

120.69± ACRES · ONE HALF-MILE FROM STATE HIGHWAYS
VACANT LAND FOR SALE · POTENTIAL RESIDENTIAL DEVELOPMENT
NEQ PHELPS AVE, EAST OF ELM AVE (HWY 198 & 33) · COALINGA, CA



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PROPERTY INFORMATION

The property is currently in the sphere of influence adjacent to Coalinga City Limits. The 2025 General Plan designates this property as Residential Single Family with a potential multi-family overlay. Buyer to verify with City Planning.

CURRENT LAND USE

The property is currently being farmed in row crops. Topography is flat. Sewer and water are immediately west of the property in an existing newer subdivision.

LOCATION DESCRIPTION

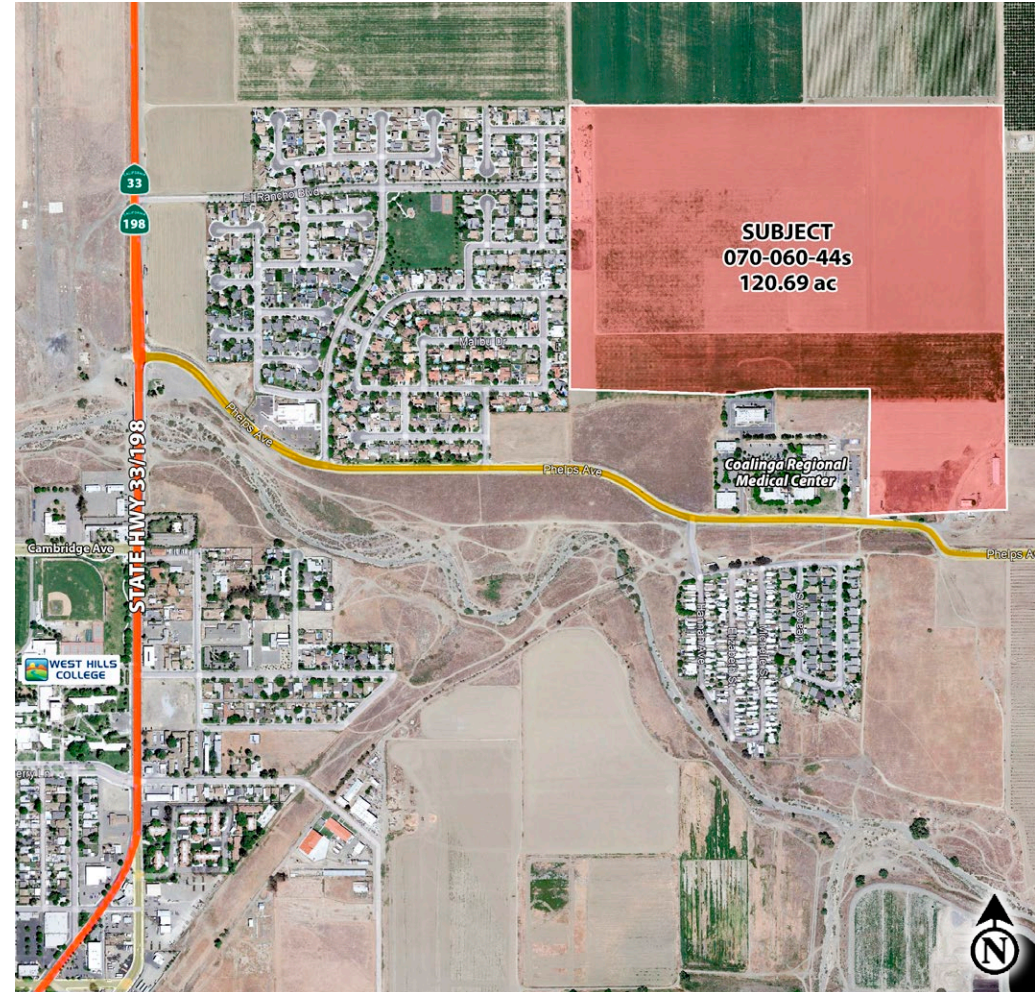
The property is located in the desirable north end of Coalinga, east of Elm Avenue and North of Phelps Ave. The property is in the sphere of influence adjacent and just east of the City Limits.

APN:

APN: 025-130-48; 120.69 acres

ASKING PRICE

\$5,310,000 (\$43,997 per acre)



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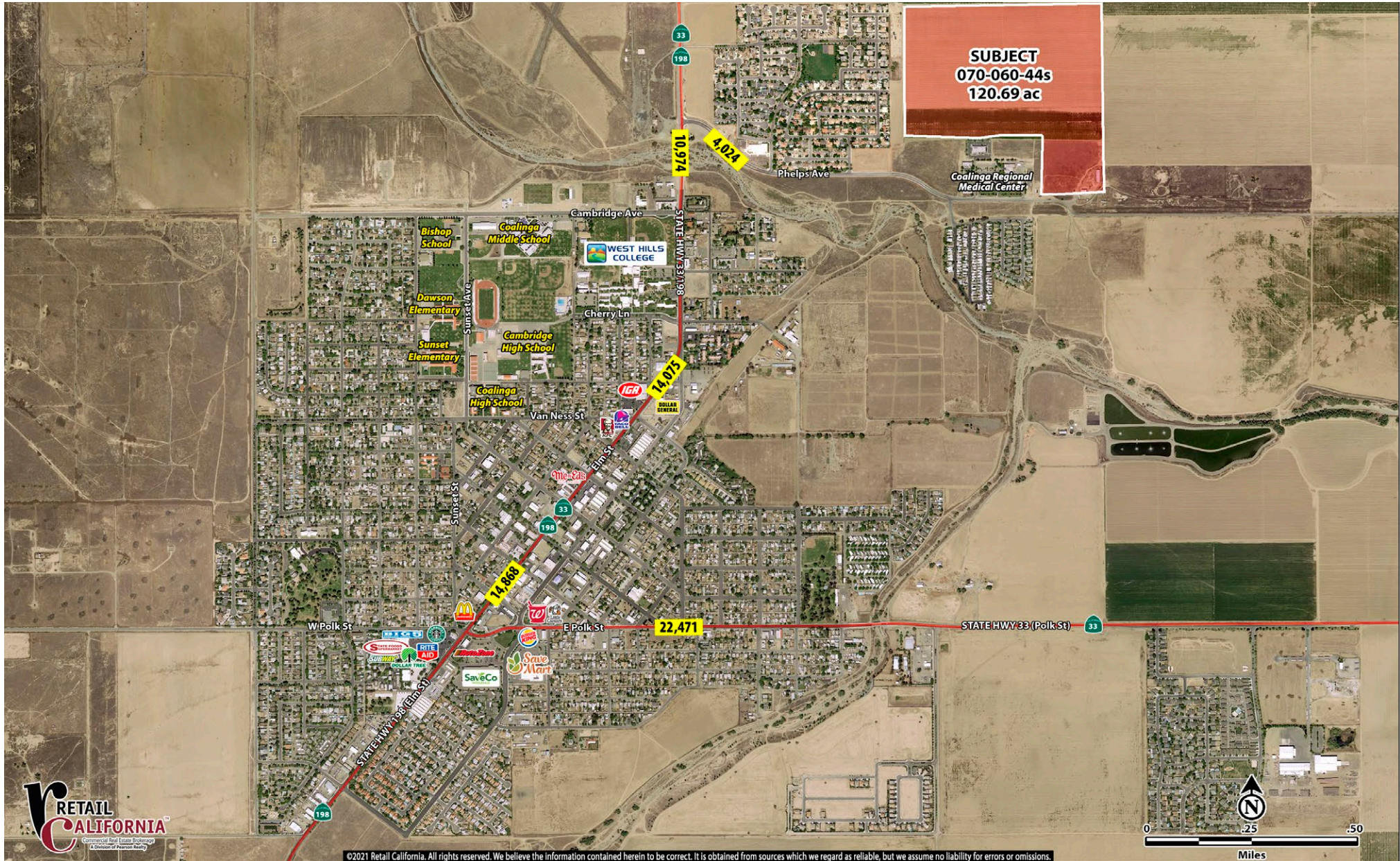
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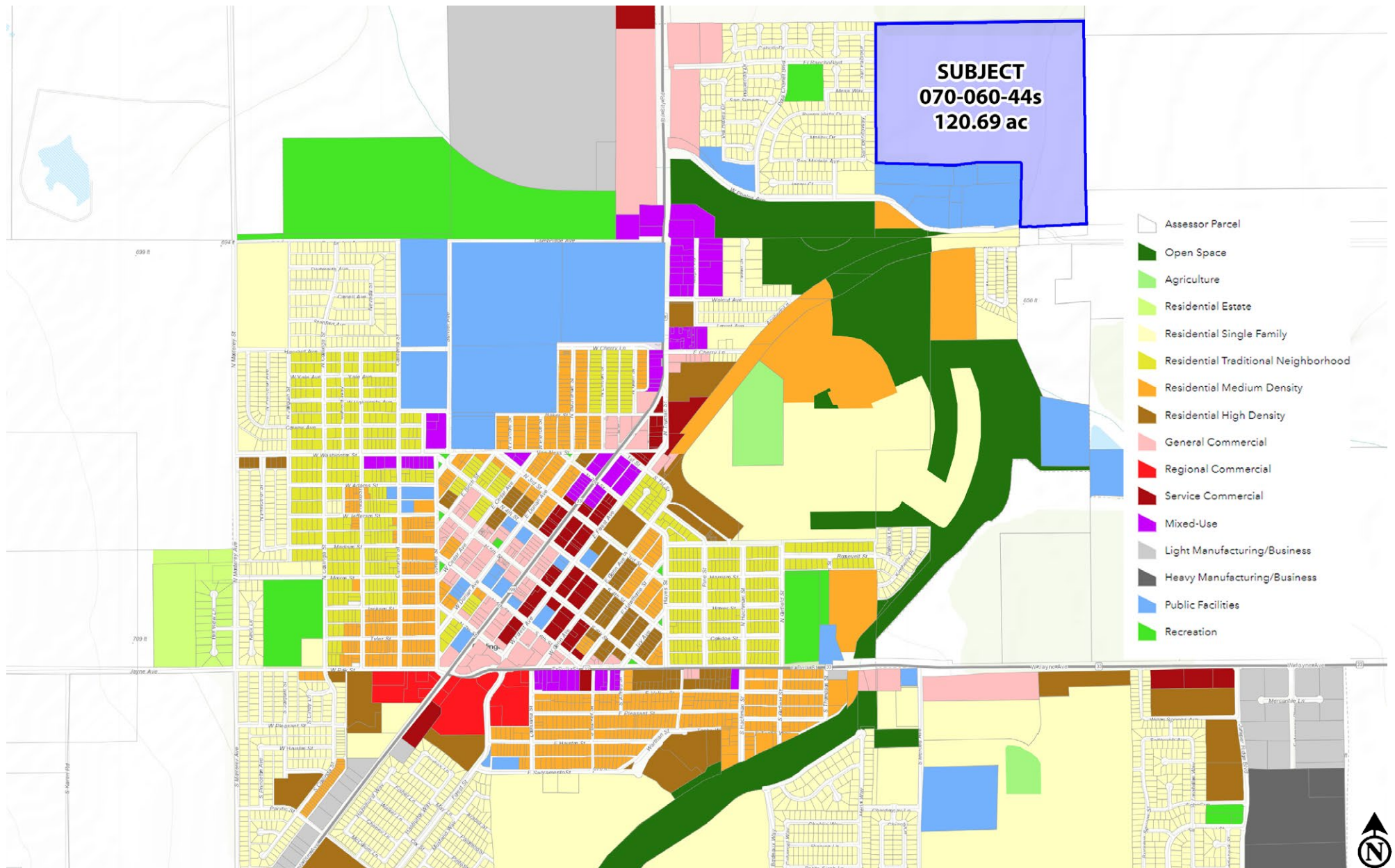
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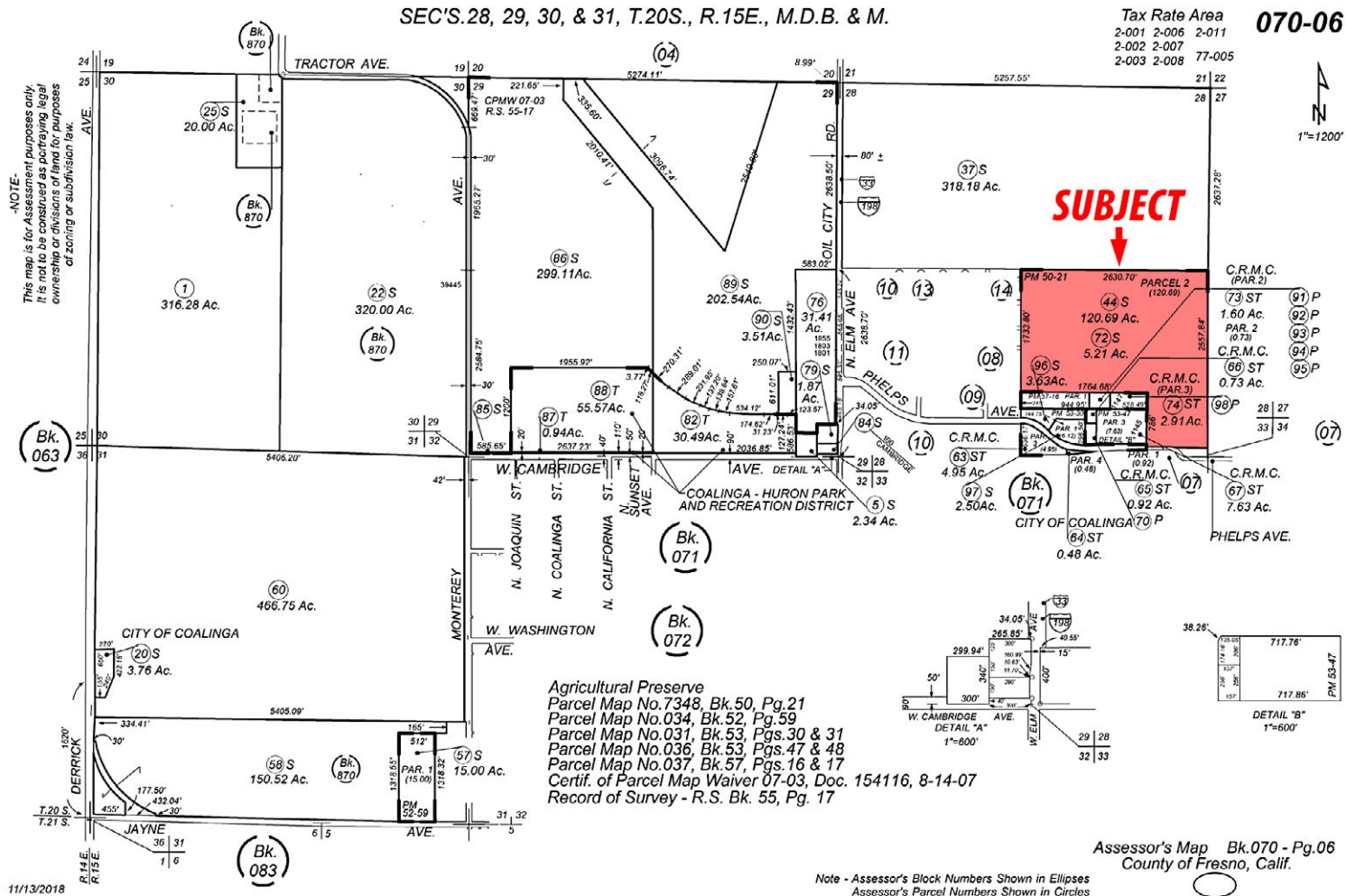
This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2021 Retail California CRE. All rights reserved.

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