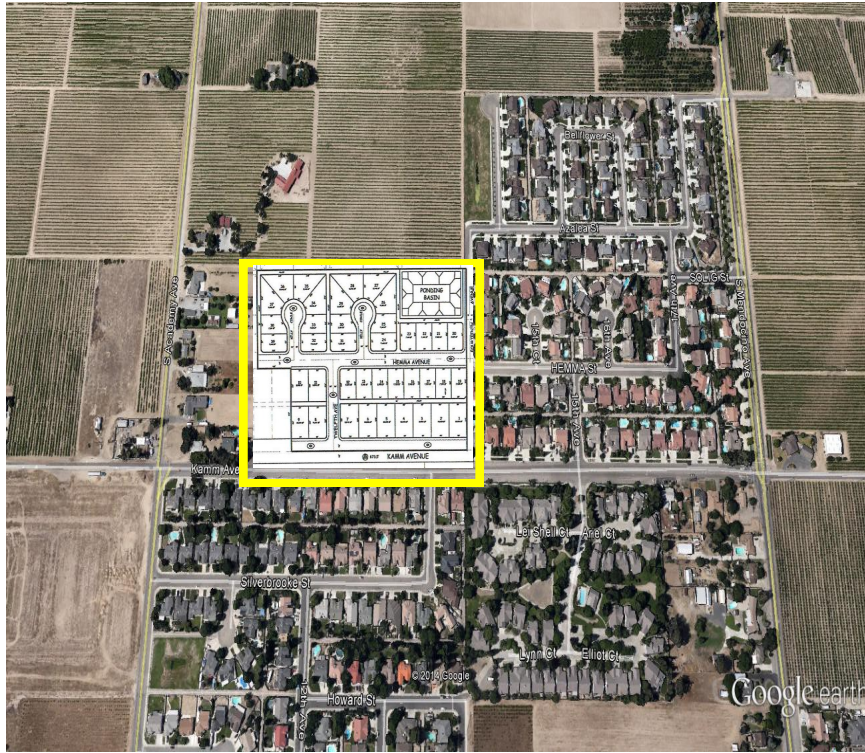


FOR SALE

13 +/- Acre Residential Land - Approved for 39 Lots Kingsburg, CA 93631



INVESTMENT HIGHLIGHTS

- Underserved Market Kingsburg in Need of New Single Family Development
- 13 +/- Acres Approved for 39 - 8,000 Square foot Single Family Lots
- Utilities On Site
- Average Home Purchase Price \$350,000 - \$400,000
- Only \$3.28 per square foot
- Traffic Counts Exceed 60,000 VPD on HWY 99-Kingsburg
- Excellent Ingress & Egress
- Population Growth Over 24.35% within 3 mile
- Average Income \$69,980

Executive Summary:

13 +/- Acres Zoned Residential Consisting of four parcels 13084, 13148, 13196 and 13228 E. Kamm Avenue, Kingsburg, CA 93631

Address: E. Kamm Avenue Kingsburg, CA 93631
 Price: \$1,399,000 (\$2.46psf)
 Utilities: At Site
 Parcel Size: 13 +/- Acres (566,280 sf)
 Zoning: Residential
 Map: Approved for 39 lots consisting of 8,000 square foot lots

Ownership Wants Sold, Make Offer!!

BDI
 BELCO
 DEVELOPMENT & INVESTMENTS

Adam Farmer
 P. (951) 696-2727
 F. (951) 696-1313
 belco2@verizon.net
 26856 Adams Ave Suite 200
 Murrieta, CA 92562

This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data.

FOR SALE
13 +/- Acre Residential Land - Approved for 39 Lots
Kingsburg, CA 93631

Population:

1 Mile: 9,965 3 Mile: 14,250 5 Mile: 30,867

Income:

1 Mile: \$59,483 3 Mile: \$69,825 5 Mile: \$66,156

Population Growth:

1 Mile: 21.35% 3 Mile: 24.35% 5 Mile: 18.79%

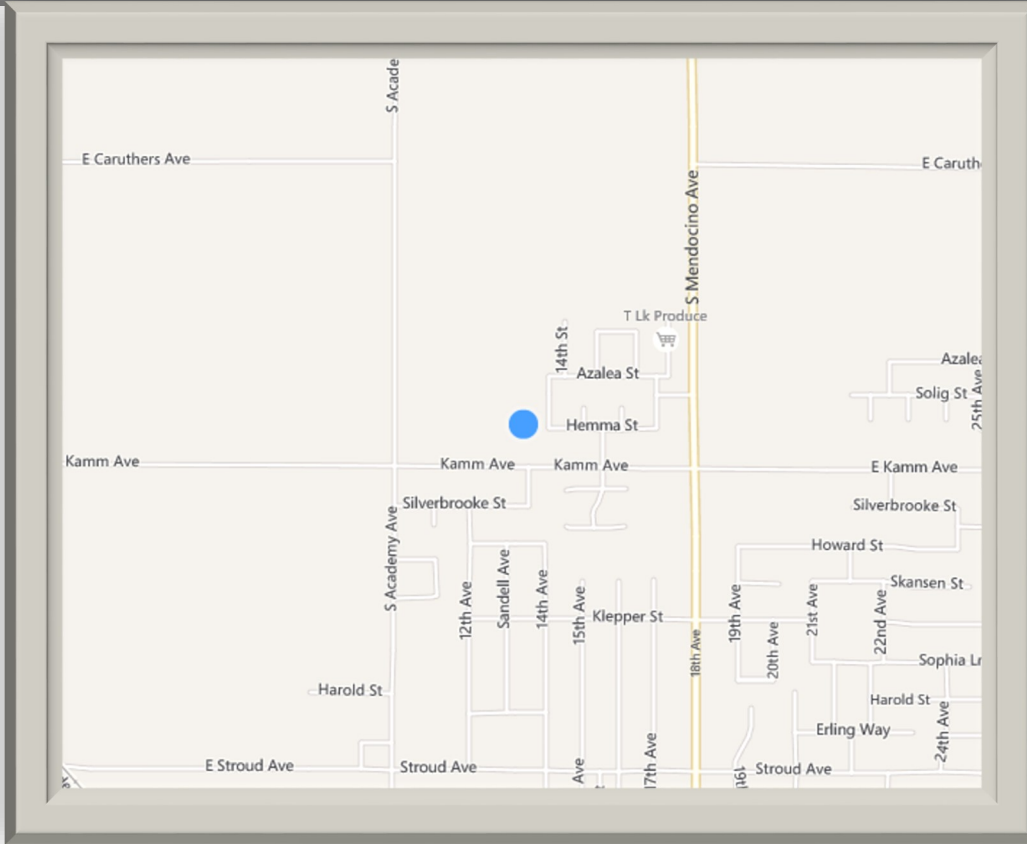
Housing Growth:

1 Mile: 12.14% 3 Mile 16.12% 5 Mile: 12.10%

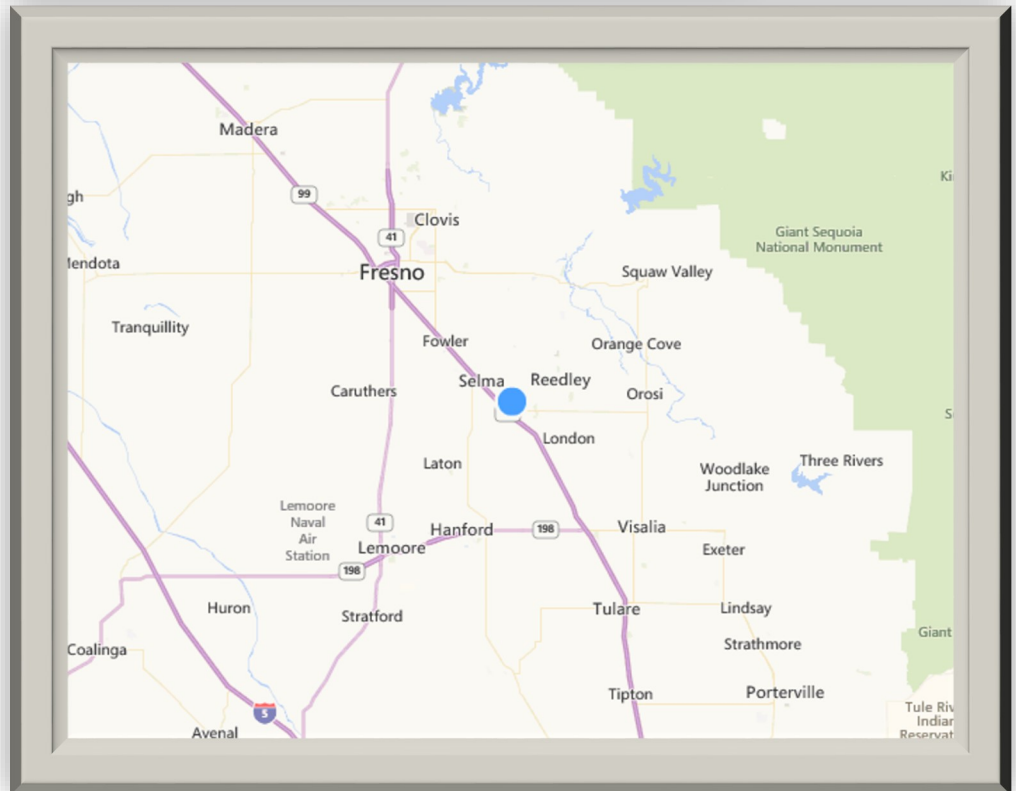
Kingsburg is a city in Fresno County, California. Kingsburg is located 5 miles southeast of Selma at an elevation of 302 feet, on the banks of the Kings River. The city is half an hour away from Fresno, and two hours away from the California Central Coast and Sierra Nevada Mountain Range and 197 miles North of Los Angeles.

Kingsburg Located 21 Miles from Fresno and 89 Miles from Bakersfield.

Maps

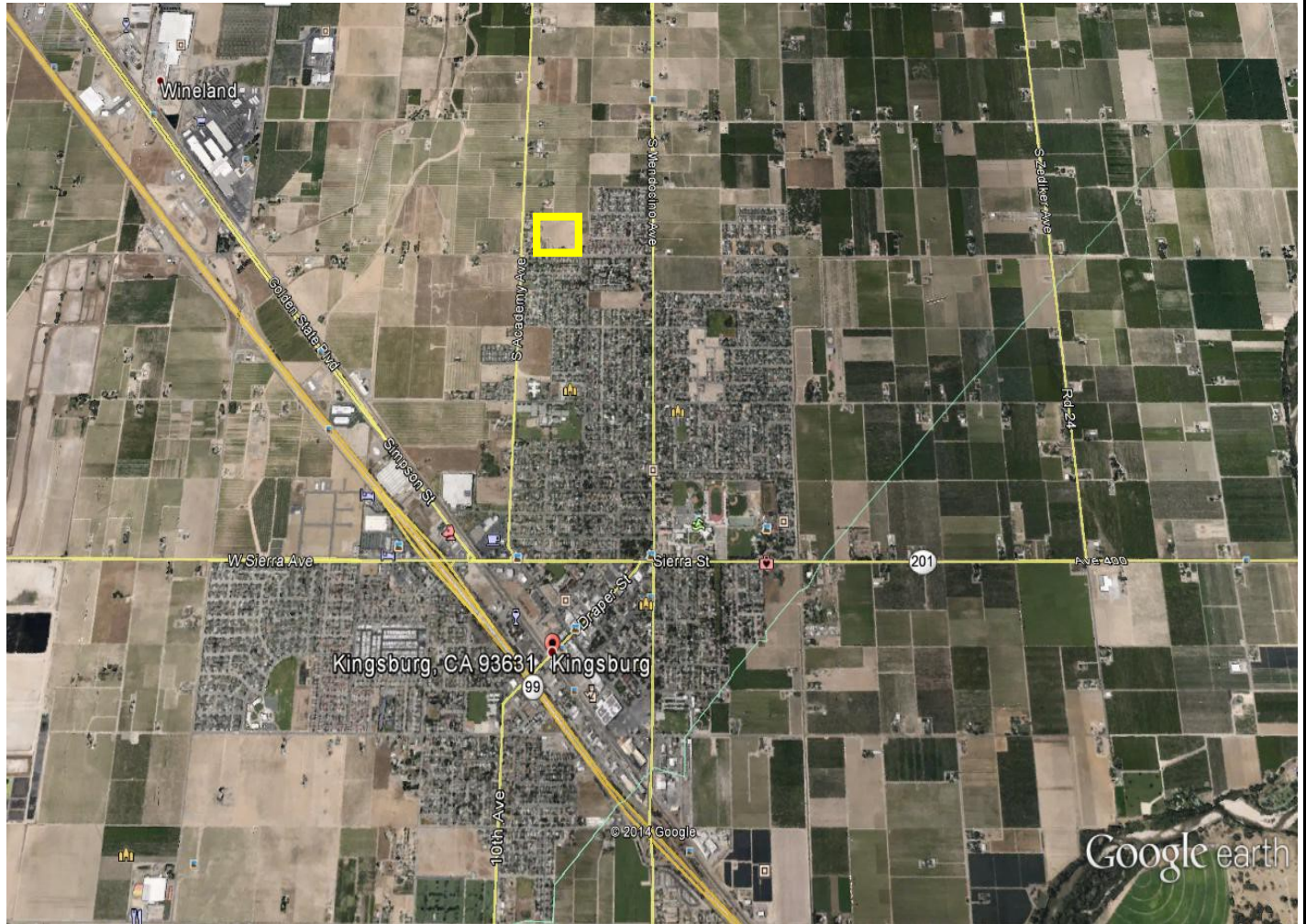


Local Map



Regional Map

Aerial Photo



This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data

