

AVENAL INDUSTRIAL DEVELOPMENT LAND WITH INTERSTATE 5 ACCESS

148.00± Acres
Kings County, California

\$1,776,000
(\$12,000/Acre)



- Westlands Water District
- Within City Limits of Avenal
- Zoned M2, Heavy Industrial
- I-5 Corridor



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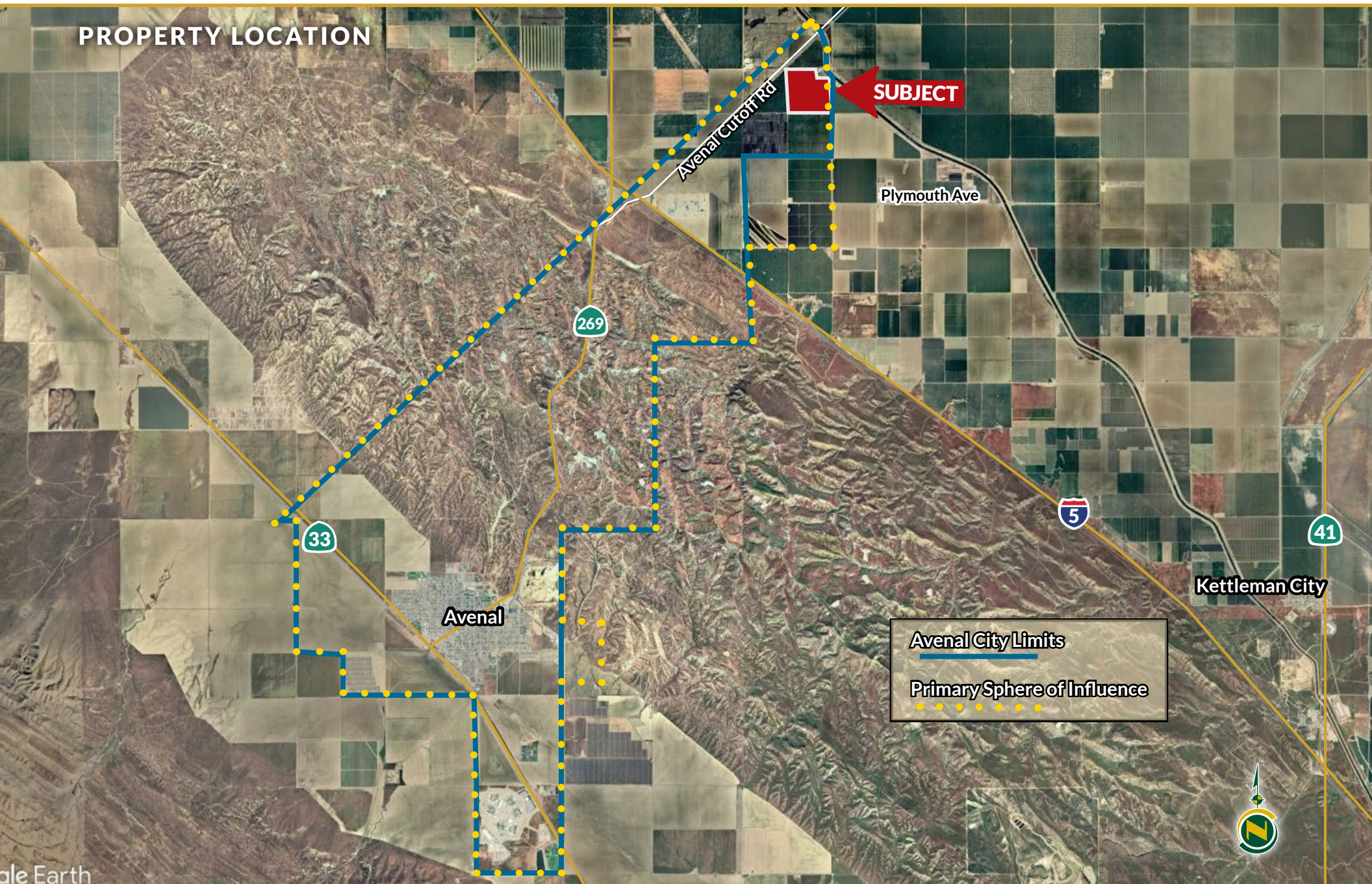


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PROPERTY LOCATION



gle Earth

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PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to purchase 148.00± acres within Avenal city limits in Kings County, California. The subject property is part of the Avenal 2035 General Plan and is zoned for industrial development.

LOCATION

The property is located on the south side of the Omaha Avenue Alignment, east of Avenal Cutoff Road, within the city limits of Avenal in Kings County, California. Situated close to Interstate 5 on and off ramps, which provides a direct line to both the Bay Area and Southern California.

LEGAL

Kings County APN: 036-170-035

Located in a portion of Section 19, Township 21S, Range 18E, M.D.B.&M.

ZONING

Industrial M2, Heavy Manufacturing. The property is NOT enrolled in the Williamson Act.

LAND USE

138.00± acres of non-viable almonds planted in March 2021, which are currently not being farmed.

WATER

Located within Westlands Water District (no turn-out on the property) and the Westlands GSA. No pumps or wells. The property is located adjacent to the City of Avenal's Water Treatment Facility.

SOILS

See soils map included.

BUILDINGS

None.

PRICE/TERMS

\$1,776,000 (\$12,000/acre) cash at the close of escrow.



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PROPERTY OVERVIEW



Avenal Cutoff Rd

Omaha Ave

33rd Ave

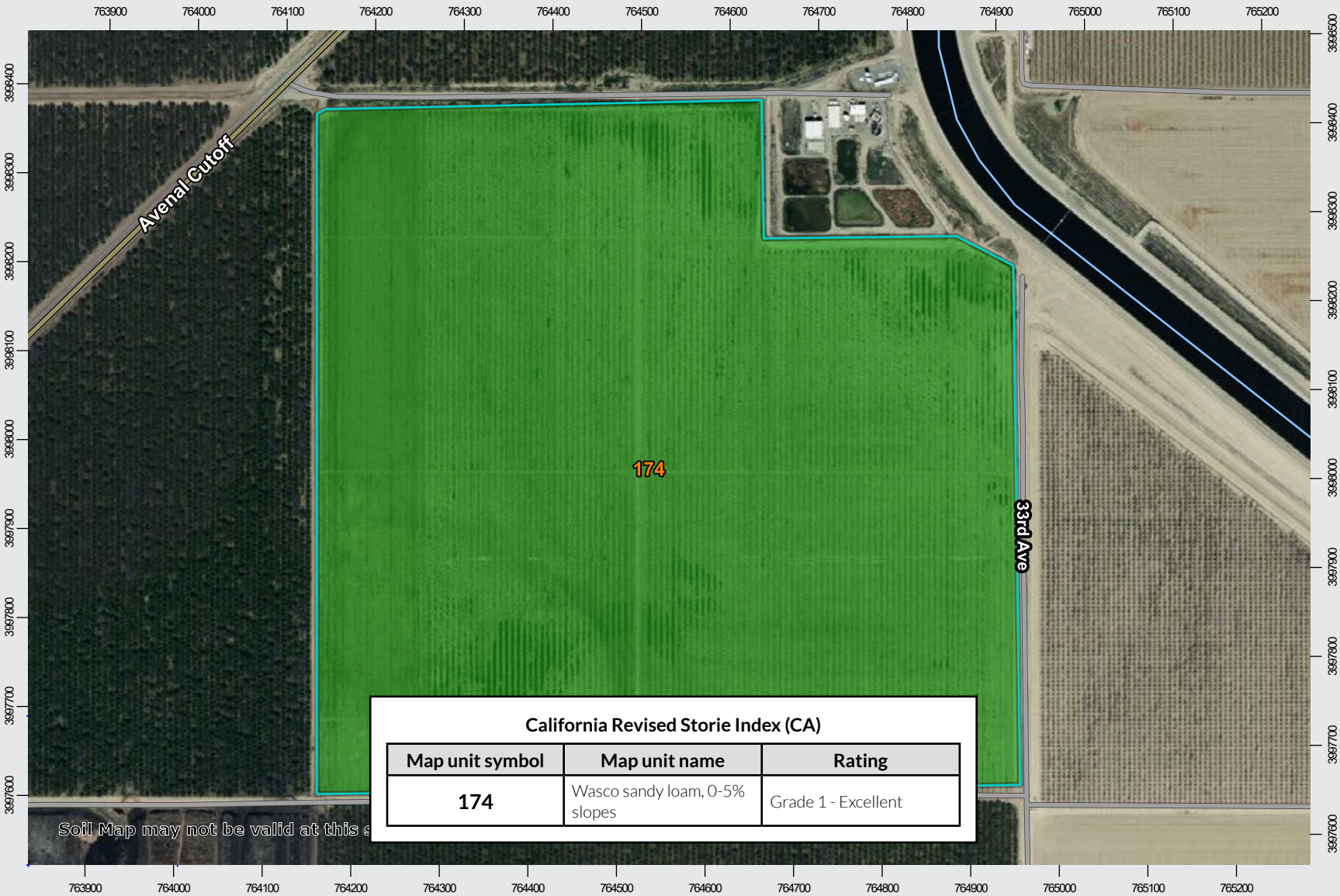


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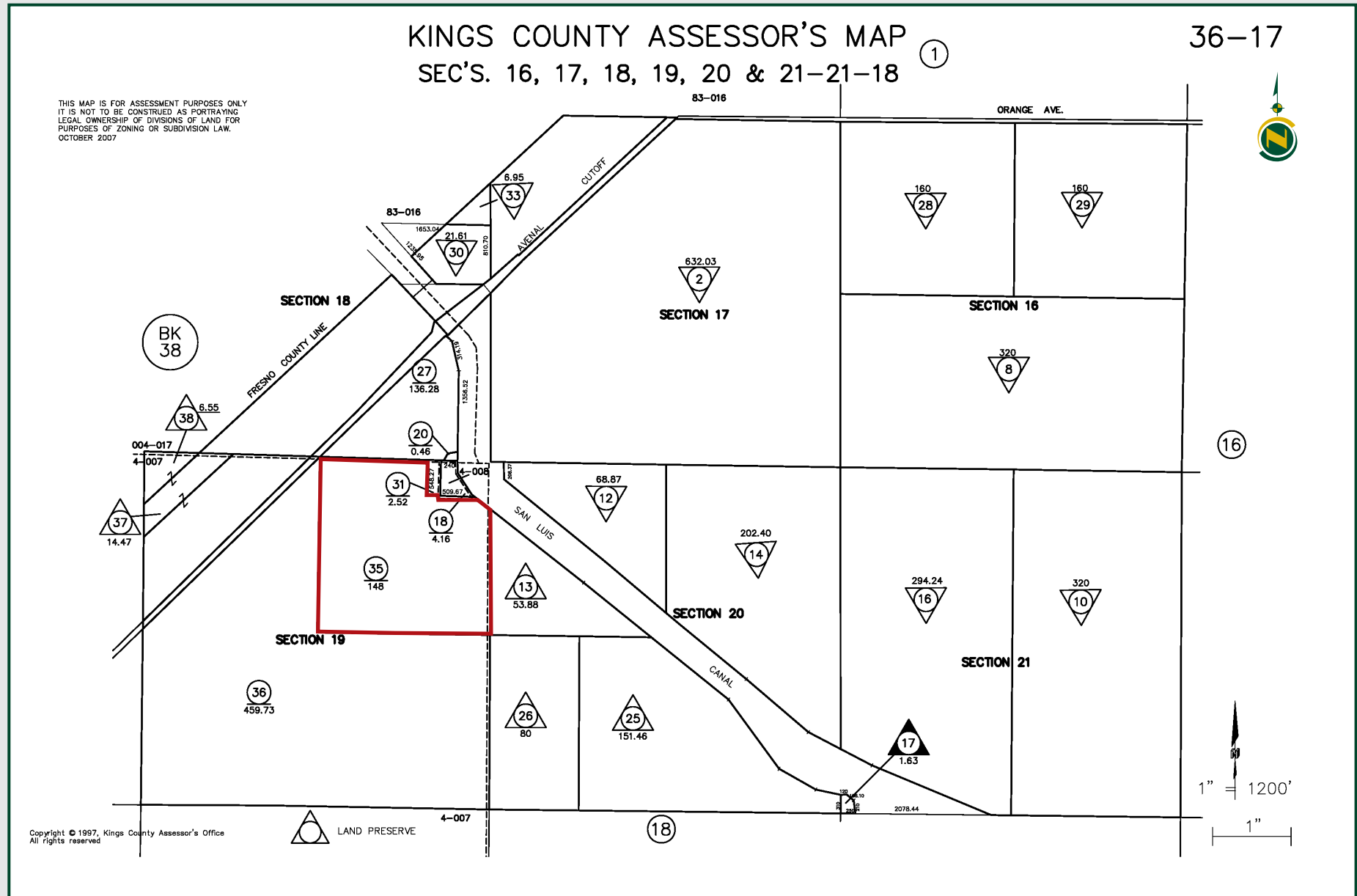
SOILS MAP



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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.