

FOR SALE

Tuolumne and N. 8th Street
Fowler, CA

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BRE #01431389



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PROPERTY HIGHLIGHTS

- › 17.28 Acres Available For Sale
- › Zoned C-2 (Community Commercial), City of Fowler
- › Great Access to/from Highway 99 via Merced Street
- › Approximately 870 linear feet of Golden State Blvd. Frontage
- › Well suited for: Fast Food, Pharmacy, Fuel, Hospitality or potential mixed-use development to include medical or multi-family.

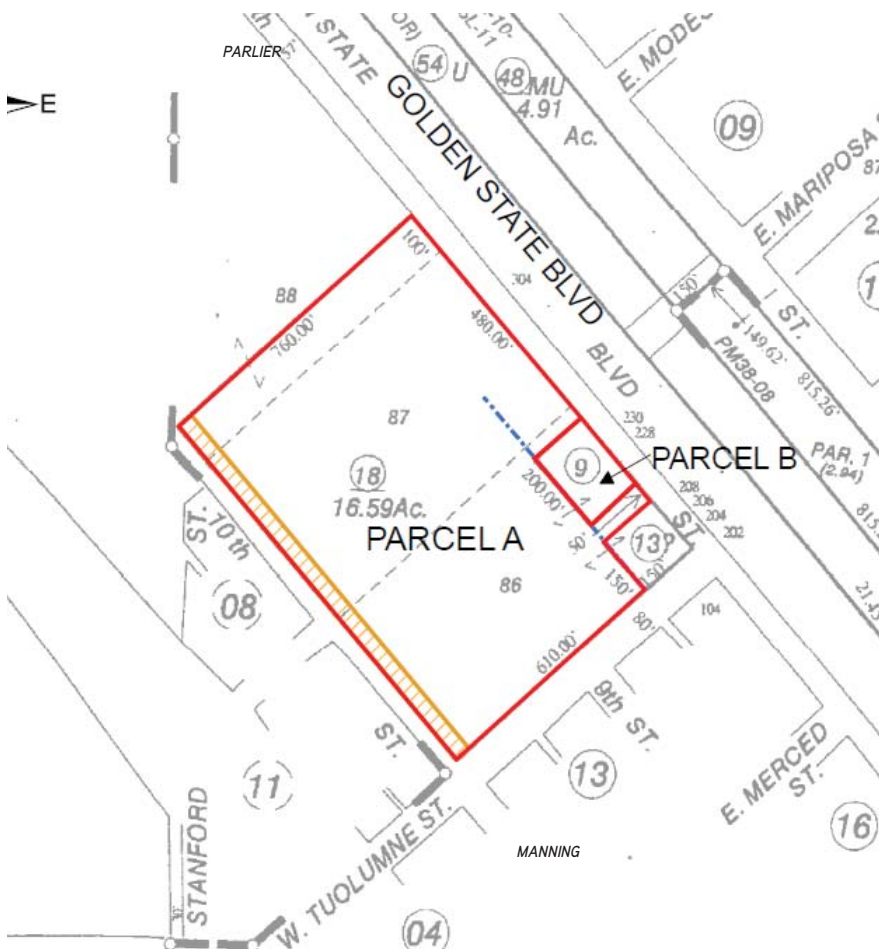
FOR SALE > 17.28 Acres

Location:	Tuolumne and N. 8th Street, Fowler, CA
Purchase Price:	\$5,270,000.00
Land Area:	2 parcels totaling ±17.28 acres (Parcel A: 16.59 Ac. and Parcel B: 0.69 Ac.)
APN:	343-020-18 and 343-020-09

- 17.28 Acres Available
- Zoned C-2 (Community Commercial)
- Great access to/from Highway 99 via Merced Street
- Approximately 870 linear feet of Golden State Blvd. Frontage
- Golden State Blvd. Ingress and Egress off Mariposa Street
- Proposed Golden State Blvd. Renovation to include sidewalks, parking lanes and bike paths along the 870 feet of Golden State frontage



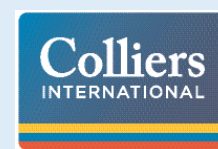
PARCEL MAP



CONTACT US

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