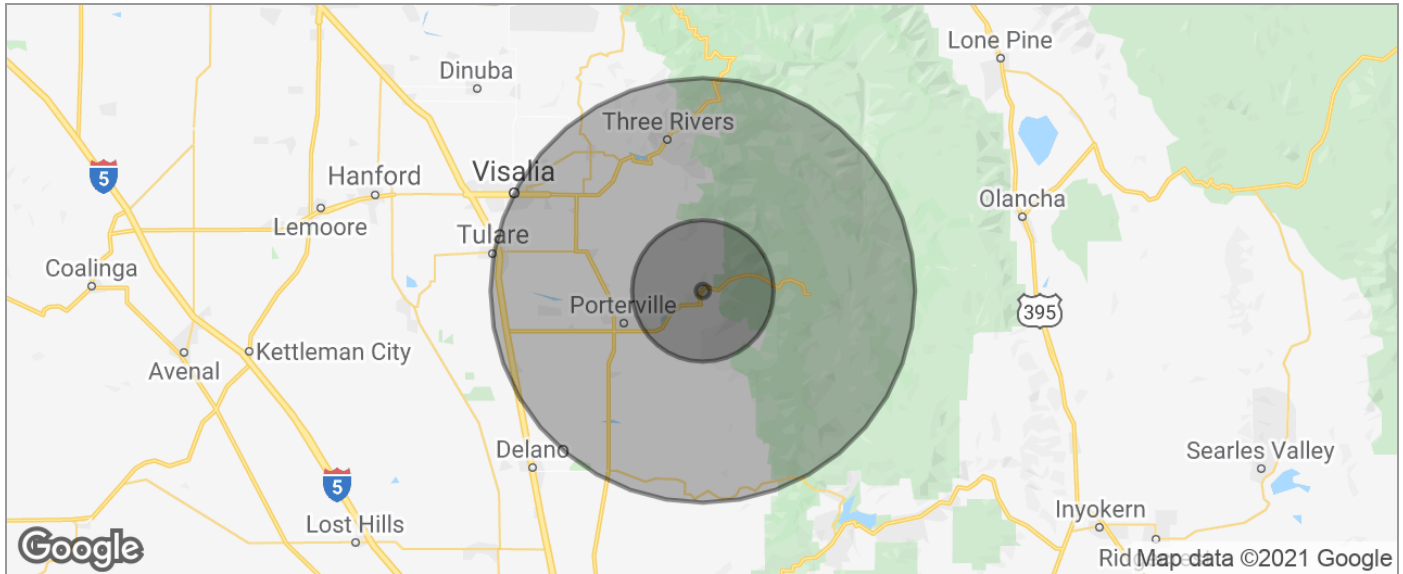
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.46 ACRES OF VACANT LAND AVAILABLE IN SPRINGVILLE, CA

35701 CA-190, Springville, CA 93265



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	8	5,150	169,187
MEDIAN AGE	51.0	34.6	29.9
MEDIAN AGE (MALE)	50.6	34.4	28.5
MEDIAN AGE (FEMALE)	52.0	35.0	31.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	3	1,564	49,025
# OF PERSONS PER HH	2.7	3.3	3.5
AVERAGE HH INCOME	\$80,980	\$52,448	\$52,682
AVERAGE HOUSE VALUE	\$455,590	\$397,811	\$264,494
RACE	1 MILE	10 MILES	30 MILES
% WHITE	62.5%	74.3%	75.6%
% BLACK	0.0%	1.3%	0.7%
% ASIAN	0.0%	4.7%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	12.5%	4.0%	1.6%
% OTHER	0.0%	13.2%	16.6%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	12.5%	53.4%	61.9%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com