



PRICE REDUCTION!

NOTE: Subject lines are approximate; not to scale.

0.54± ACRES OF COMMERCIAL VACANT LAND

2948 E. Tulare Avenue Fresno, CA

AVAILABLE FOR SALE

For information, please contact:

Menas Arisian

Sales Associate - Land Division

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CA RE Lic. #01948029

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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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PROPERTY INFORMATION

Property Size:	0.54± acres
Asking Price:	\$375,000 \$330,000
Zoning:	NMX (<i>Neighborhood Mixed-Use</i>)
Land Use:	Commercial
Parcel Number(s):	468-390-55S & 468-390-63
Utilities*:	Sewer, Water, Power

**Buyer to verify*

PROPERTY DESCRIPTION

Highly visible commercial vacant land located right off HWY 41 on Tulare Avenue. This property is zoned for Neighborhood Mixed-Use (**NMX**) allowing for a variety of development opportunities. The NMX district is intended for commercial development including independent retail shops, professional offices and housing in two-to-three story buildings. This lot has huge potential.

Call for more information today!

HIGHLIGHTS

- Great Visibility
- Neighborhood Mixed-Use Zoning
- Mixed-Use Development Opportunities
- Near Downtown, Freeway Access and Community Regional Medical Center
- High Traffic Area
- Great site for a potential medical office (*see example*) but with a mixed-use component

DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile:	2 Miles:	3 Miles:
<i>Population</i>			
2027 Projection:	23,814	90,623	180,447
2022 Estimate:	23,725	89,535	178,087
2010 Census:	23,467	86,589	171,692
2000 Census:	24,793	86,314	166,498

Source: Claritas 2022

Divisadero @ Tulare Street

Southbound: 32,714 ADT

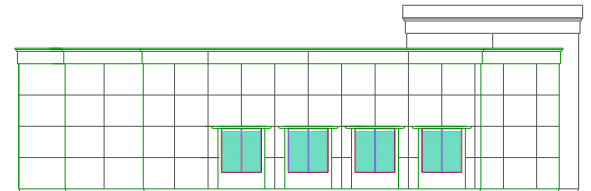
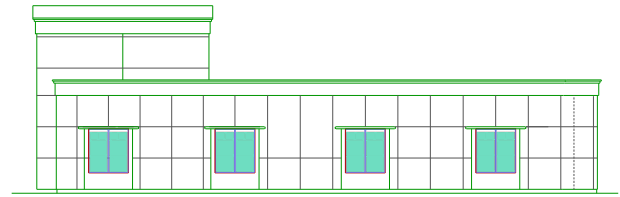
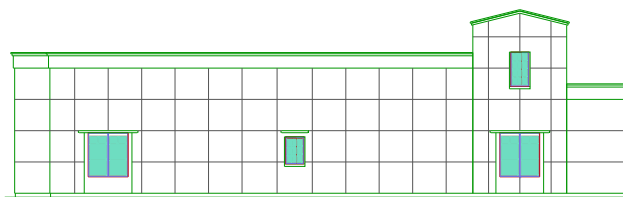
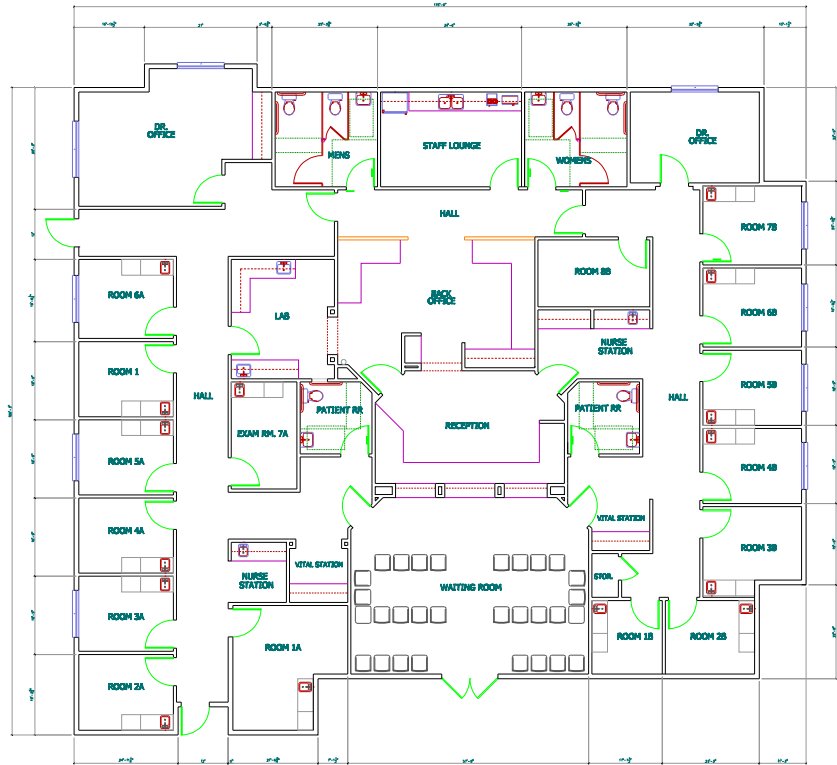
HWY 41

139,564 ADT

Source: Kalibrate TrafficMetrix 2022

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Potential Medical Office Plan

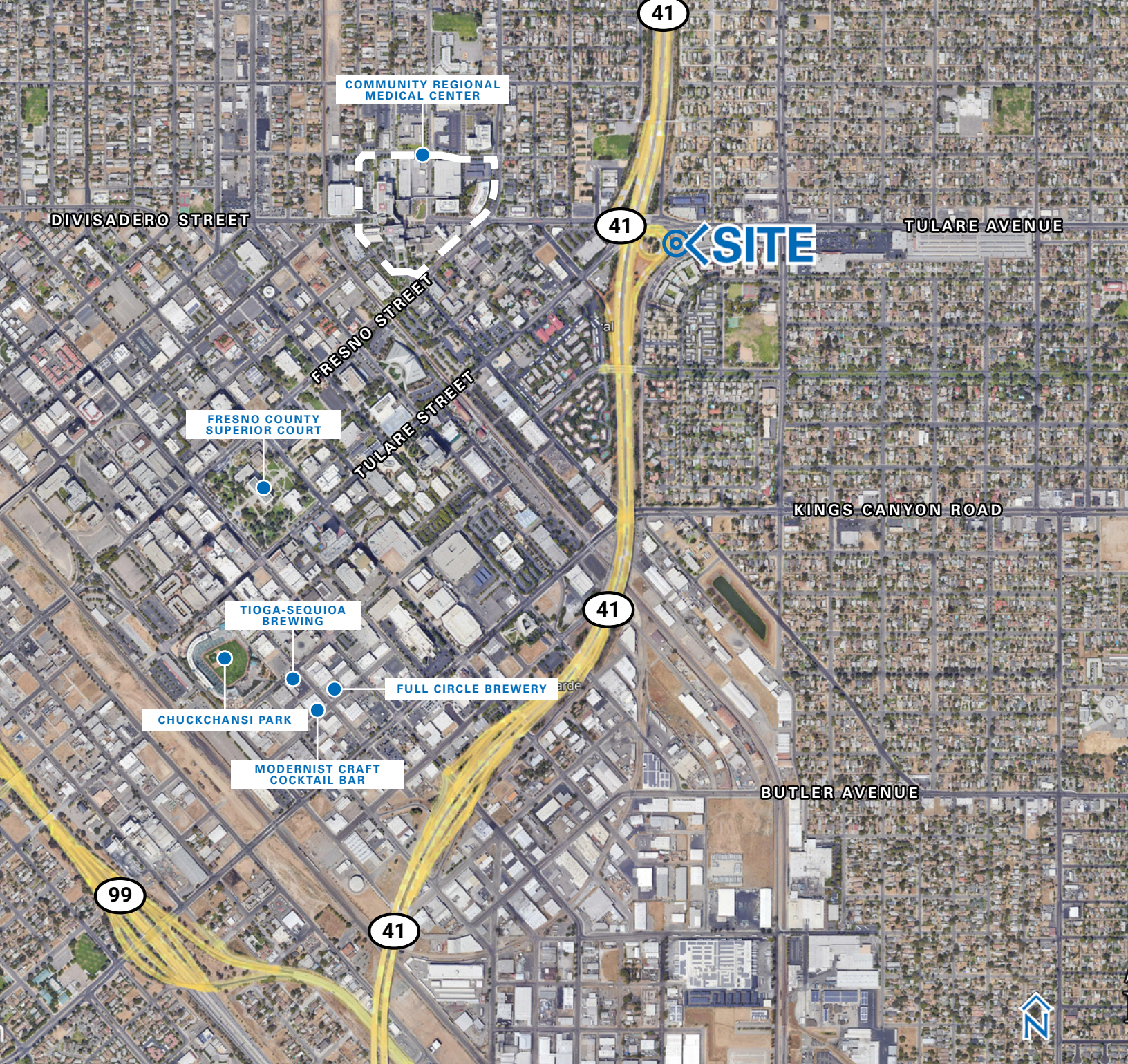


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