



Office of Economic Development

City of
Merced

2025 Growth and Opportunities



Our Community

Located in the San Joaquin Valley -- the heart of California -- Merced has a positive business and industrial climate and offers room to grow for the next wave of economic development. The community is located on two rail lines and Highway 99 and is near other major interstate routes. It is close to the San Francisco Bay Area, Monterey Bay, and the Sierra Nevada mountains.

Merced is home to the newest University of California campus, UC Merced, Merced College, and a K-12 educational system that has sent graduates to the top universities across the nation. Merced has a vibrant downtown accented by the historic Merced Theatre, excellent business and industrial districts, spacious parks, quiet residential areas, and prides itself on being a family-friendly community. Even with 90,000 residents, the City manages to maintain its small town flavor.



The City of Merced is part of the California High Speed Rail project and will be one of nine stations situated throughout the State. Recently, Altamont Corridor Express (ACE) announced that service would be provided to Merced. The ACE train will connect the City of Merced to the Silicon Valley.

There is an abundance of recreational enjoyment available in Merced and in the nearby mountains, foothills, rivers, and lakes that offer several hunting, fishing, boating, skiing, and other activities.

We welcome any client to visit the City of Merced's sights and sites.

UC Merced

UC Merced, ranked number one in social mobility and number five for best public universities according to the Wall Street Journal, is officially annexed into city limits. The annexation of the UC into the city establishes Merced as a community positioned for research, innovation, and opportunity. Subsequent annexations near UC Merced along Bellevue Road and Lake Road will follow increasing Merced retail trade area.



Merced Yosemite Regional Airport Terminal

The new \$17 million Airport Terminal Replacement Project will welcome air travelers. Construction is currently in progress and is expected to be completed by second quarter 2025, with the terminal anticipated to open in third quarter 2025.

Regional Community Park

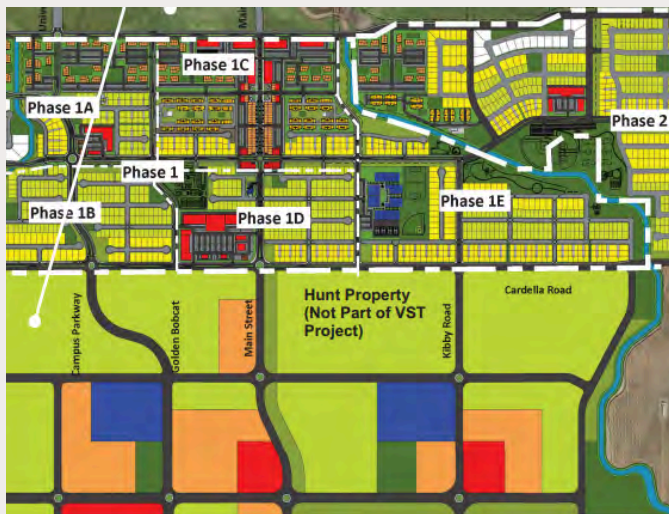
CP 42 phase one is in construction and is planned to be a local, regional, and state venue for sports tournaments and events. With its proximity to State Route 99 and HWY 59, opportunities with UC Merced, and the expansion of Campus Parkway, the complex will serve as an economic catalyst for the community.



Community Investments

Dreamscape Learn at Merced College

Merced College is proud to be the first California Community College to offer virtual reality learning through the Dreamscape Learn classroom, as well as the free roam pod experience. These advances are a part of their broader initiative to prepare students for the rapidly- changing global, but also local landscape.



UC Merced Medical Building

UC Merced received approval for the development of a state-of-the-art medical education facility worth \$300 million, set to accommodate more than 2,000 students. This four-story building, spanning 203,500 sqft, will house UC Merced's medical education program in collaboration with UCSF.

Virginia Smith Trust

The annexation creates new opportunity for both the community and the economy. The area is planned for residential, commercial, educational development, parks, and other community amenities. VST's proximity to UC Merced will foster innovation, new research, and workforce development. With VST annexed, five more annexations are to follow suit.



2025 Projects and Openings



Hilton Garden Inn at Campus Parkway

Construction is underway on a five story Hilton Garden Inn with a conference center. The location offers easy access to Hwy 140, leading to Yosemite and North Merced, with connections to UC Merced.

Merced Mall Renovation and Expansion

Serving Merced residents for over 50 years, Merced Mall is under a new name and new ownership. Marketplace at Merced is currently undergoing renovation and will become more entertainment and service driven. Raising Canes, Vallarta Supermarket, Boot Barn, and Crunch Fitness have been announced.



Sears Renovation Project

The former Sears building will be divided into eight tenant spaces and two drive-thru retail pads co-located at the Merced Mall Shopping Center. Ulta Beauty, Five-Below, Petco, Burlington, Mattress Firm, Bath & Body Works, and Rack Room Shoes are the announced tenants.





Commercial Development and Opportunities

Near Merced Mall



645 Fairfield Drive, Merced, CA 95348

2 Acres
Planned Development (P-D)
Ernie Ochoa, KW Commercial
(209) 704-7653

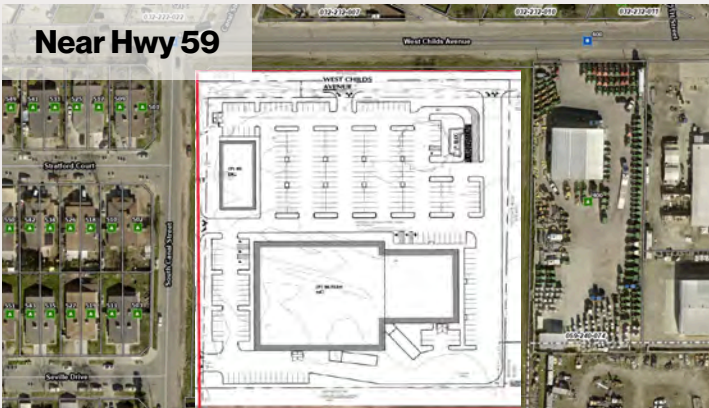
North Merced



1237 W Yosemite Ave, Merced, CA 95348

4 Acres; 7 Acres; 11 Total Acres
Planned Development (P-D)
Scott Best, Best Properties
(916) 835-6576

Near Hwy 59



406 W Childs Ave. Merced, CA 95340

Grocery Store Anchored Commercial Center
+/- 5.96 acres
Commercial Shopping District

North Merced



SEC, Cardella Rd/M St, Merced, CA

+/- 8.69 Acres
Planned Development
Darius Assemi, Granville Homes
(559) 492-4032

Regional Center



851 W Olive Ave, Merced, CA 95348

Acres: +27.32
Zoning: Planned Development
Joey Chiurazzi, Ethan Conrad Properties
(916) 996-5539

Marketplace at Merced

Former Merced Mall is now under a new name and new ownership

Yosemite Crossings

Located in the fast growing North Merced with both colleges and the hospital nearby.

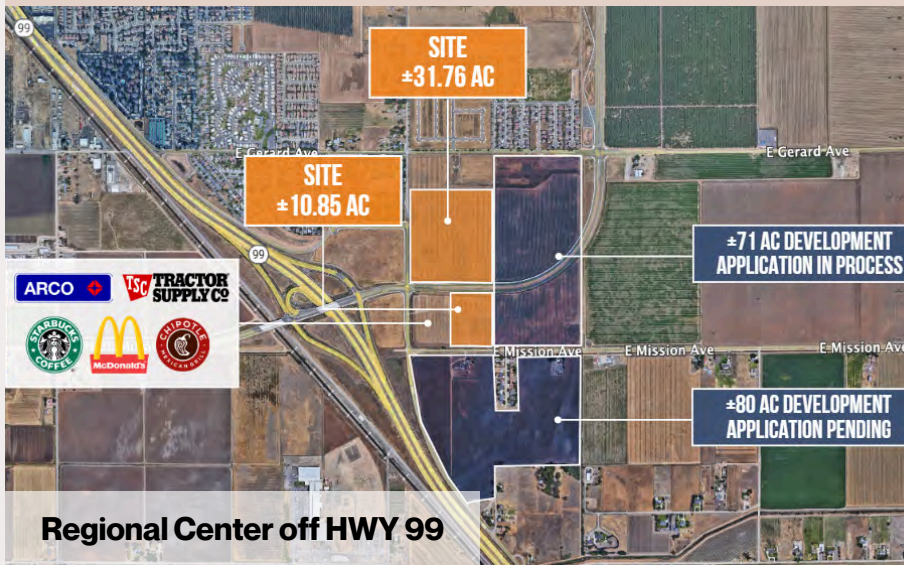
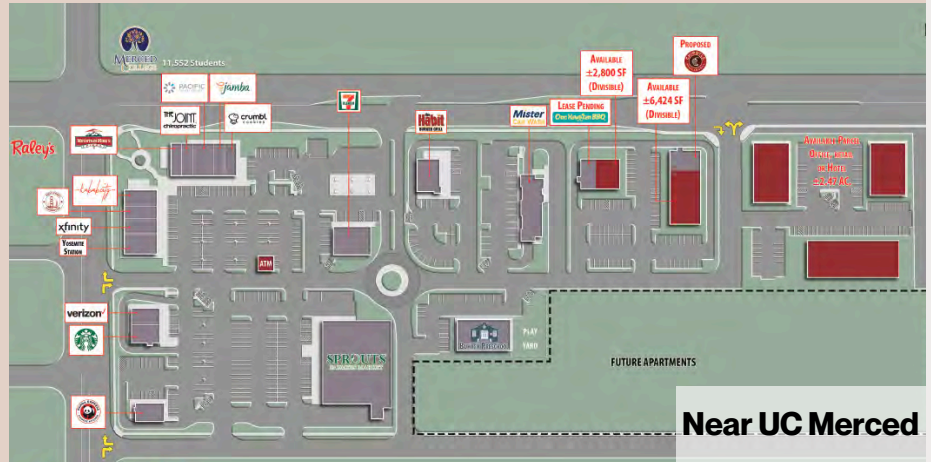
NEQ Yosemite Avenue & G Street

Acres: +20 acres

Zoning: Mixed use commercial

Shane Anderson

(559) 650-1305



Gateway Marketplace

77- acres slated for high-density residential and commercial use, has both leasing and sale opportunities. Located on the newly constructed Campus Parkway off Hwy 99 that connects South and North Merced with direct access to UC Merced.

Hwy 99 & Mission Ave Interchange
Zoning: Planned Development and Central Commercial

Dan Gallagher
(916) 745-2175

Campus Parkway

9-acre mixed commercial development located off Hwy 99 and Campus Parkway. Construction is underway on a 5 story Hilton Garden Inn with a conference center. Fast food and dining pads are available for ground lease or built-to-suit.

1001 South Coffee Street, Merced, CA 95340

Acres: +/- 5.96

Zoning: Planned Development and Central Commercial

Zack Kaufman

(559) 256-2448

Merced's Newest Hotel Plaza



Merced's Office of Economic Development can assist with locating properties.
Please scan for the most updated listings and information.





City of Merced

Story Through Numbers

Trade Area Data



116,100

County
Labor Force



196,746

2024
Population

Top Industries



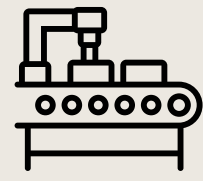
Government



Healthcare



Agriculture



Manufacturing

Merced Community



**Largest
City**

in Merced County



**Median
Age 31**



\$73,473

Average
Household Income



Population
6.43 % Growth
Rate

Number of Households



24,400 2010

27,155 2020

28,447 2024

30,296 2029 (Projection)

UC Merced

9.1K
Students

67%
First Generation

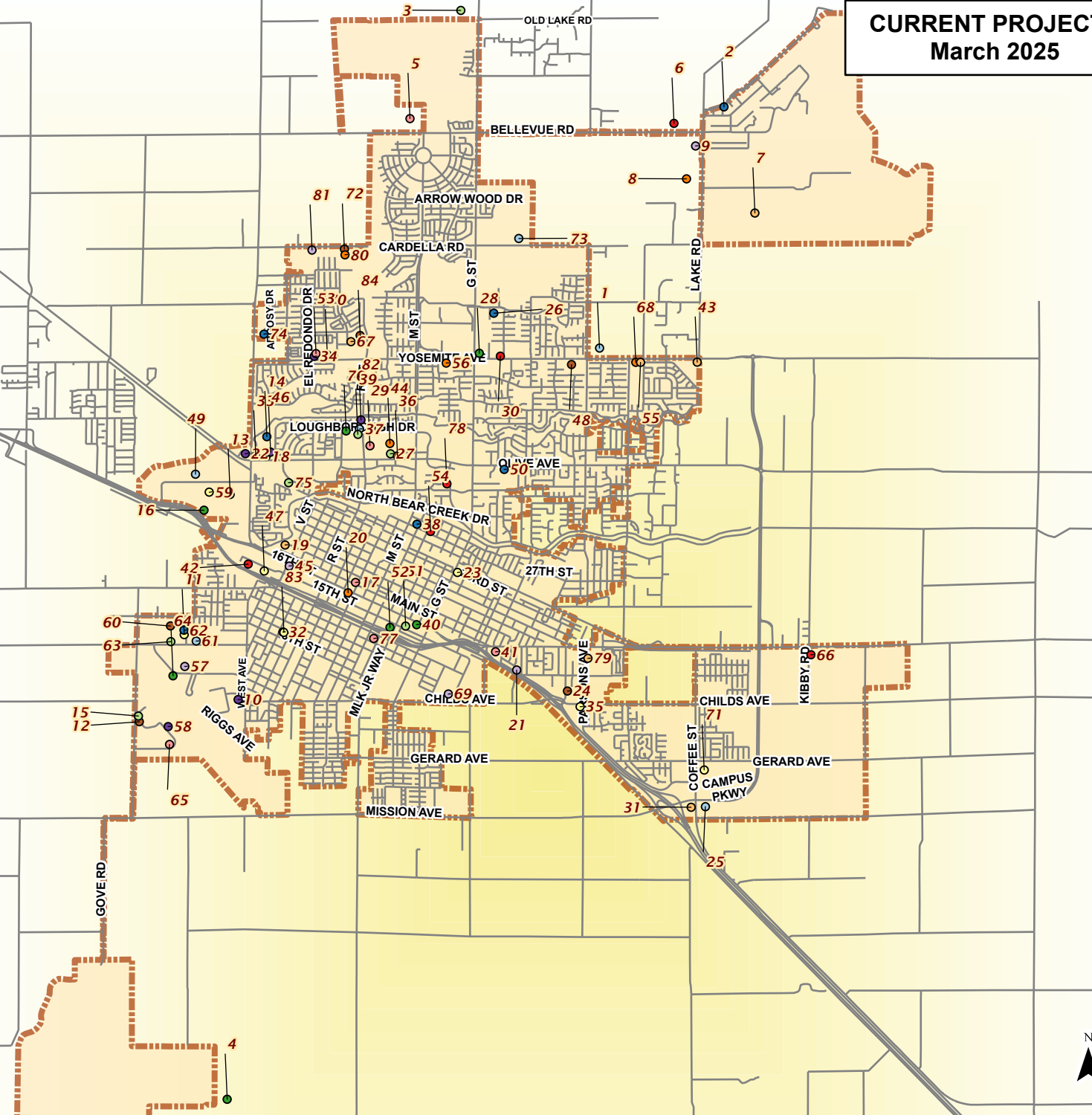
Merced College

16K
Students

39%
First Generation



CURRENT PROJECTS March 2025



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| <ul style="list-style-type: none"> ● 1. Merced Crossings Annexation (Pending) ● 2. UC Merced Annexation ● 3. Rogina Annexation ● 4. Wastewater Treatment Plant Annexation #2 ● 5. M Street Annexation ● 6. University Vista Annexation ● 7. Virginia Smith Trust Annexation ● 8. Branford Point Annexation ● 9. UC Villages Annexation ● 10. 1 West Ave Distribution LLC ● 11. Moak, Inc ● 12. Koyami ● 13. Quality Yield ● 14. Connected Merced ● 15. Custom Cultivation ● 16. Profarms ● 17. Berner's ● 18. Blue Fire ● 19. Manzanita ● 20. Medallion ● 21. Culture Merced | <ul style="list-style-type: none"> ● 22. Gas Station/Car Wash/Mini-Mart/Fast-Food ● 23. Pro Lube ● 24. Carol Ave Gas Station/Convenience Mkt/Car Wash ● 25. Merced Gateway Center ● 26. Northview Medical Offices ● 27. Merced Mall - Codding Enterprises ● 28. Yosemite Crossing ● 29. Shoppes at Merced Mall (Seritage) ● 30. Valley Childrens Clinic ● 31. Campus Parkway Plaza ● 32. DRA Development ● 33. Chase Partners - Retail ● 34. Yosemite Village Commercial ● 35. Childs & Parsons Commercial Development ● 36. Olive Garden ● 37. Circle K Mini-Mart/Gas Station ● 38. Jenny Nicol's Old Schoolhouse Bakery ● 39. US Foods - Chef Store ● 40. Angry Chicks Restaurant ● 41. Home 2 Extended Stay Hotel ● 42. Merced Toyota ● 43. Merced Station Retail | <ul style="list-style-type: none"> ● 44. Merced Mall - Addition ● 45. Jasmeet LLC ● 46. Merced Security Storage ● 47. Razzari Ford ● 48. Gonzalves ● 49. The Cirrus Company ● 50. United Security Capital ● 51. Merced Power Sports ● 52. Chick-fil-A ● 53. Barnes ● 54. Merced City School District ● 55. Wet Whistle ● 56. Merced County Office of Education ● 57. Fineline Industries/Centurian Boats ● 58. JWK Holdings ● 59. Prudential Freezer ● 60. Lawler Mini-Storage ● 61. JKB Living, Inc. ● 62. M-Mig Construction ● 63. Merced City School District ● 64. Dynamic Electrical ● 65. Frito Lay Distribution Center | <ul style="list-style-type: none"> ● 66. 160 Driving Academy ● 67. Compass Pointe Apartments ● 68. The Hub 2.0 ● 69. Childs Court Apartments ● 70. Yosemite Village Apartments ● 71. Gateway Commons Apartments ● 72. Sage Creek Apartments ● 73. Regency Court Apartments ● 74. Bruno Apartments ● 75. Devonwood Apartments ● 76. Isaac Sargiz ● 77. Gateway Terrace II ● 78. Up Holdings-Park Ave (Mercy Village) ● 79. Visionary Homes ● 80. Maracor Development ● 81. Royal Woods Apartments ● 82. CR Consulting Group ● 83. Warren ● 84. TRS, OPS |
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#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
Annexations								
1	Merced Crossings Annexation	Northeast Corner of Gardner Ave & Yosemite Ave	Student Housing, Mixed Use, Rural Residential	40,000	Annex/ Pre-Zone #16-01/ GPA #16-04/ PD Est #75	540	70	Pending
2	UC Merced Annexation	UC Merced Campus	Annexation	N/A	Annex/Pre-Zone 22-01	0	220	Approved
3	Rogina Annexation	West Side of G St at Old Lake Rd	Single Family, Multi-Family, Commercial	138,700	Annex/ Pre-Zone #18-01/ GPA #18-02	680	147.4	Pending
4	Wastewater Treatment Plant Annexation #2	East of Gove Road	Annexation	N/A	Annex/ Pre-Zone #19-01 GPA #22-01	0	390.1	Pending
5	M Street Annexation	Northwest Corner of M St & Bellevue	Annexation	305,685	Annex/ Pre-Zone #20-01	322	37	Pending
6	University Vista Annexation	Northwest Corner of Bellevue Rd & Lake Rd	Annexation	788,000	Annex/ Pre-Zone #22	4176	290.6	Pending
7	Virginia Smith Trust Annexation	Northeast Corner of Cardella & Lake Rd	Annexation	862,000	Annex #23-03	3857	654	Approved/ Unconstructed
8	Branford Point Annexation	West of Lake Road, South of Bellevue Road	Single-Family, Multi-Family, & Commercial	785,597	Annex/ Prezone #23-01/ GPA #23-02	650	47.7	Pending
9	UC Villages Annexation	Southwest Corner of Bellevue & Lake Roads	Single & Multi-Family, Comm'l, & Hospitality	1,050,818	N/A	922	37	Pending
Cannabis - General (Non-Retail)								
10	1 West Ave Distribution LLC	1 West Ave	Cannabis Distribution, Cultivation, & Testing	126,099	CCBP #22-12, -13, -14	0	11.3	Approved
11	Moak, Inc	847 Beechcraft Ave	Cannabis Cultivation	14,000	CCBP #21-05	0	1.0	Approved
12	Koyami	115 Heron Way	Cannabis Cultivation	16,000	CCBP #21-07	0	1.67	Approved
13	Quality Yield	2777 N Hwy 59, Ste D	Cannabis Cultivation & Distribution	103,767	CCBP #21-01	0	22.3	Approved
14	Connected Merced	1987 W Olive Ave	Cannabis Manufacture, Distribution, & Cultivation	48,400	CCBP #18-32	0	6.0	Approved
15	Custom Cultivation	103 Heron Way	Cultivation	13,896	CCBP #20-01	0	1.24	Approved
16	Profarms	1785 Ashby Rd	Manufacture, Distribution, & Cultivation	104,000	CCBP #21-02	0	40	Approved
Cannabis - Retail								
17	Berner's	811 W Main St	Cannabis Dispensary	2,500	CCBP #18-10R	0	.17	Operating
18	Blue Fire	1985 W Olive Ave	Cannabis Dispensary	3,548	CCBP #18-06R	0	2.0	Operating
19	Manzanita	1594 W 18th St	Cannabis Dispensary	5,076	CCBP #18-17R	0	.30	Operating
20	Medallion	808 W 16th St	Cannabis Dispensary	1,421	CCBP #18-21R	0	.55	Operating
21	Culture Merced	1111 Motel Dr	Cannabis Dispensary	3,520	CCBP #22-02R	0	.38	Approved
Commercial and/or Mixed-Use								
22	Gas Station Car Wash Mini-Mart Fast-Food	Northwest Corner of Santa Fe Dr & N Hwy 59	Retail/Commercial	N/A	Annex/ Pre-Zone #15-01/ GPA #15-04	0	7.83	Site Partially Developed
23	Pro Lube	Northwest Corner of G St & 23rd St	Pro-Lube/Car Wash/ Sandwich Shop	N/A	CUP #1192	0	1.93	Site Partially Developed

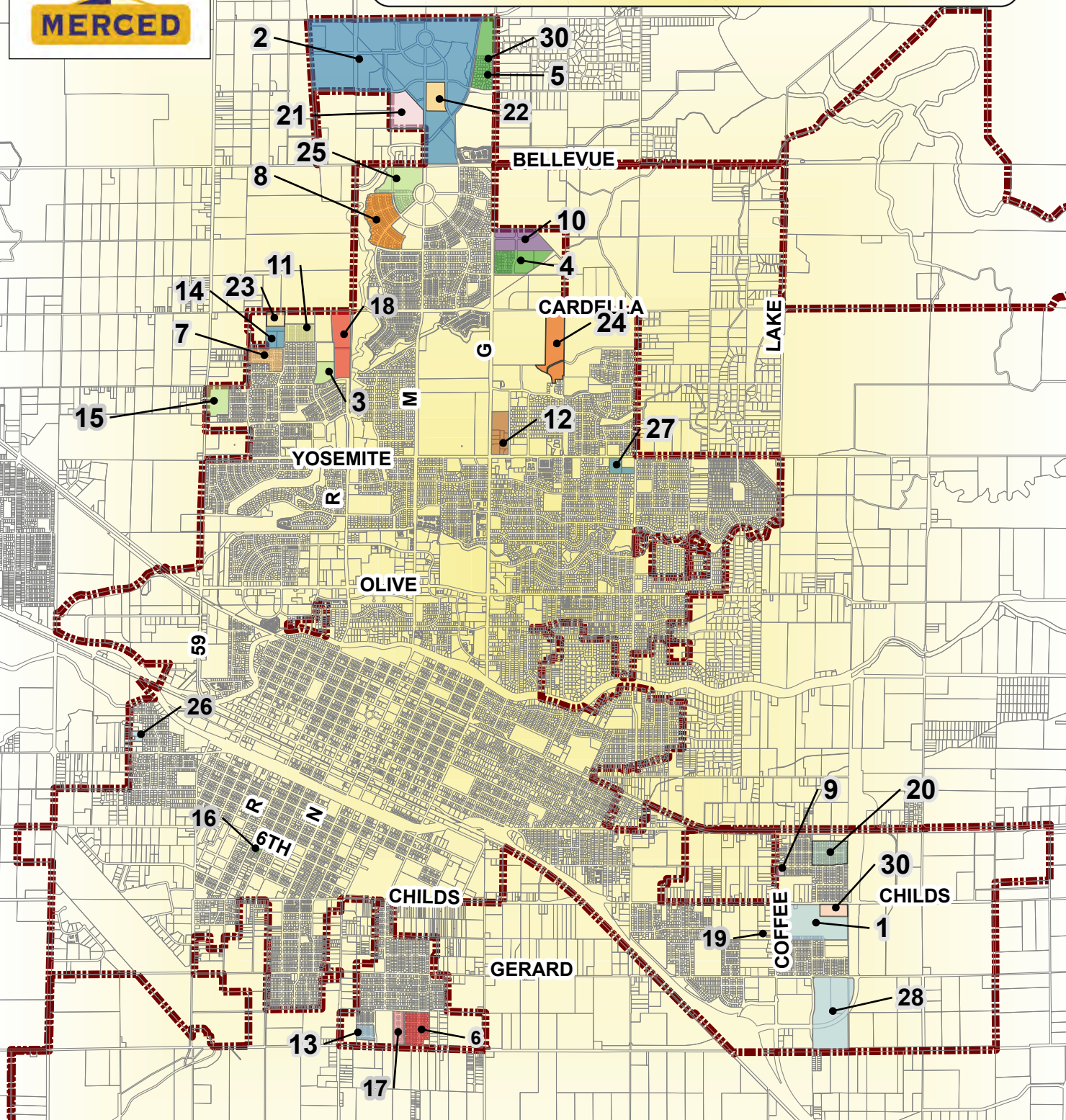
#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
Commercial and/or Mixed-Use (Continued)								
24	Carol Ave Gas Station Convenience Mkt Car Wash	Carol Ave, North of Childs (764 & 782 Carol Ave)	Gas Station, Convenience Market, Retail Space	4,900	CUP #1213	0		Under Construction
25	Merced Gateway Center	NE & SE Corner of Coffee & Campus Pkwy	Shopping Center	523,000	GPA #15-03/ ZC #422/ P-D Est #74	0	77.5	Site Partially Developed
26	Northview Medical Offices	Southeast Corner of Mercy Ave & Sandpiper	Medical Office	10,000	CUP #1183	0	1.2	Site Partially Developed
27	Merced Mail Coddling Enterprises	851 W Olive Ave	Remodel & Addition to Existing Mall	N/A	SUP Rev #38 to P-D #1	0	27.32	Approved but Unconstructed
28	Yosemite Crossing	Northeast Corner of Yosemite Ave & G St	Shopping Center w/ Apartments	194,000	GPA #19-03/ SUP Rev #3 to P-D #72	44	21.5	Site Partially Developed
29	Shoppes at Merced Mall	Northeast Corner of W. Olive Ave & R St	Remodel of old Sears Buildings	67,000	SP #440	0	9.5	Under Construction
30	Valley Childrens Clinic	Northeast Corner of Yosemite Ave & Sandpiper Dr	Pediatric Medical Center	44,250	SP 451	0	4.54	Approved but Unconstructed
31	Campus Parkway Plaza	Southwest Corner of Campus Parkway & Coffee St	Shopping Center	127,000	SP #439	0	7.5	Site Partially Developed
32	DRA Development	1250 W 9th Street	Retail Commercial	4,749	SP #436	0	0.35	Approved but Unconstructed
33	Chase Partners - Retail	Northeast Corner of Hwy 59 & Olive Ave	Retail (7-11, Fast-food/Office/Retail)	16,000	GPA #20-02	0	3.38	Site Partially Developed
34	Yosemite Village Commercial	Northeast Corner of Yosemite Ave & El Redondo Dr	Gas Station/Mini-Market/Car Wash	5,000	CUP #1253/ SP #471	0	1.14	Site Partially Developed
35	Childs & Parsons Commercial Development	Southwest Corner of Childs & Parsons	Retail Commercial	12,000	CUP #1158, SP #395, SP #401	0	3.21	Developed
36	Olive Garden	North of Olive Ave, West of M St	Restaurant	6,572	SP #485	0	1.26	Developed
37	Circle K Mini-Mart Gas Station	Southwest Corner of R St. & Loughborough Dr	Commercial	3,700	CUP #1268 & SP #506	0	.78	Under Construction
38	Jenny Nicol's Old Schoolhouse Bakery	2649 Canal St.	Retail (Bakery)	1,200	SP #495	0	0	Developed
39	US Foods - Chef Store	3275 R St	Retail	18,709	SP #497	0	0	Developed
40	Angry Chicks Restaurant	62 W. 16th St.	Restaurant	4,316	SP #498	0	0	Approved, but Unconstructed
41	Home 2 Extended Stay Hotel	736 Motel Dr	Hotel	N/A	SP #499	86	0	Approved, but Unconstructed
42	Merced Toyota	1400 Auto Center Dr	Service Building	7,220	SP #500	0	0	Approved, but Unconstructed
43	Merced Station Retail	2990 E Yosemite Ave.	Retail (Starbucks & Other Tenants)	6,500	SP #509	0	0.78	Approved but Unconstructed
44	Merced Mall Addition	861 & 871 W Olive Ave	2 Additions to Merced Mall	15,881	SP #511	0	0	Approved but Unconstructed
45	Jasmeet LLC	1480 W 16th St	Convenience Store/ Gas Station	3,800	CUP #1271	0	.69	Approved but Unconstructed
46	Merced Security Storage	1965 W Olive Ave	Self-Storage & Long-Term Vehicle Storage	N/A	GPA #23-02/ SUP Rev #3 to P-D #12/CUP #1274 SP #516	440	6.02	Under Construction

#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
Commercial and/or Mixed-Use (Continued)								
47	Razzari Ford	1234 Auto Center Dr	Addition to Auto Dealership	5,200	SP #522	0	7.5	Approved but Unconstructed
48	Gonzalves	1380 E. Yosemite Ave.	Self-Storage Facility (500 Units)	N/A	GPA #24-02/ SP #551	0	3	Pending
49	The Cirrus Company	2409/2411/2459 Cooper Ave	Self-Storage (indoor and outdoor)	N/A	SP #556	0	13.84	Approved but Unconstructed
50	United Security Capital	470 E. Olive Ave	Self-Storage (885 Units)	N/A	GPA #23-05 and SP #555	0	3.5	Approved but Unconstructed
51	Merced Power Sports	219 W 15th St	Retail Pad	14,000	SP #550	0	.82	Approved but Unconstructed
52	Chick-fil-A	1510 Martin Luthe King Jr Way	Quick Service Restaurant	5,805	SP #537	0	1.16	Approved but Unconstructed
53	Barnes	1275/1285 Yosemite Ave.	Car Wash and Quick Service Restaurant/ Retail Space	5,000	SP #535	0	1.18	Approved but Unconstructed
54	Merced City School District	2600 K Street	Off-Campus Education Center	8,500	CUP #1284	0	.68	Pending
55	Wet Whistle	2272 E Yosemite Ave	Restaurant w/Alcohol Sales	4,600	CUP #1273	0	0	Approved but Unconstructed
56	Merced County Office of Education	350 W. Yosemite Ave	Charter School	24,000	CUP #1262	0	5.4	Approved but Unconstructed
Industrial								
57	Fineline Industries Centurian Boats	2047 Grogan Ave	Expansion of Existing Boat Manufacturer	30,000	SP #433	0	6.61	Approved
58	JWK Holdings	150 Hawk Dr	Industrial	35,280	SP #446	0	2	Approved
59	Prudential Freezer	2320 Cooper Ave	Industrial Freezer Space	102,176	SP #478	0	7	Approved
60	Lawler Mini-Storage	2275 & 2284 Cessna Way	Mini-Storage	42,700	SP #489	222	2.02	Approved
61	JKB Living, Inc.	2051 Wardrobe Ave	Mini-Storage	N/A	SP #490	521	0	Approved
62	M-Mig Construction	865 Beechcraft Ave	New Shell Building	9,600	SP #514	0	1.28	Under Construction
63	Merced City School District	2111 Wardrobe Ave	New Operational Support Services Building	52,908	SP #521	0	9.9	Approved
64	Dynamic Electrical	2090 Grogan Ave	New Electrical Contractor's Shop & Yard	8,770	SP #526	0	1.47	Approved
65	Frito Lay Distribution Center	APN 059-420-082	Frito Lay Distribution Center	11,478	SP #548	0	2.72	Approved
66	160 Driving Academy	1700 Kibby Road	Truck Driving Academy	2,700	SP #525	0	2.4	Approved
Multi-Family/Mixed Use								
67	Compass Pointe Apartments	Southeast Corner of Horizons & Pacific	Apartments	N/A	CUP #1208	136	10.42	Approved
68	The Hub 2.0	Southeast Corner of Yosemite Ave & McKee Rd	Mixed-Use	N/A	CUP #1238 & SP #455	224	5.94	Under Construction
69	Childs Court Apartments	Northwest Corner of Childs Ave & B St.	Apartments Permanent Supportive Housing	N/A	SP #429	119	4.9	Developed
70	Yosemite Village Apartments	Northwest Corner of Yosemite Ave & Compass Pte Ave	Apartments with Neighborhood Commercial	N/A	CUP #1239 & SP #456	220	11.98	Approved but Unconstructed
71	Gateway Commons Apartments	Southeast Corner of Gerard Ave & Coffee St	Apartments	N/A	SP 457	200	9.3	Under Construction

#	Project Name	Project Location	Land Use	Project Size (s.f.)	Application	# Units	Parcel Size (Acres)	Status
Multi-Family/Mixed Use (Continued)								
72	Sage Creek Apartments	Southeast Corner of Cardella Rd & Horizons Ave	Apartments	N/A	SP #458	248	13.5	Approved but Unconstructed
73	Regency Court Apartments	North of Merrill Dr (extended), East of G St	Apartments	N/A	CUP #1200	180	9.8	Approved but Unconstructed
74	Bruno Apartments	West side of San Augustine at Pacific	Apartments	N/A	GPA #18-03	164	10.73	Approved but Unconstructed
75	Devonwood Apartment	South side of Devonwood Btw Loughborough & Austin	Apartments	N/A	GPA 20-01	156	6.3	Under Construction
76	Isaac Sargiz	Southeast Corner of Loughborough Dr & Meadows Ave	Apartments/Medical Clinic	N/A	GPA 21-02	161	6.95	Approved but Unconstructed
77	Gateway Terrace II	Southwest Corner of 13th ST. & K St.	Apartments	N/A	Building Permit	50	1.5	Approved
78	Up Holdings-Park Ave (Mercy Village)	West Side of Park Ave, N. of Alexander Ave	Apartments (Supportive Housing)	N/A	SP #487	66	1.54	Approved but Unconstructed
79	Visionary Homes	1808 Parsons Ave	Apartments (Affordable Housing)	N/A	GPA #22-02/ ZC #430	108	4.59	Approved but Unconstructed
80	Maracor Development	northeast corner of Horizons & Monaco	Multi-Family	N/A	SP #496	396	13.5	Approved but Unconstructed
81	Royal Woods Apartments	South of Cardella Rd, west of El Redondo Dr	Apartments	N/A	CUP #1264	72	3.6	Approved but Unconstructed
82	CR Consulting Group	3351 R St	Multi-Family	N/A	SP #505	24	1.3	Approved but Unconstructed
83	Warren	1250 W 9th St	Multi-Family	N/A	CUP #1279	8	.34	Approved but Unconstructed
84	TRS, OPS	1240 Pacific Drive	Multi-Family	N/A	File # TBD	168	10.13	Pending



City of Merced Tentative Subdivision Activity Map



Subdivisions

- | | | | |
|---------------------------------------|-----------------------------------------|---------------------------------------|---------------------------------------|
| 1. The Crossing at River Oaks | 8. Bellevue Ranch West Villages 17 & 18 | 16. MCP LLC | 24. Paulson Ranch |
| 2. Bellevue Ranch North Large Lot Map | 9. Benny Hills Estates | 17. Mission 106 | 25. Bellevue Ranch West Village 18-22 |
| 3. Terrazzo | 10. The Palisades | 18. Long Subdivision | 26. Mi Ok Kim |
| 4. Bright Development | 11. Sage Creek | 19. Capella Terrace | 27. Eric Gonzalves |
| 5. Bellevue Ranch North Village 23 | 12. Mansionette Commercial Development | 20. Renaissance #154 | 28. Merced Gateway |
| 6. Stoneridge South | 13. Mission Ranch Ph 2 | 21. Bellevue Ranch North Village 29-A | 29. Crossing at River Oaks II |
| 7. Lantana Estates Phases 2 & 3 | 14. Royal Woods Estates | 22. Bellevue Ranch North Village 29-B | 30. Bellevue Ranch North Village 24 |
| | 15. University Park II Ph 2 | 23. Royal Wood Villas | |
- City Limits

Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City Documents.

City of Merced
Development Services Department
Tentative Subdivision Activity List

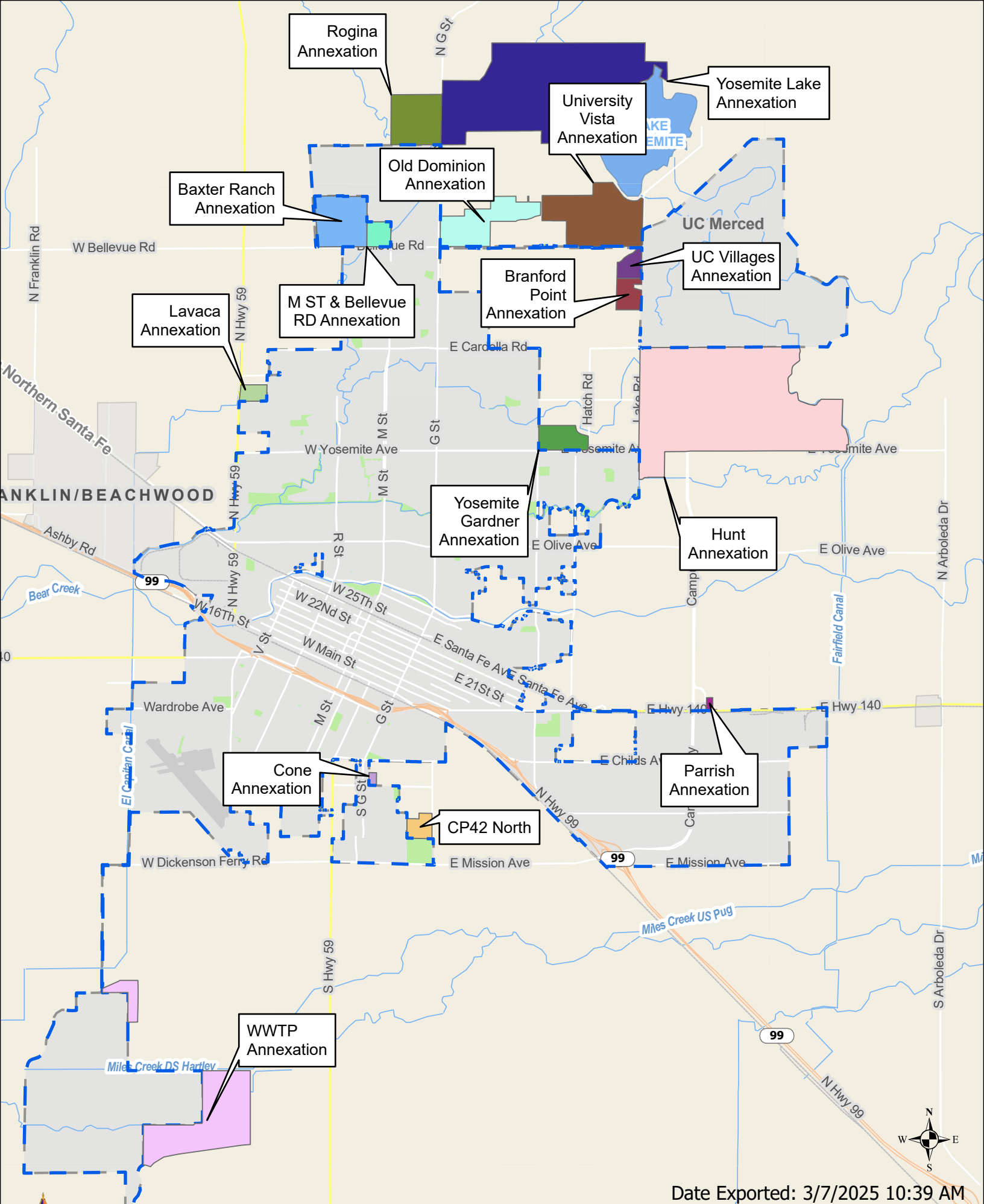
No.	Subdivision Name	Tentative Map No.	Acres	No. of Lots	Approval Date	Expiration Date
1	The Crossing at River Oaks	1263	66.78	277	12/8/2004	12/8/2023
2	Bellevue Ranch North Large Lot Map	1280	520.00	29	2/8/2006	6/10/2024
3	Terrazzo	1287	11.84	46	4/19/2006	4/19/2025
4	Bright Development	1291	40	168	1/16/2007	FM
5	Bellevue Ranch North Village 23	1305	37.7	106	1/9/2019	1/9/2024
6	Stoneridge South	1306	39.7	161	5/9/2018	FM
7	Lantana Estates Phases 2 & 3	1309	20.58	99	10/3/2018	FM
8	Bellevue Ranch West Villages 17 & 18	1310	44.1	249	2/20/2019	2/20/2024
9	Benny Hills Estates	1311	1.9	12	11/6/2019	5/6/2023
10	The Palisades	1312	29.35	140	6/3/2020	6/3/2022
11	Sage Creek	1313	15.93	103	8/19/2020	8/19/2022
12	Mansionette Commercial Development	1314	21.5	17	9/9/2020	9/9/2022
13	Mission Ranch Ph. 2	1315	7.78	70	12/9/2020	12/9/2022
14	Royal Wood Estates	1316	9.70	111	6/8/2022	6/8/2026
15	University Park II Ph 2	1317	18.98	125	12/8/2021	12/8/2023
16	MCP LLC	1318	0.88	16	12/8/2021	12/8/2023
17	Mission 108	1319	9.71	106	5/19/2022	FM
18	Long Subdivision	1321	41.60	148	8/17/2022	8/17/2024
19	Renaissance #154	1322	25.59	154	4/5/2023	FM
20	Capella Terrace	1323	9.91	45	12/7/2022	FM
21	Bellvue Ranch North Village 29-A	1324	26.92	140.00	4/3/2024	4/3/2026
22	Bellvue Ranch North Village 29-B	1325	16.07	98.00	4/3/2024	4/3/2026
23	Royal Wood Villas	1327	5.46	75.00	1/17/2024	1/17/2026
24	Paulson Ranch	1329	39.12	105+-	P	
25	Bellvue Ranch West Village 18-22	1330	35	215.00	5/8/2024	FM
26	Mi Ok Kim	1331	3.35	14.00	7/3/2024	7/3/2026
27	Eric Gonzalves	1332	8.05	42.00	P	
28	Merced Gateway	1333	73.70	587.00	P	
29	Crossing at River Oaks II	1334	9.90	48	1/22/2025	1/22/2027
30	Bellvue Ranch North Village 24	1335	17.90	55.00	P	

FM- At Least One Final Map Recorded

P - Pending Application

Expired or Exp - expired without a Final Map

Updated 3-4-2025



Date Exported: 3/7/2025 10:39 AM



Current Annexation and Pre-Annexation Projects

City of Merced
Annexations - Active and Pre-Applications

File #	Project	Total Acres	Residential			Non-Residential			Status
			SF (Units)	MF (Units)	Total Units	Commercial (Acres)	Commercial (SF)	Parks/Open Space (Acres)	
	Active Annexations								
Anx #24-05	CP 42 North	40	0	0	0	0	0	40	Consultant kick-off meeting 3/13/25
Anx #23-03	Virginia Smith Trust (VST)	654	1,277	2,580	3,857	44.0	862,000	113.3	Approved Effective 7-24
Anx #23-02	UC Villages	37.2	0	700	700	8.0	105,000	0.4	EIR in Progress/Includes 200 Hotel Rooms
Anx #23-01	Brandford Point	48	230	470	700	16.1	778,853	n/a	EIR in Progress
Anx #22-02	University Vista	290	704	4,872	5,576	76.2	1,380,970	67.8	EIR In Progress
Anx #22-01	UC Merced	1025	n/a	n/a	n/a	n/a	n/a	n/a	Approved Effective 8-22-24
Anx #20-01	BR 250/M & Yosemite	37	0	261	261	16.1	305,685	4.32	EIR in Progress
Anx #19-01	WWTP	390	n/a	n/a	n/a	0	0	0	Env Rev in Progress
Anx #18-01	Rogina	147.4	608	324	932	9.1	138,700	11.0	Pending Sale/Unit #'s Likely to Change
Anx #16-01	Gardner & Yosemite	70	0	426	426	10.25	88,298	1.72	Revised EIR in Progress/40 ac have NO proposed Land Uses at this time
	TOTAL	2,738.60	2,819	9,633	12,452	180	3,659,506	239	
	Pre-Applications								
Prelim Anx #25-01	Ardison	41.3	206	0	206	0	0	0	Pending Dev. Rev. & CC Mtg.
Prelim Anx #24-03	Old Dominion	170	434	440	874	19	403,000	21	CC General Support -- 3/6/25
Prelim Anx #24-01	LWH Farms	1,017	4,029	1,794	5,823	40	0	100	CC General Support--6/3/24
Prelim Anx #23-01	Cone Ave	5.9	0	60	60	0	0	0	CC General Support--6/3/24
Prelim Anx #22-03	Baxter Ranches	161	580	0	580	0	0	14.4	CC General Support--4/3/23
Prelim Anx #21-06	Yosemite Lake Village	734	950	1,758	2,708	8	0	564	CC General Support--4/4/22; EIR in Progress; Awaiting Official Application
	TOTAL	2,129.50	6,199	4,052	10,251	67	403,000	700	

Note: The information above regarding unit numbers, commercial square footage, etc., is the information provided by the applicants at the time of application submittal, so these numbers are subject to change prior to official City approval.



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Office of Economic Development

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