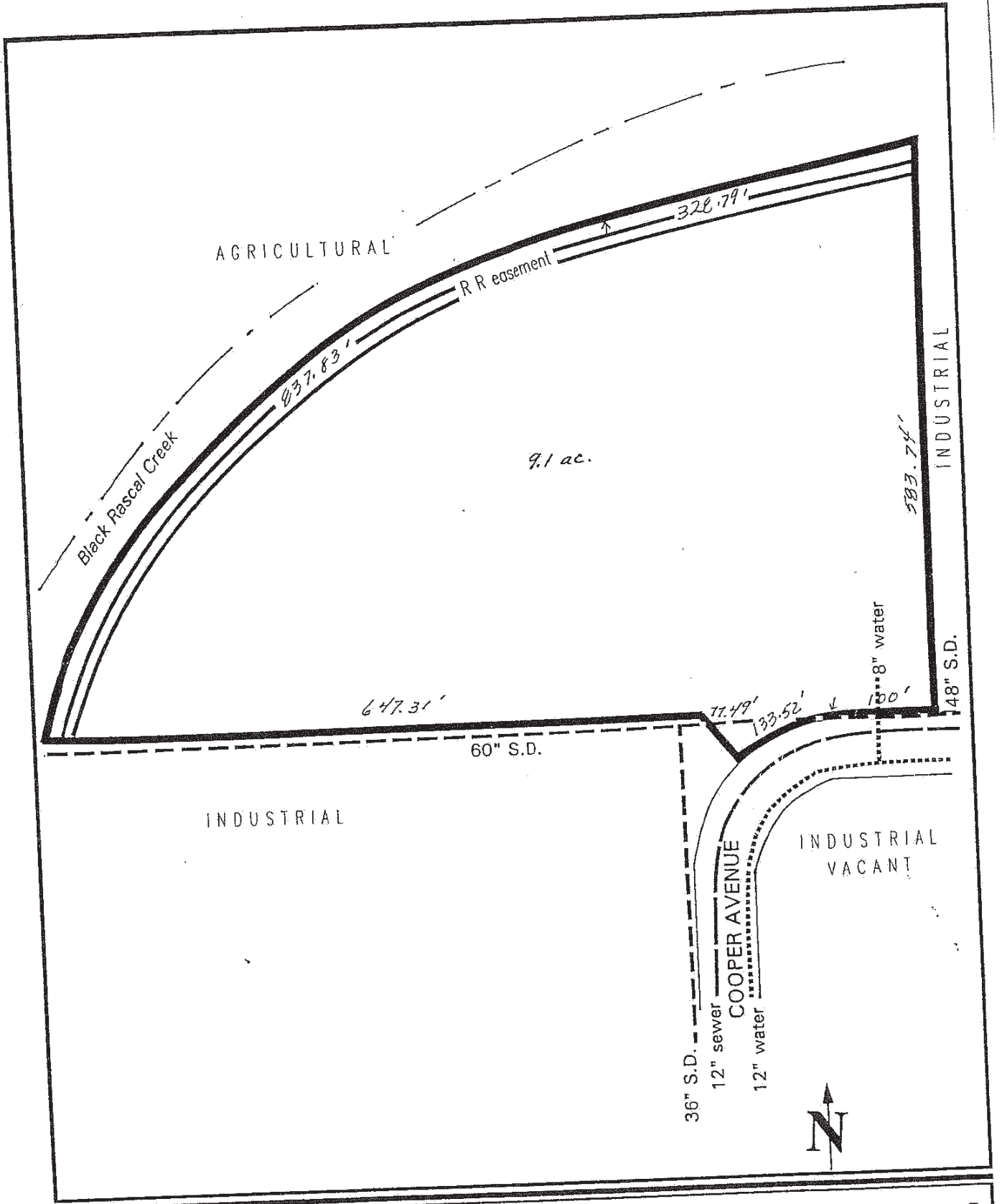


NAME: Western Industrial Park, Cooper Avenue
APN: 059-450-003
AREA: 9.1 acres
LOCATION: Western Industrial Park, West Merced
ZONING: Light Industrial (I-L) **GENERAL PLAN:** Industrial
PRESENT USE: Vacant
TERRAIN: Flat, 0-1 % slope
SOILS: Landlow: imperfect drainage, weak hardpan
LAND USES: North: agricultural South: industrial
West: agricultural East: industrial
GAS/ELECTRIC: Pacific Gas & Electric & Merced Irrigation District
WATER/SEWER: City of Merced: 12" water and 12" sewer in Cooper Avenue; 8" water on site
STORM DRAINAGE: Served by 60" main; infill required for special flood hazard; drainage system necessary
SOLID WASTE: City of Merced
POLICE: Merced Police Department
FIRE: Merced Fire Department, ISO rating Class 2
RAIL: Union/Southern Pacific
ACCESS: Freeway 99 via 16th Street interchange
DEVELOPMENT ISSUES: Flood plain; flood compliance necessary
OWNERSHIP: Todd Bender
HG Builders, Inc.
360 E. Yosemite Ave
Suite 200
Merced 95340
(209) 383-2232
AVAILABILITY: Call Owner
BROKER: None

OTHER:

Booster Pump: May Be Required
On-Site Detention Pond: May Be Required



Merced Industrial Site

