

# 10.8 Acres of Residential Land - Developer Wanted

9440 3rd Street, Delhi, CA 95315 | Asking Price: \$1,750,000



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## EXECUTIVE SUMMARY

County of Merced has advised property can now be included in the Rezone Project (which includes rezoning currently designated Mixed-Use property to corresponding zoning AND rezoning eligible parcels within urban communities to R-4 zone). The latter is being undertaken to address the Regional Housing Needs Assessment allocation which required the County to ensure zoning can accommodate +2,000 dwelling units – a handful of which need to be lower income (i.e., multi-family). County now completing the environmental review to allow for the rezones and complete the rezones shortly after. The next exit to the North is Shanks Rd, Commercial Development, as well as the Bradbury residential development is in process with Planning Dept of Merced County. This development will consist of over 1,000 new homes, Fire department, parks and schools.

## PROPERTY DETAILS

<b>Price</b>	\$1,750,000
<b>Property Type</b>	Land
<b>Sale Type</b>	Investment
<b>Property Subtype</b>	Residential
<b>No. Lots</b>	1
<b>Zoning Code</b>	R4 (Currently zoned B.P, but in rezone for M.U. R4)
<b>Total Lot Size</b>	10.80 AC

<b>Parcel Numbers</b>	011-110-002
<b>Improvements Assessment</b>	\$52,132
<b>Land Assessment</b>	\$47,705
<b>Total Assessment</b>	\$99,837



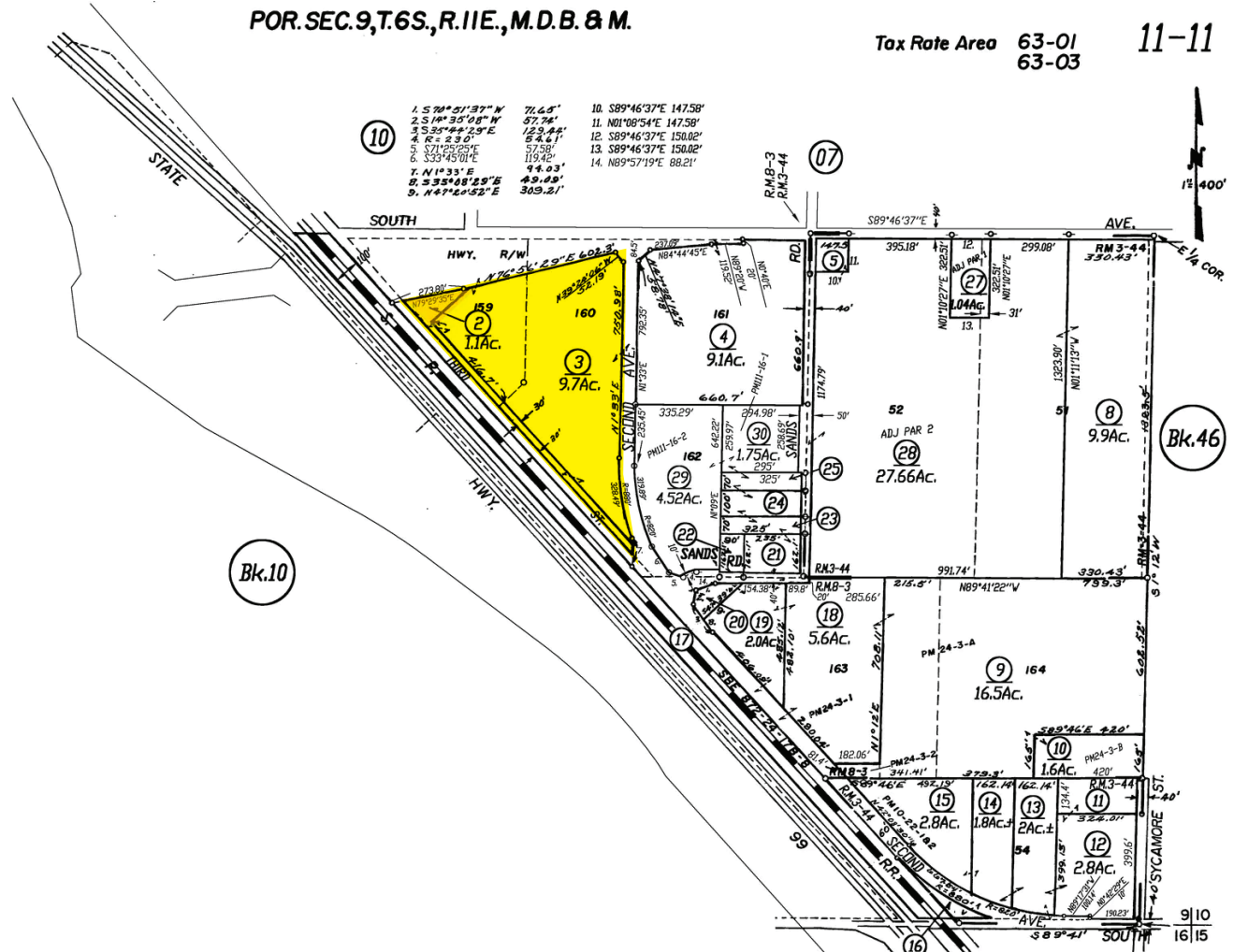
# PARCEL MAP

**-NOTE-**

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

**POR. SEC. 9, T. 6S., R. 11E., M. D. B. & M.**

**Tax Rate Area 63-01 11-11**  
**63-03**



DRAWN 9-07  
REVISED 12-27-09

**Delhi State Land Settlement R.M. Bk. 8, Pg. 3**  
**Letteau's Delhi Tract R.M. Bk. 3, Pg. 44**  
**Shank's Delhi Tract R.M. Bk. 3, Pg. 48**

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

**Assessor's Map Bk. 11 -Pg. 11**  
**County of Merced, Calif.**  
**2007**





## AERIAL VIEW

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# LOCAL VIEW

