

# METTEE & Co.

## Commercial Real Estate

### Executive Summary

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Property:	Vacant Parcel
Address & Location:	E Polk Ave, Coalinga, CA
Parcel Size:	11,500 SF
Zoning:	Residential Medium Density (up to 15 units/acre)
Price:	<b>\$150,000</b>

Prime development opportunity in the growing community of Coalinga, CA.

This ±11,000 square foot vacant lot is zoned Residential Medium Density, offering excellent flexibility for a variety of residential projects. With city water and sewer already available, the property is well-positioned for immediate development.

Whether you're looking to build a single-family home, a duplex, or a triplex investment property, this parcel provides the ideal foundation. Its generous lot size and favorable zoning make it an attractive option for both owner-users and investors seeking long-term upside.

Don't miss this opportunity to capitalize on a versatile residential lot in an established area.



#### Contact:

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