



FIABCI

INVESTMENT COMMERCIAL SPECIALISTS, INC.

8050 N. Palm Avenue, Suite 300
Fresno, CA 93711

EXECUTIVE SUMMARY

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|--------------------------|--|
| 1. Property Type: | Vacant Land/Commercial Property located on the NW Sector of I-5 & 41 |
| 2. Location: | 33000 Cyril Place, Kettleman City, CA APN: 042-150-064 (See Map) |
| 3. Parcel Size: | Approx. 11.67 Ac. |
| 4. Zoning: | Highway Commercial |
| 5. Highest & Best Usage: | Possible uses: Motel/Hotel, Truck Stop, RV Park, Recreational Park, Industrial/Commercial Bldgs. |
| 6. History: | Previously an RV Park containing Approx. 66 spaces, plus office & laundry facilities and pool. |
| 7. Asking Price: | \$1,495,000; Submit All Offers |

Remarks:

This property is strategically located off I-5 & Hwy. 41, which is approximately half way between Los Angeles and San Francisco. Combined, these highways provide a very high traffic count which would be highly advantageous to many types of business endeavors. The owner is a lender who will consider all offers.

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