

233.43± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

AVAILABLE FOR SALE

SEC of County Line Road & Albany Street & the NWC of Albany Street & Cecil Avenue | Delano, California

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SAN JOAQUIN HOMES
UNDER CONSTRUCTION

38.18± ACRES

195.35± ACRES

TM #7338

← SITE

COUNTY LINE ROAD

CECIL AVENUE

BROWNING ROAD

ALBANY STREET

99
DELANO

155

155

KEY
Schools

Residential Development

Commercial Development



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PROPERTY INFORMATION

Total Land Area:	233.43± Acres
38.18± Acres	SEC of County Line Road & Albany Street Parcel #: 410-020-01
195.25± Acres	NWC of Albany Street & Cecil Avenue Parcel #: 520-010-25, 26, 27 & 39
Proposed Land Use:	Contact agents for phasing
38.18± Acres:	Single-family residential development
195.25± Acres:	Commercial, multi-family, single-family residential
Utilities:	Contact agents or see link on page 4
Purchase Price:	Contact agents for pricing & services

PROPERTY DESCRIPTION

1.) Approximately 38.18± acres of raw land located off the southeast quadrant of State Highway 99 and County Line Road. There are on and off-ramps servicing both southbound and northbound traffic. The subject property is within the city limits of Delano and nearby retail services.

2.) Approximately 195.25± acres ([see Exhibits A & B](#)) provides for retail development, up to 10± acres on the hard corner. The site will phase in multi-family development and single-family development to the north, allowing a developer/investor to make a longer term commitment in Delano.

LOCATION DESCRIPTION

Located in Delano, California, the site enjoys immediate access to US State Highway 99 and nearby retail amenities. The sites are specifically located on the SEC of County Line Road & Albany Street and on the NWC of Albany Street & Cecil Avenue.

Demographics

	1 Mile:	3 Miles:	5 Miles:
Population Trend			
2026 Projection:	11,879	46,516	58,602
2021 Estimate:	11,713	45,493	57,346
2010 Census:	11,431	43,700	55,884
2000 Census:	10,709	36,812	42,356

Population Growth			
Growth 2021-2026:	1.42%	2.25%	2.19%
Growth 2010-2021:	2.47%	4.10%	2.62%
Growth 2000-2010:	6.74%	18.71%	31.94%

Households			
2026 Projection:	2,861	11,139	11,589
2021 Estimate:	2,818	10,910	11,345
2010 Census:	2,739	10,543	10,950
2000 Census:	2,492	8,786	9,068

Household Growth			
Growth 2021-2026:	1.54%	2.10%	2.15%
Growth 2010-2021:	2.89%	3.48%	3.60%
Growth 2000-2010:	9.91%	20%	20.76%

2021 Est. Avg. Household Income:	\$58,021	\$60,337	\$60,167
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Source: Claritas 2022

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Demographics Continued

	1-mile	Percentage	3-miles	Percentage	5-miles	Percentage
<i>2021 Estimated Population by Race</i>	11,713	—	45,493	—	57,346	—
White Alone	4,050	34.58%	17,179	37.76%	22,994	40.10%
Black or African American Alone	215	1.84%	1,215	2.67%	3,523	6.14%
American Indian and Alaska Native Alone	90	0.77%	462	1.02%	544	0.95%
Asian Alone	1,807	15.43%	5,963	13.11%	6,426	11.21%
Native Hawaiian and Other Pacific Islander Alone	9	0.08%	28	0.06%	34	0.06%
Some Other Race Alone	5,081	43.38%	18,809	41.34%	21,714	37.86%
Two or More Races	460	3.93%	1,836	4.04%	2,111	3.68%
<i>2021 Estimated Population by Ethnicity</i>	11,713	—	45,493	—	57,346	—
Hispanic or Latino	9,295	79.36%	23,716	80.63%	44,105	76.91%
Not Hispanic or Latino	2,418	20.64%	21,777	19.37%	13,241	23.09%

Source: Claritas 2022

Aerial View



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Exhibits

Exhibit A

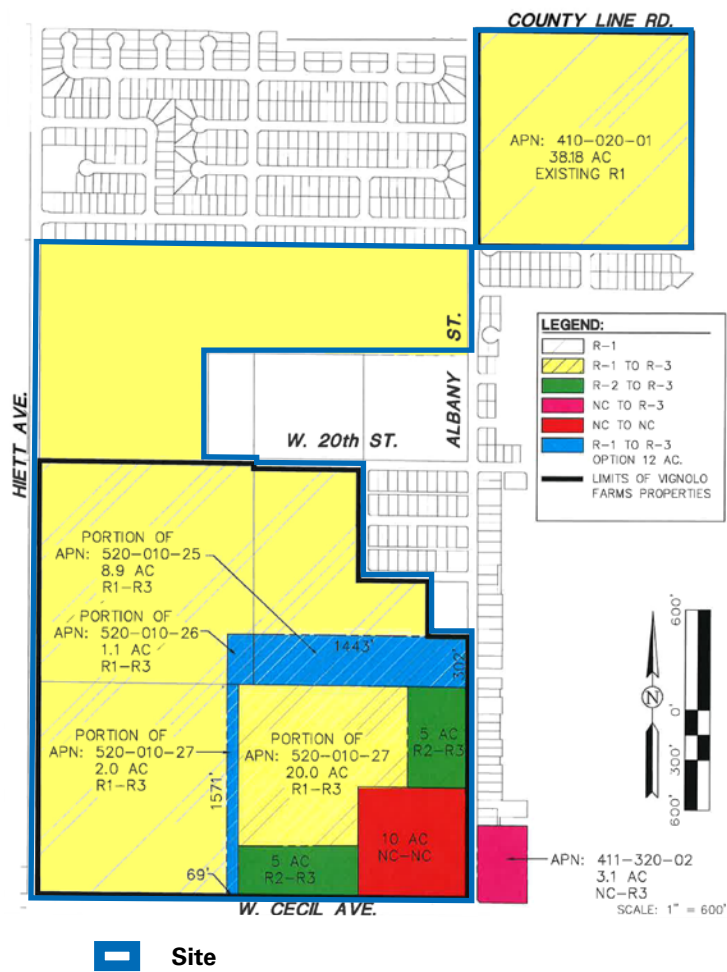


Exhibit B

ASSESSORS PARCEL NUMBER	PARCEL SIZE	PROPOSED REZONE	DENSITY CHANGE (UNITS PER ACRE)	INCREASE IN PERMITTED UNITS	DEVELOPMENT CONSTRAINTS
411-320-02 *	3.1 AC	NC TO R-3	0 TO 24	62	NONE
520-010-25	8.9 AC	R-1 TO R-3	7.26 TO 24	114	NONE
520-010-26	1.1 AC	R-1 TO R-3	7.26 TO 24	15	NONE
520-010-27 (PORTIONS)	2 AC	R-1 TO R-3	7.26 TO 24	25	LARGE SITE
	10 AC	NC TO NC	N/A	N/A	LARGE SITE
	10 AC	R-2 TO R-3	14 TO 24	60	LARGE SITE
	20 AC	R-1 TO R-3	7.26 TO 24	255	LARGE SITE, ACCESS
TOTALS:	55.1 AC			531	

*Not included in sale

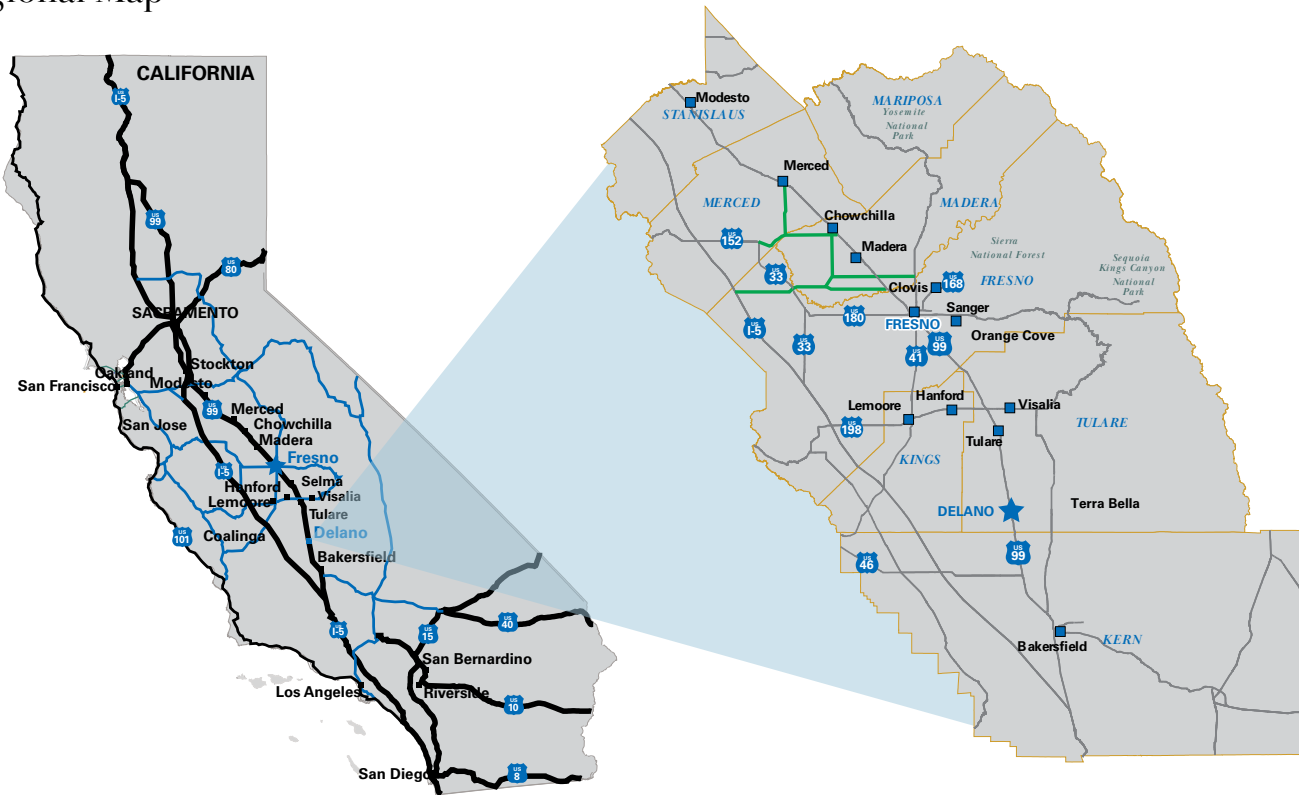
Housing Element Update - Vignolo Farms

APN(s): 411,320,02; 410-020-01; and 520-010-25 through 27

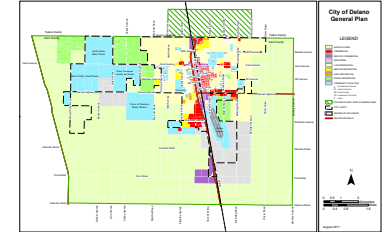
Proposed Zoning Designations

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Regional Map



Click images below for larger view



Delano General Plan



CITY OF DELANO

Utilities

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