

LAND FOR SALE

PRIME COMMERCIAL CORNER LOT W/ UTILITIES

1820 North Street, Selma, CA 93662



SALE PRICE:	\$90,000
LOT SIZE:	0.33 Acres
APN #:	388-122-01
ZONING:	C-2: Community Commercial
MARKET:	Central Selma Retail
SUB MARKET:	Downtown Selma Entrance
CROSS STREETS:	Whitson Street

PROPERTY FEATURES

- ±14,400 SF (±0.33 Acre) Corner Lot
- 3 Points of Access & Great Corner Exposure
- Prime Commercial Land Near Highway 99 / Downtown
- North & Whitson Street Frontage
- Flexible C-3 Service Commercial Zoning
- Existing Utilities At Site
- Great Signage / 125' Frontage on Whitson Street by 115' Deep
- Located on Major corridor between Highland St & Downtown Selma

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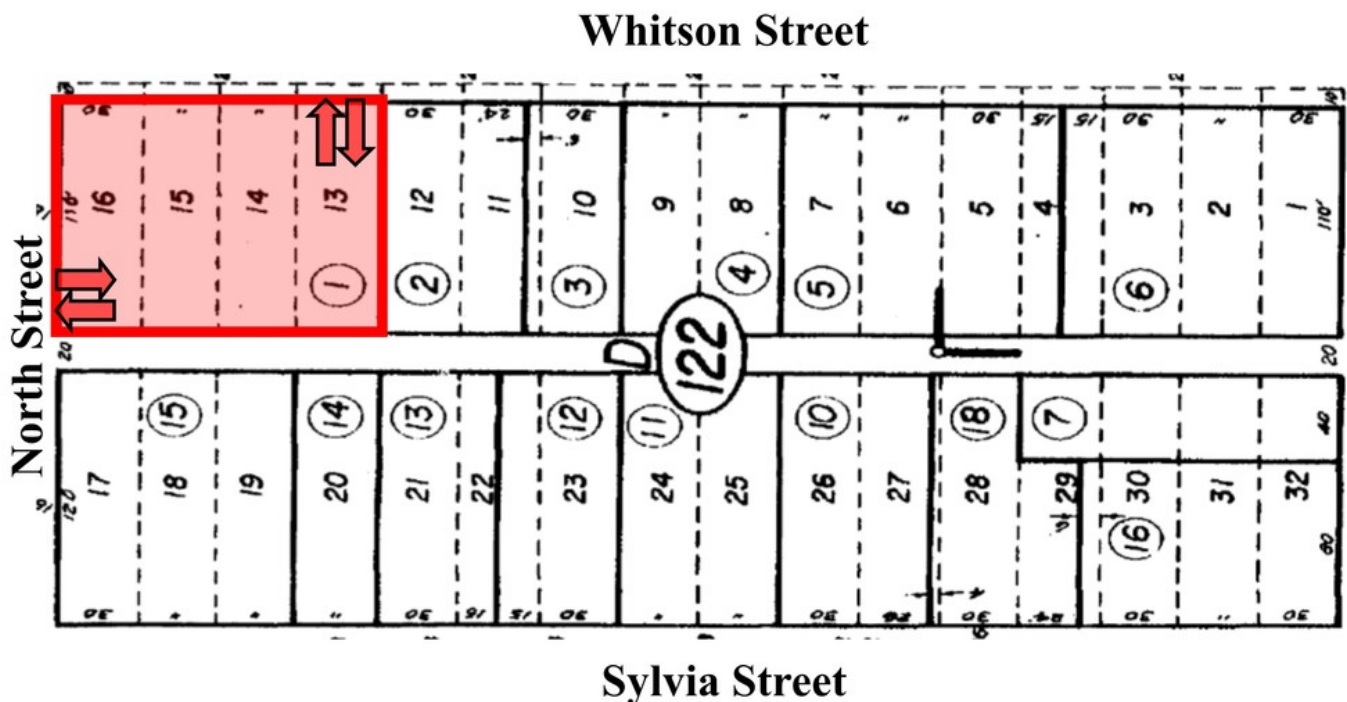
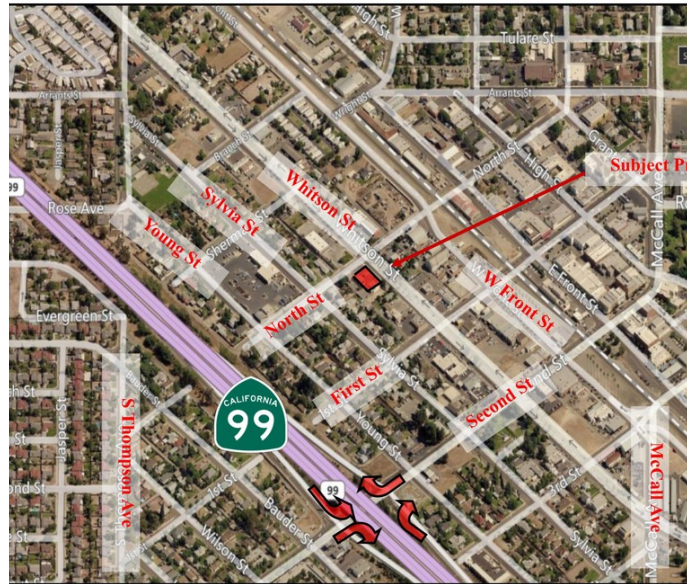


PROPERTY OVERVIEW

±14,400 SF (±0.33 Acre) corner lot zoned C-3 Service Commercial. Property has access from both Whitson and North Street, in addition to the rear alley way. Utilities from previous car wash use are present and the lot is level at street grade. Off site utilities, curbs and gutters already exist. The property sets on the major Whitson Street corridor which leads into many national tenants to the North and downtown Selma on the South. Site is best suitable for retail or office. Sellers are open to carrying paper to qualified buyer.

LOCATION OVERVIEW

Property well is located between State Highway 99 Off/On ramps on Selma's major corridor that connects downtown Selma and Highland Street. Property is located on the South West Corner of Whitson and North Street just East of Highway 99, West of Front Street, South of Highland Avenue, and North of McCall Ave in Selma, CA.



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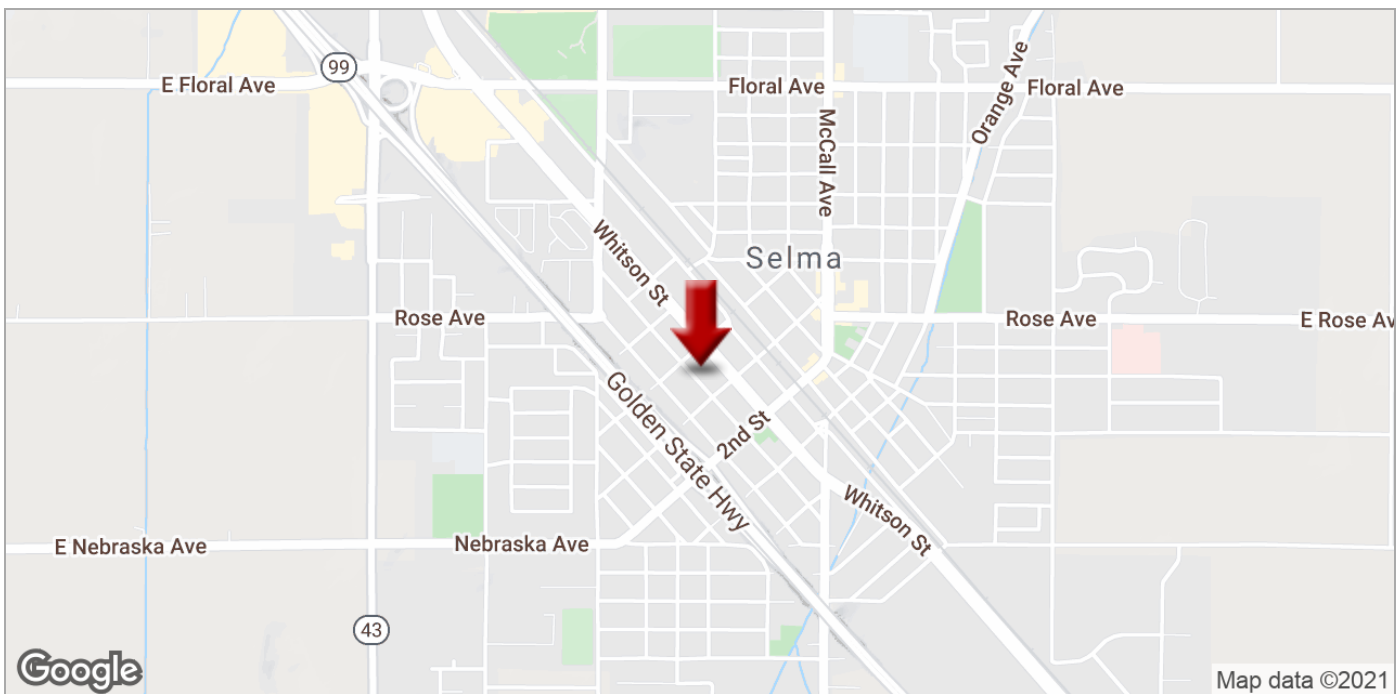
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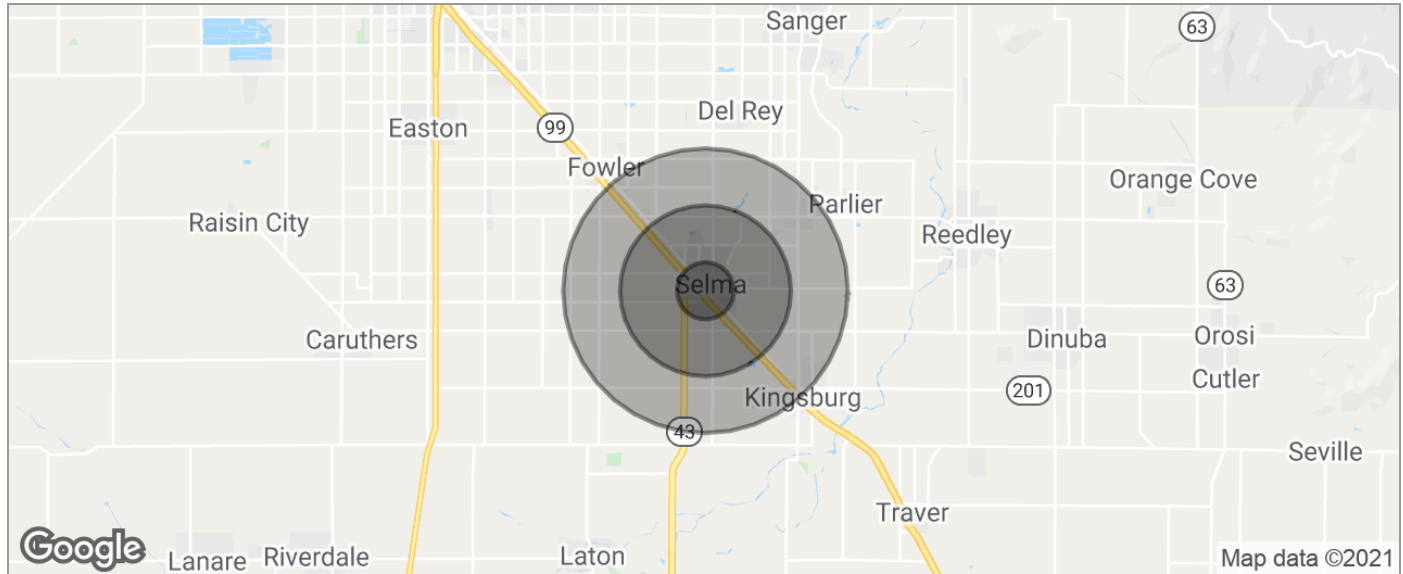
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,115	30,021	44,688
MEDIAN AGE	29.2	29.5	29.6
MEDIAN AGE (MALE)	30.1	28.6	28.9
MEDIAN AGE (FEMALE)	28.8	30.7	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,335	8,332	12,448
# OF PERSONS PER HH	3.5	3.6	3.6
AVERAGE HH INCOME	\$44,106	\$53,420	\$56,081
AVERAGE HOUSE VALUE	\$248,343	\$256,639	\$266,234
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.2%	59.2%	61.5%
% BLACK	0.8%	1.7%	1.5%
% ASIAN	4.7%	5.9%	5.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.5%	1.4%	1.1%
% OTHER	29.5%	28.6%	26.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	78.8%	75.2%	71.9%

* Demographic data derived from 2010 US Census

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