LOT AVAILABLE FOR SALE

APN 014-260-022; FIG TREE PLAZA, CHOWCHILLA

Confidentiality & Disclaimer

All materials and information received or derived from KW Property Team, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop-ability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any other matters.

Neither KW Property Team, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Property Team will not investigate or verify any such issues or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. The party should verify all financial data, including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Property Team makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Property Team does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, market conditions, vacancy factors, and other issues to determine rents from or for the property. The party should discuss legal questions with an attorney. The party should address tax questions with a certified public accountant or tax attorney. Title questions should be addressed by the party with a title officer or attorney. Questions regarding the property's condition and whether the property complies with applicable governmental requirements should be addressed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed in compliance with all applicable fair housing and equal opportunity laws.

kw PROPERTY TEAM KELLERWILLIAMS® EACH OFFICE IS OWNED AND OPERATED INDIVIDUALLY.	*PRESENTED BY:* ANDREW ALKEMA C: 209-201-5280 CA DRE # 02135815 andrew@merced.realestate

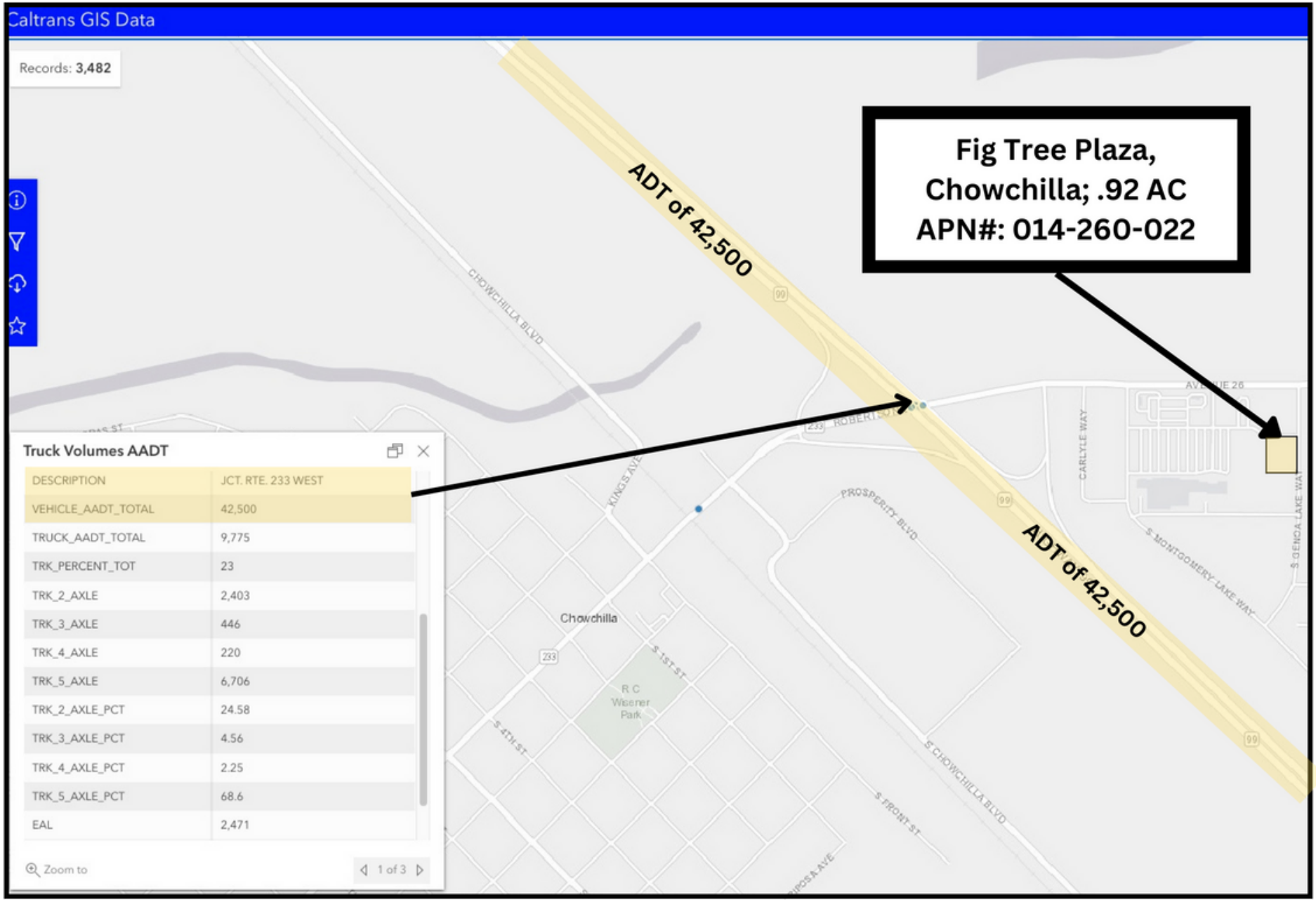
We obtained the information above and below from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior 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.

FINISHED LOT FOR SALE (APN 014-260-022; 0.92 AC)

- MARKETED AT A RATE OF $11.00 PER SQUARE FOOT.
- ZONED C-S (COMMERCIAL SERVICE)
- ESSENTIAL UTILITIES PRE-INSTALLED AT THE SITE.
- POSITIONED WITHIN AN OPPORTUNITY ZONE FOR POSSIBLE DEVELOPMENT BENEFITS.
- NEIGHBORING AMENITIES INCLUDE PHEASANT RUN GOLF CLUB, VARIOUS FAST-FOOD OUTLETS (KFC, TACO BELL, LITTLE CAESAR'S), MOUNTAIN MIKE'S, AND MORE.
- LOCATED ALONG HIGHWAY 99, A MAJOR TRANSPORTATION CORRIDOR.

LOCATION OVERVIEW

AVERAGE DAILY TRAFFIC



Truck Volumes AADT

DESCRIPTION	JCT. RTE. 233 WEST
VEHICLE_AADT_TOTAL	42,500
TRUCK_AADT_TOTAL	9,775
TRK_PERCENT_TOT	23
TRK_2_AXLE	2,403
TRK_3_AXLE	446
TRK_4_AXLE	220
TRK_5_AXLE	6,706
TRK_2_AXLE_PCT	24.58
TRK_3_AXLE_PCT	4.56
TRK_4_AXLE_PCT	2.25
TRK_5_AXLE_PCT	68.6
EAL	2,471

ACTIVE DEVELOPER INCENTIVE

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chowchilla hereby finds, determines and declares the following:

1. The City will establish the Industrial Incentives Program outlined herein this resolution.
2. The program shall be effective from July 1, 2023 to June 30, 2025, unless extended by separate City Council action.

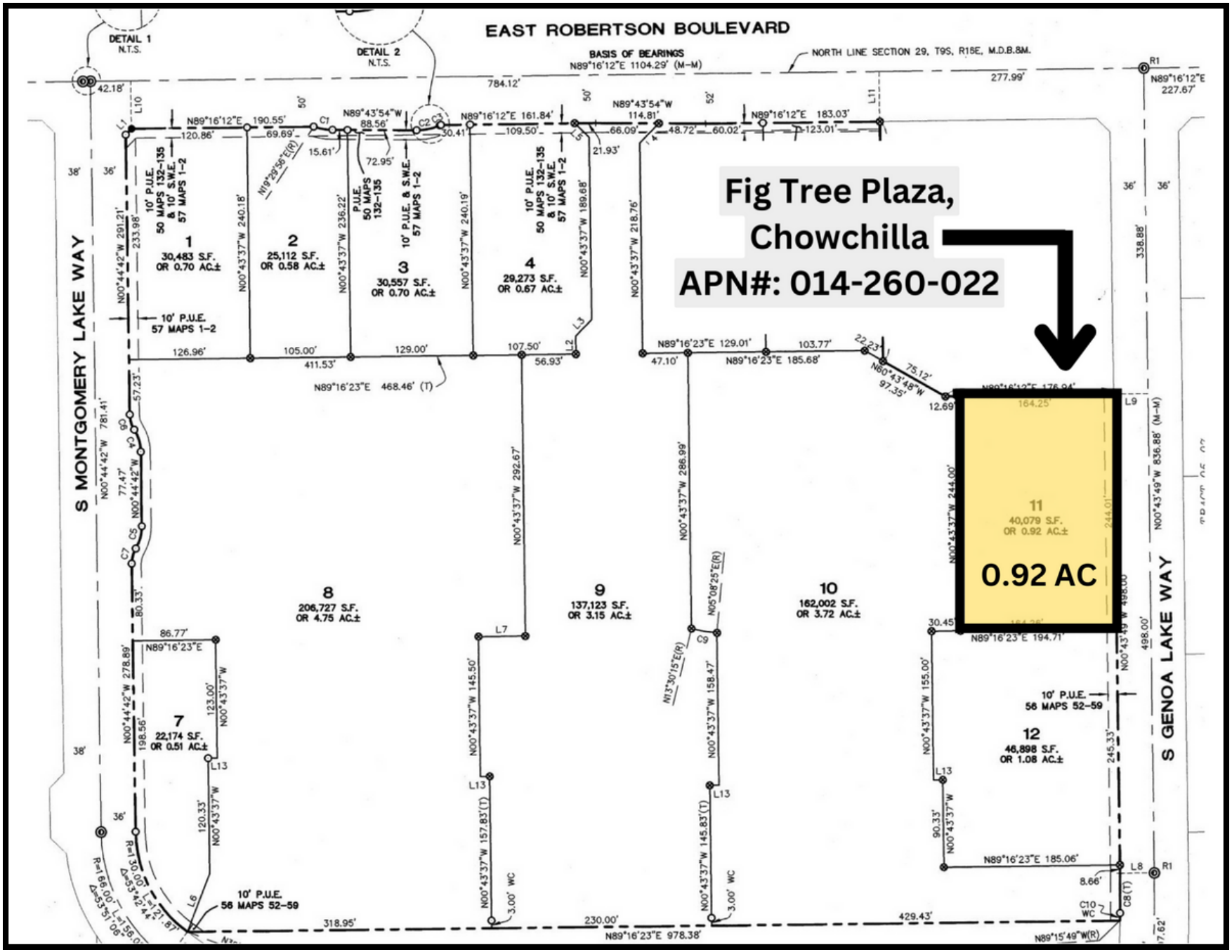
PASSED AND ADOPTED by the City Council of the City of Chowchilla this 13th day of June, 2023 by the following vote to wit:

AYES: **5 – Smith, Troost, Ahmed, Chavez, Barragan**

NOES: **0**

Commercial Development Impact Fee – Proposed Percentage Reductions				
Description	Commercial 0,000 SF – 1,499 SF No Reduction	Commercial 1,500 SF – 3,999 25% Reduction	Commercial SF 4,000 – 6,999 50% Reduction	Commercial 7,000+ SF 75% Reduction
Sewer	$827.00	$620.25	$413.50	$206.75
Water	$1,116.00	$837.00	$558.00	$279.00
Fire Facilities	$2,159.00	$1,619.25	$1,079.50	$539.75
Police Facilities	$6,251.00	$4,688.25	$3,125.50	$1,562.75
Streets	$12,069.00	$9,051.75	$6,034.50	$3,017.25
Traffic Signals	$1,564.00	$1,173.00	$782.00	$391.00
Public Buildings	$854.00	$640.50	$427.00	$8213.50
Total Costs per 1,000 SF	$24,840.00	$18,630.00	$12,420.00	$6,210.00

PARCEL MAP


EAST ROBERTSON BOULEVARD
S MONTGOMERY LAKE WAY
S GENOA LAKE WAY
Fig Tree Plaza,
Chowchilla
APN#: 014-260-022
0.92 AC
11
40,079 S.F.
OR 0.92 AC.±
1
30,483 S.F.
OR 0.70 AC.±
2
25,112 S.F.
OR 0.58 AC.±
3
30,557 S.F.
OR 0.70 AC.±
4
29,273 S.F.
OR 0.67 AC.±
7
22,174 S.F.
OR 0.51 AC.±
8
206,727 S.F.
OR 4.75 AC.±
9
137,123 S.F.
OR 3.15 AC.±
10
162,002 S.F.
OR 3.72 AC.±
12
46,898 S.F.
OR 1.08 AC.±
DETAIL 1
N.T.S.
DETAIL 2
N.T.S.
BASIS OF BEARINGS
N89°16'12"E 1104.29' (M-M)
NORTH LINE SECTION 29, T9S, R15E, M.D.B.&M.
10' P.U.E.
56 MAPS 52-59
10' P.U.E.
57 MAPS 1-2
10' P.U.E.
50 MAPS 132-135
& 10' S.W.E.
57 MAPS 1-2
P.U.E.
50 MAPS
132-135
10' P.U.E. & S.W.E.
57 MAPS 1-2
N89°16'23"E 978.38'
N89°16'23"E 468.46' (T)
N89°16'23"E 194.71'
N89°16'23"E 185.06'

EXECUTIVE SUMMARY

Commanding a strategic position along a high-traffic freeway artery, this expansive land offering is a blank canvas for developers, prominently displayed to every traveler on Highway 99. It's a unique opportunity to capture the market void for rest stops between Merced and Madera, an unrivaled location that promises to be a lucrative waypoint for amenities catering to long-distance commuters and local traffic.

As Chowchilla's retail center flourishes, anchored by the town's primary grocery market, this land parcel stands as a pivotal piece in the commercial district's expansion. With a new residential development emerging adjacent to the property, the area is primed for a surge in population density, ensuring a captive audience and robust demand for future retail and service-oriented projects.

The vicinity of the AutoZone Distribution Center elevates the property's commercial potential, signifying a catalyst for regional economic activity that a savvy developer can leverage. This distribution hub is poised to drive employment and ancillary business growth, creating a ripple effect that enhances the attractiveness of any commercial venture established on this site.

This land is not just positioned for success; it's designed for it. With modern infrastructure needs in mind, it offers a rare chance to develop a signature project in Chowchilla's most desirable commercial zone, an area where contemporary design and functionality can merge to meet the burgeoning demands of a growing city. For the developer with vision, this site promises a confluence of location, opportunity, and timing, ripe for a flagship development that could redefine the local skyline and commercial landscape.

ANDREW ALKEMA

CA DRE# 02135815

C: 209-201-5280

ANDREW@MERCED.REALESTATE

KELLER WILLIAMS PROPERTY TEAM

3319 M ST, MERCED 95348

Keller Williams Property Team has used reasonable care in obtaining the information and assembling the estimates and projections contained herein, and this material is submitted without representation or warranty. All information is subject to modification due to changes in the market, further clarifications, or other events beyond the control of Keller Williams Property Team. Each office Is owned and operated Individually.