

37.10± Acres Located on Armstrong Ave., North of Church Ave.

Fresno, California

AVAILABLE FOR SALE

Proposed Single Family Residential Land Available

PROPERTY INFORMATION

316-160-16S:	0.48± Acre
316-160-17S:	17.11± Acres
316-160-43S:	1.03± Acres
316-160-59S:	0.48± Acre
316-160-61S:	18.00± Acres
Total:	37.10± Acres

For information, please contact:

Walter Smith
 Senior Vice President - Retail Division
 t 559-447-6222
 wsmith@pearsonrealty.com
 CA RE Lic. #00914097

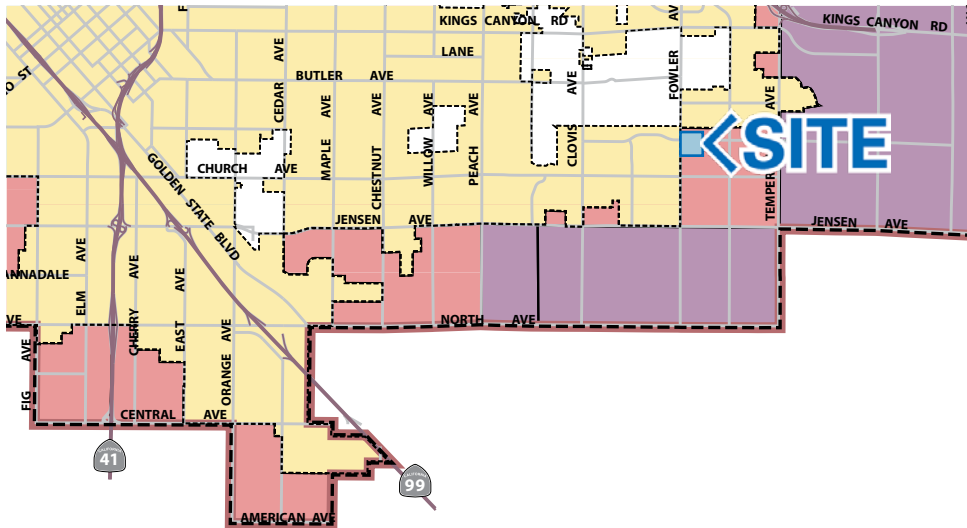
37.10± ACRES OF RESIDENTIAL LAND - FRESNO, CA

PROPERTY INFORMATION

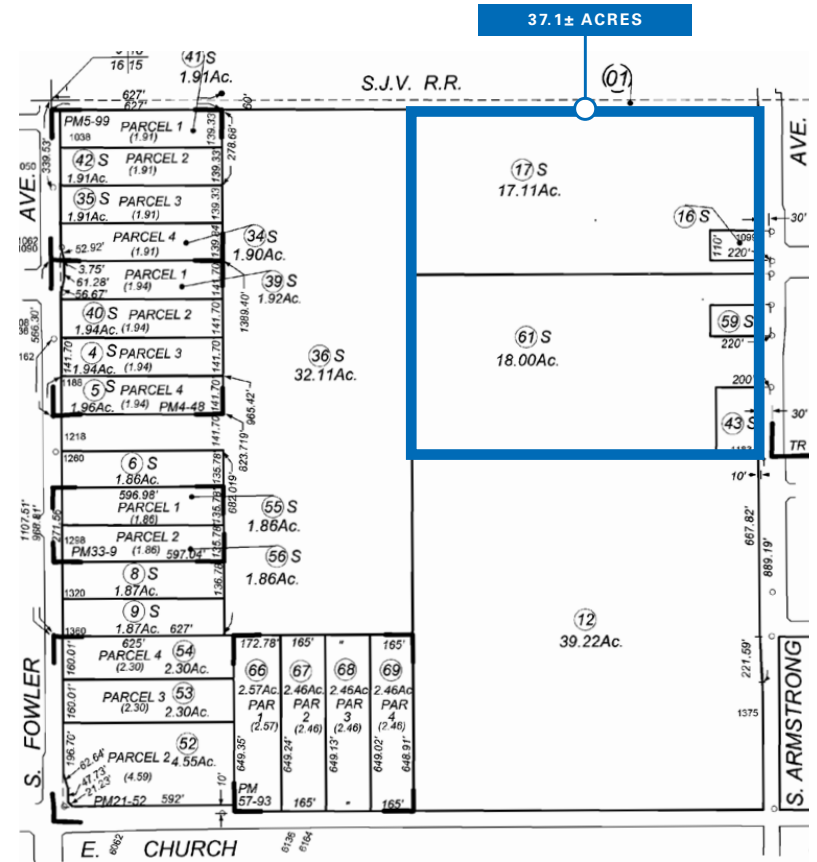
Designated Zoning: Single Family Residential / Medium Density (5.0-12 D.U./acre)
School District: Sanger Unified School District
Proposed Land Use: The property is best suited for single family residential development
Utilities: Coming Soon
Purchase Price: Please Contact Agent

HIGHLIGHTS

- Close Walking Distance to Brand New High School
- Located in Growth Area One



Parcel Map



NEWMARK
PEARSON COMMERCIAL


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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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Subdivision Communities in Development

HEIRLOOM



Community Size: 208 SFR
Starting Price: \$346,390

LENNAR 1


FANCHER CREEK



Community Size: 68 SFR
Starting Price: \$339,750

LENNAR 2

LAUREL GROVE



Community Size: Unknown
Starting Price: \$328,000

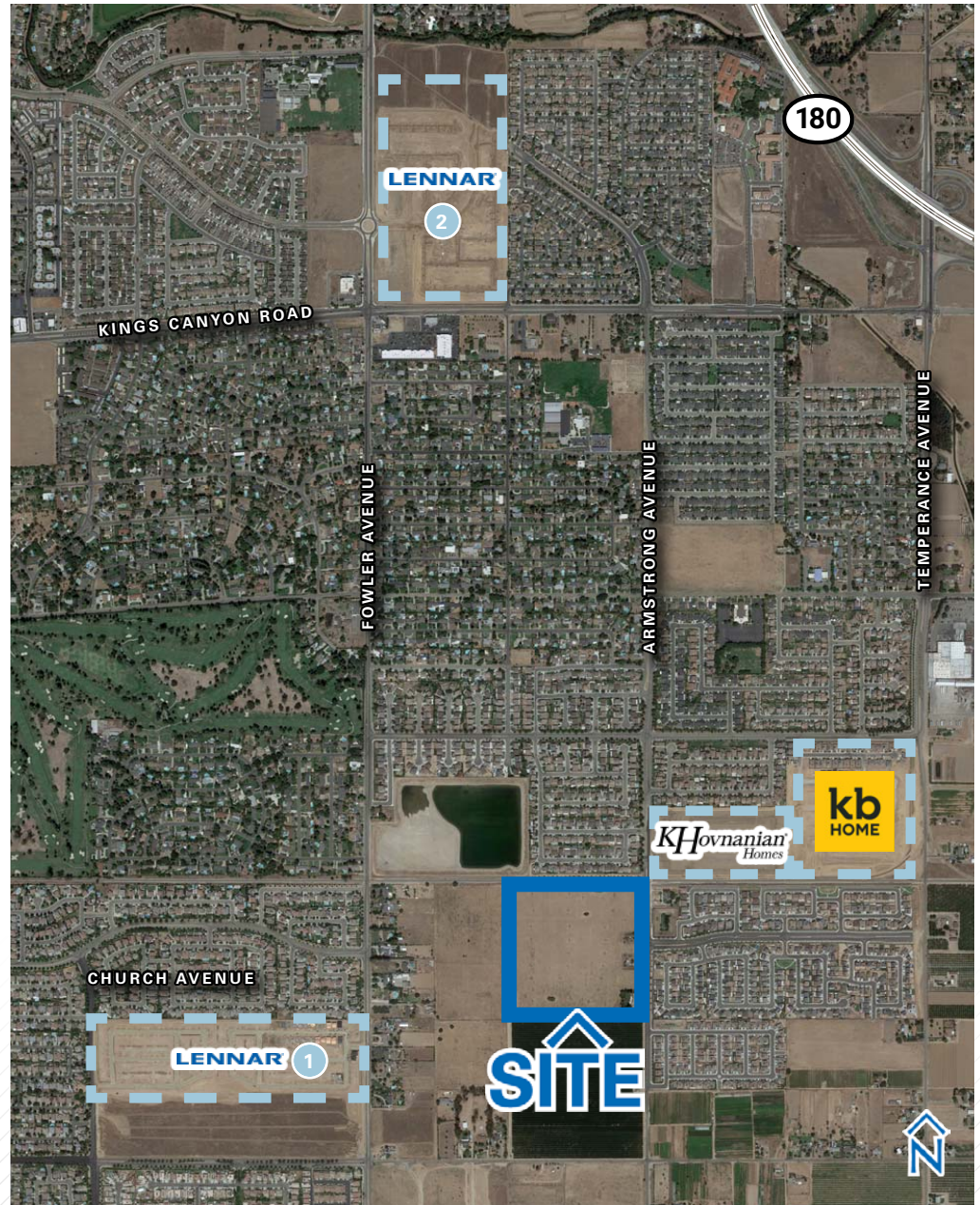
kb HOME

INSPIRADO



Community Size: 109 SFR
Starting Price: \$330,990

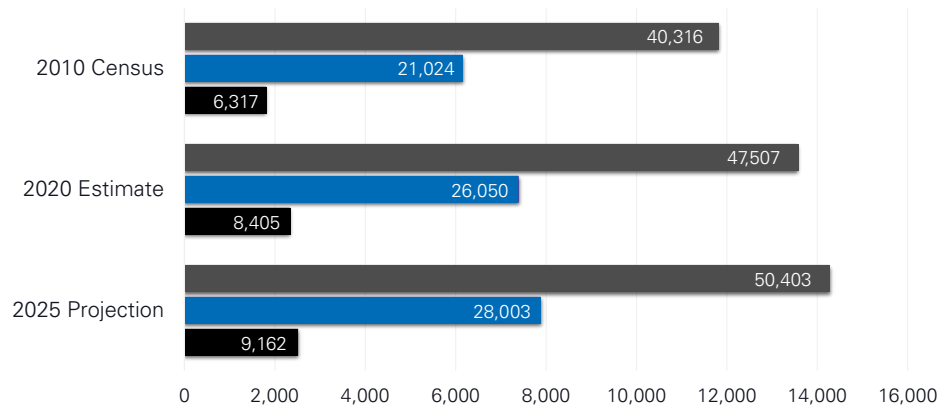
KHovnanian Homes



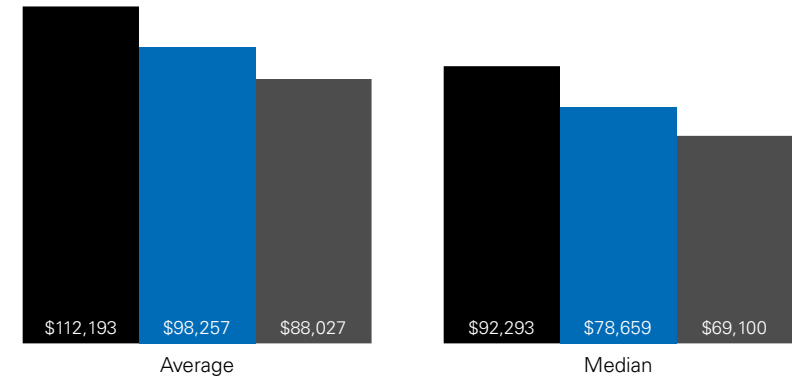
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Demographics

POPULATION



2020 ESTIMATED HOUSEHOLDS BY INCOME



HOUSEHOLDS

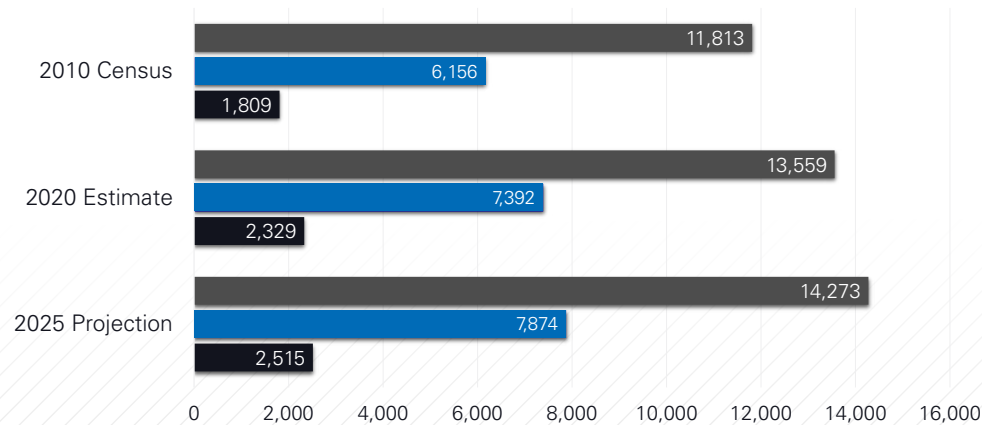


CHART KEY

- 1-mile radius
- 2-mile radius
- 3-mile radius

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