



**±39.48 Acres of Vacant Residential Land in Fresno, CA**



Sale Price	<b>\$5,135,000</b>
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**OFFERING SUMMARY**

Available SF:	±1,719,749 SF
Lot Size:	39.48 Acres
Price / Acre:	\$130,066
Zoning:	Residential (R-1)
Market:	Fresno
Submarket:	E Outlying Fresno County
Cross Streets:	N Friant & Willow Ave
APN's:	579-050-26S & 579-050-27S

**PROPERTY HIGHLIGHTS**

- ±39.48 Acres (±1,719,749 SF) of Semi-Custom SFR Development Land
- ±998' Wide By ±1,490' Deep | (2) Separate Parcels | Existing Roads
- Free And Clear Parcel Ready For Developers Concept
- Equidistant (5.5 mi) To Clovis & Fresno Via Willow Ave & Friant Rd
- Quite, Convenient, Upclass Setting Within CUSD School System
- Old Town Clovis & Regional Retail Developments Just Minutes Away
- Near Scenic Foothills Across From State Ecological Preserve
- Regional Retail Developments Just Minutes Away
- Situated Near Existing Newer Semi-Custom Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Easy Access & Multiple Entrances/Exits | Convenient Highway Access
- Avg Household Income: \$164,254 & Med. Home Value: \$622,951 (1 Mi)
- 136,586 Households, 387,310 Population & \$4.7B Consumer Spending (10 Mi)
- Growth Area of Fresno - New Schools/Residential Projects Recently Built/Planned

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### PROPERTY DESCRIPTION

Prime semi-custom SFR development land totaling ±39.48 Acres (±1,719,749 SF) off Friant Rd in Northeast Fresno, CA. The parcel is located at the Intersection of Willow Ave and Friant Rd, leading to easy access into all major retail hubs in both Fresno and Clovis within a 10-minute drive time. Existing paved roadways including Birkhead Ave and Old Friant Rd leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. Less than 5 miles of CA-41 on/off ramps providing easy access to Friant, Madera, Clovis, Millerton, Sanger, Fowler & many others! SFR development is consistent with the land use (adjacent parcel & across the street), is within the holding capacity, conforms to all policies, avoids traffic congestion, and is ready for flexible concepts. The western side of the property (Old Friant Rd) has a 20' access easement road that runs along the entire side; a nearby 5,255 SF custom home development on 1.57 AC achieved a 20' setback variance. Adjacent to and located within the Fresno Metropolitan Flood Control District Drainage boundary. Nestled in Fresno's NE Growth Area, this residential development land is surrounded by many nearby amenities with easy access to major thoroughfares servicing Clovis Community College, Old Town Clovis, River Park Shopping, Palm Bluffs Business Park, Clovis Unified School District, & Airport.

### LOCATION DESCRIPTION

Located in the north growth area of Fresno and Clovis just south of Birkhead Ave, east of San Joaquin River, & west of N Friant Rd within the County of Fresno, CA. Site is located at Willow & Friant Rd, equidistant (5.5 miles) to premier shopping in Clovis and River Park in Fresno off the Friant/CA-41 exit. Provides quick access to all neighboring cities and is within the Clovis Unified School District with several desirable school facilities including 5,500 student Buchanan Educational Complex, 3,000 student Clovis West High School and 6,000 student at the new Clovis North Education Complex (which consists of an Intermediate School and High School grades 7-12) and the new State Center Community College at Willow and International starting with an enrollment of 3,855 students and expanding to 6,331 students.



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**Residential Property Analysis  
12800 N Friant Rd, Fresno, CA**

**Assumptions:**

	Total Acreage	39.48
Minimum 6,000 SF Lots		
Lot Yield Per Acre Assumption		1.125
Total Lots =		<b>44</b>

**Average Home Values**

Average Home Size	3,000
Value per Square Foot	\$250.00
Average Home Value	<b>\$750,000</b>

**Land Residual Calculation (per lot)**

Home Sales Price		\$750,000
Incentives		-\$5,000
Home Construction Cost PSF	\$115.00	-\$345,000
Builder Gross Profit	20%	-\$150,000
Commissions and Closing Costs	5%	-\$37,500
Model Expense @\$150,000 per model	3	-\$10,132
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$12,300
Building Permit Fees		-\$2,500
Land Entitlement Costs	\$1,500.00	-\$1,500
Land Development Costs	\$45,000.00	-\$45,000
Residual Land Value Per Lot		\$124,883
Current Land Value (Total)		<b>\$5,546,691</b>
Current Land Value Per Acre		<b>\$140,493.70</b>

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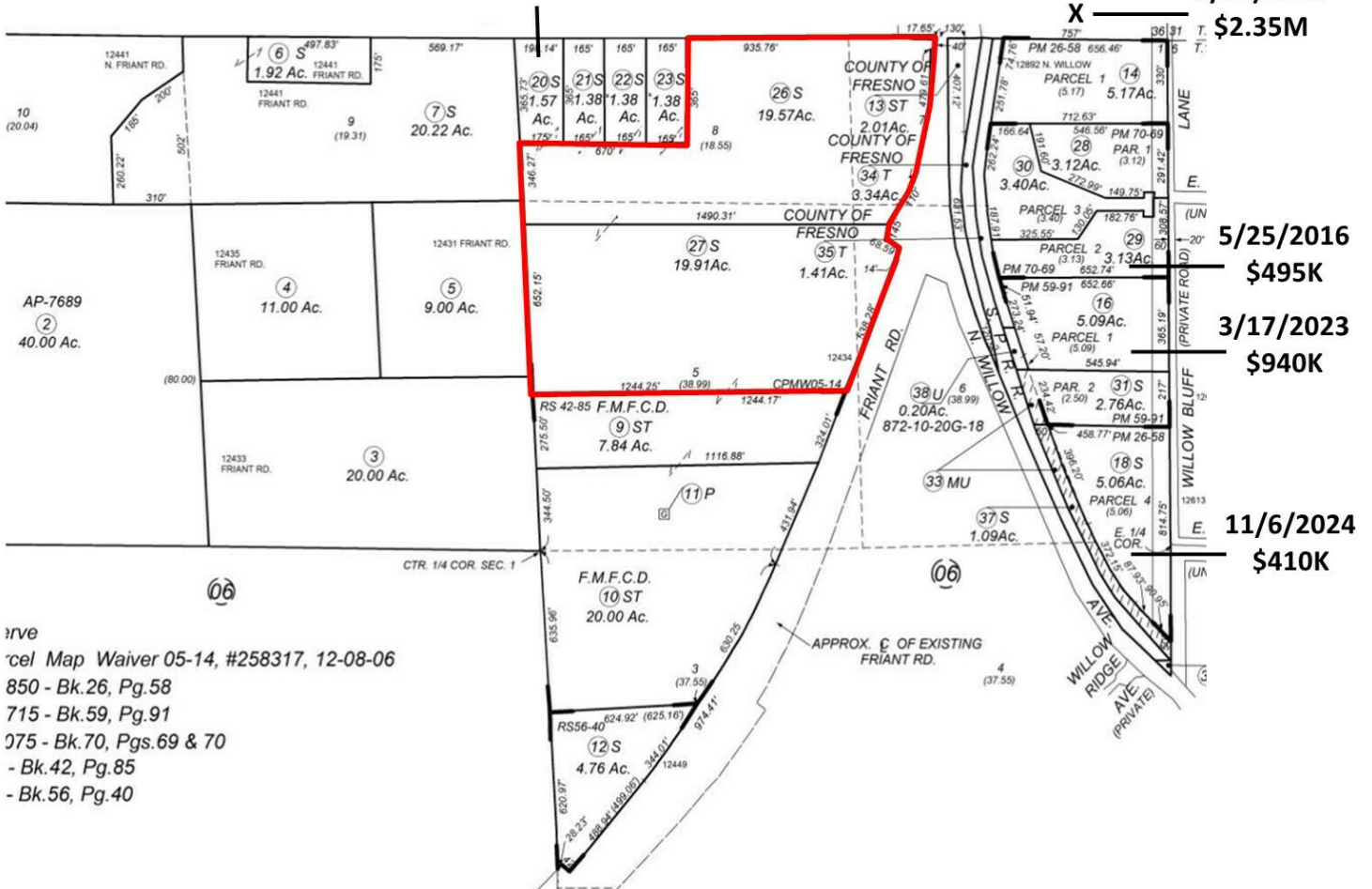
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**Recent Land Sales**

**10/31/2022  
\$450K**

**1/22/2019  
\$2.35M**



Parcel Map Waiver 05-14, #258317, 12-08-06  
 850 - Bk.26, Pg.58  
 715 - Bk.59, Pg.91  
 075 - Bk.70, Pgs.69 & 70  
 - Bk.42, Pg.85  
 - Bk.56, Pg.40

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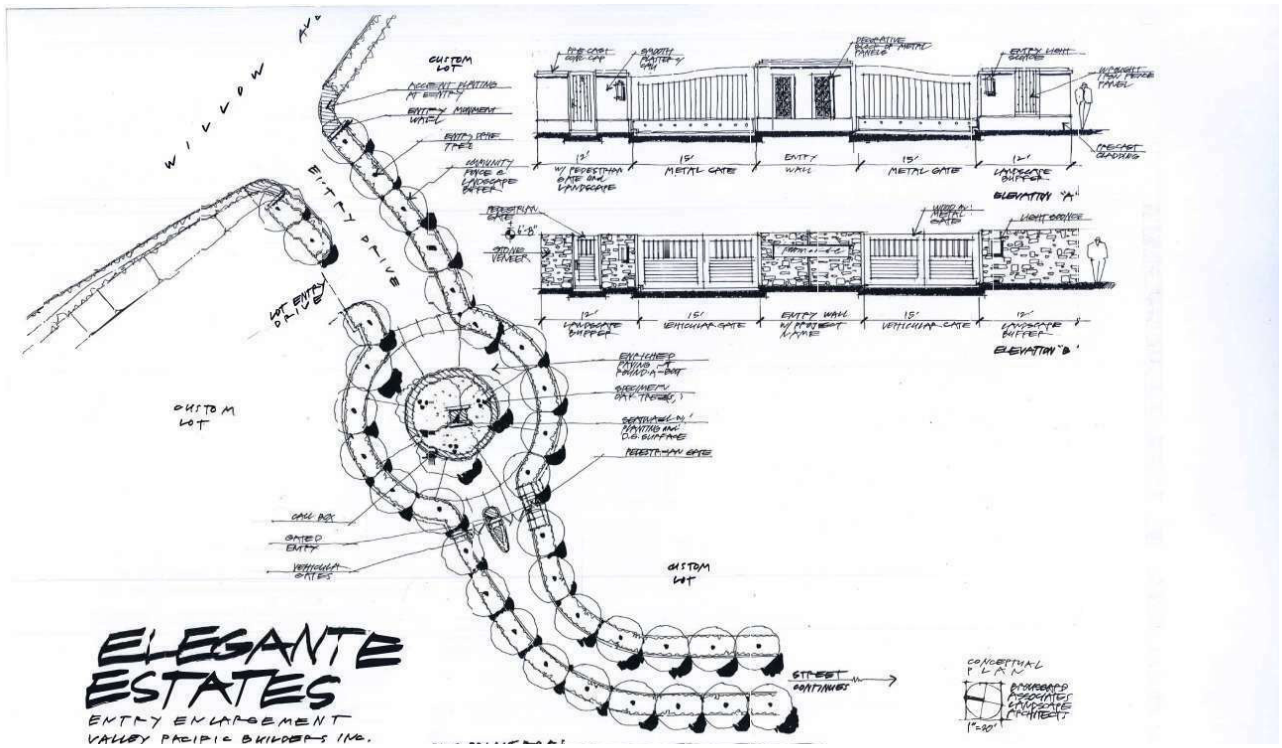


**VALLEY PACIFIC BUILDER:**  
 228 N Fairfax Ave #101 Phone: (559)251-0100  
 Clovis, CA 93612 Fax: (559)251-0100  
 Contractors License # 812149

Elegante Estates  
 Fresno, CA 93730

SHEET NAME  
**SITE PLAN**

DRAWN BY: ROYD NEHRS  
 SCALE: AS SHOWN  
 SHEET NUMBER  
 PV-1.0  
 DATE: 1/10/2023



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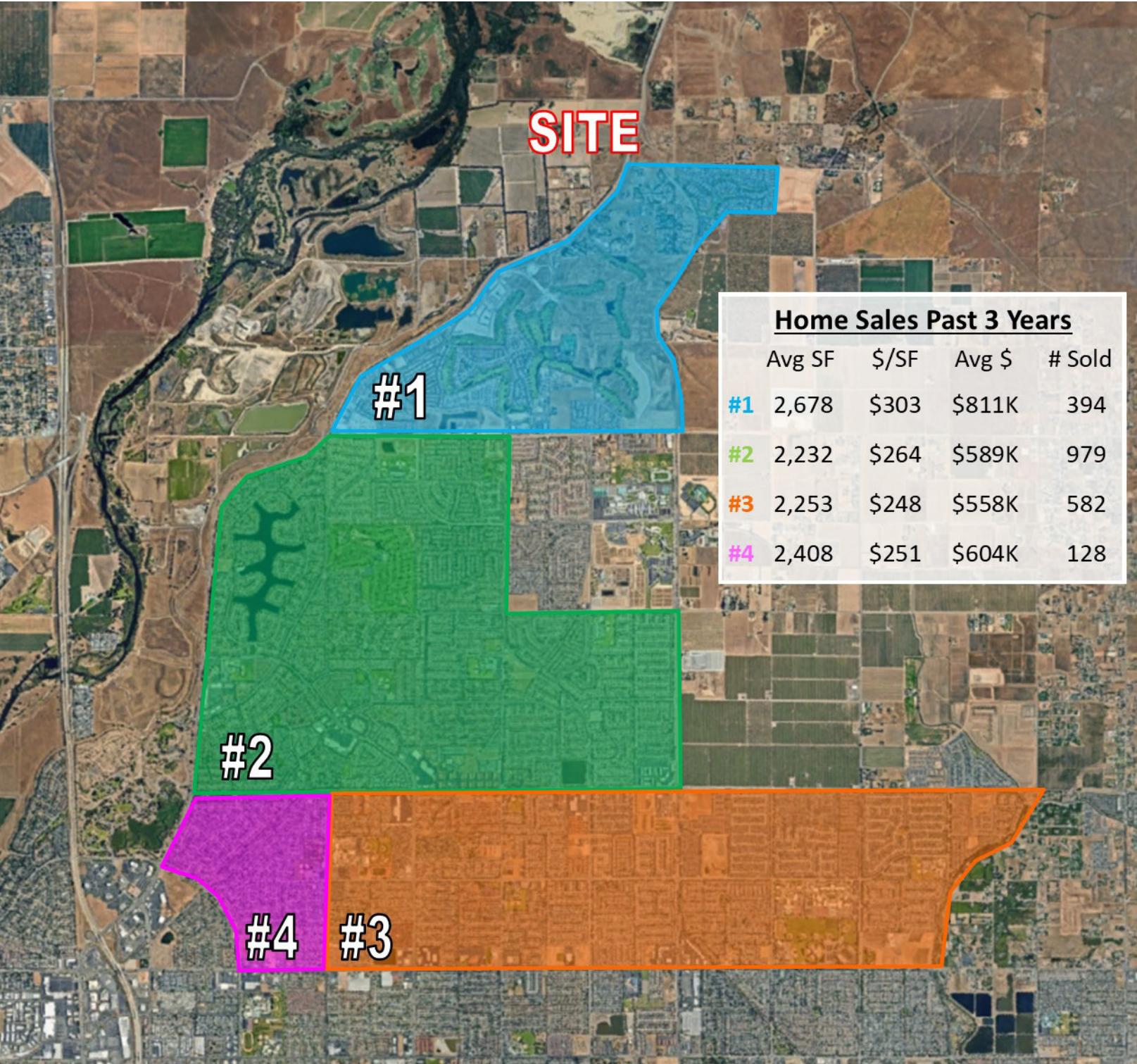
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**Home Sales Past 3 Years**

	Avg SF	\$/SF	Avg \$	# Sold
#1	2,678	\$303	\$811K	394
#2	2,232	\$264	\$589K	979
#3	2,253	\$248	\$558K	582
#4	2,408	\$251	\$604K	128

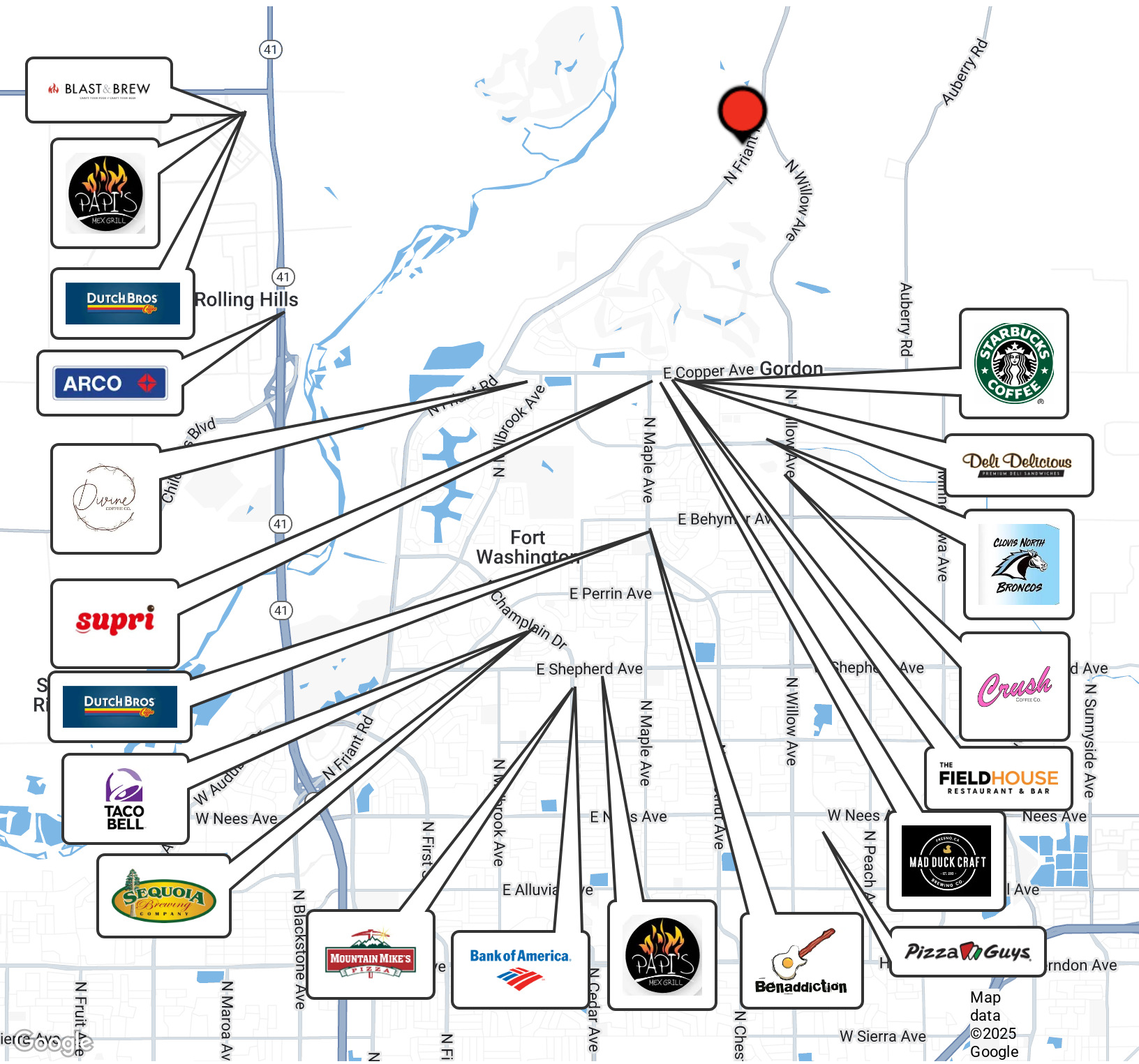
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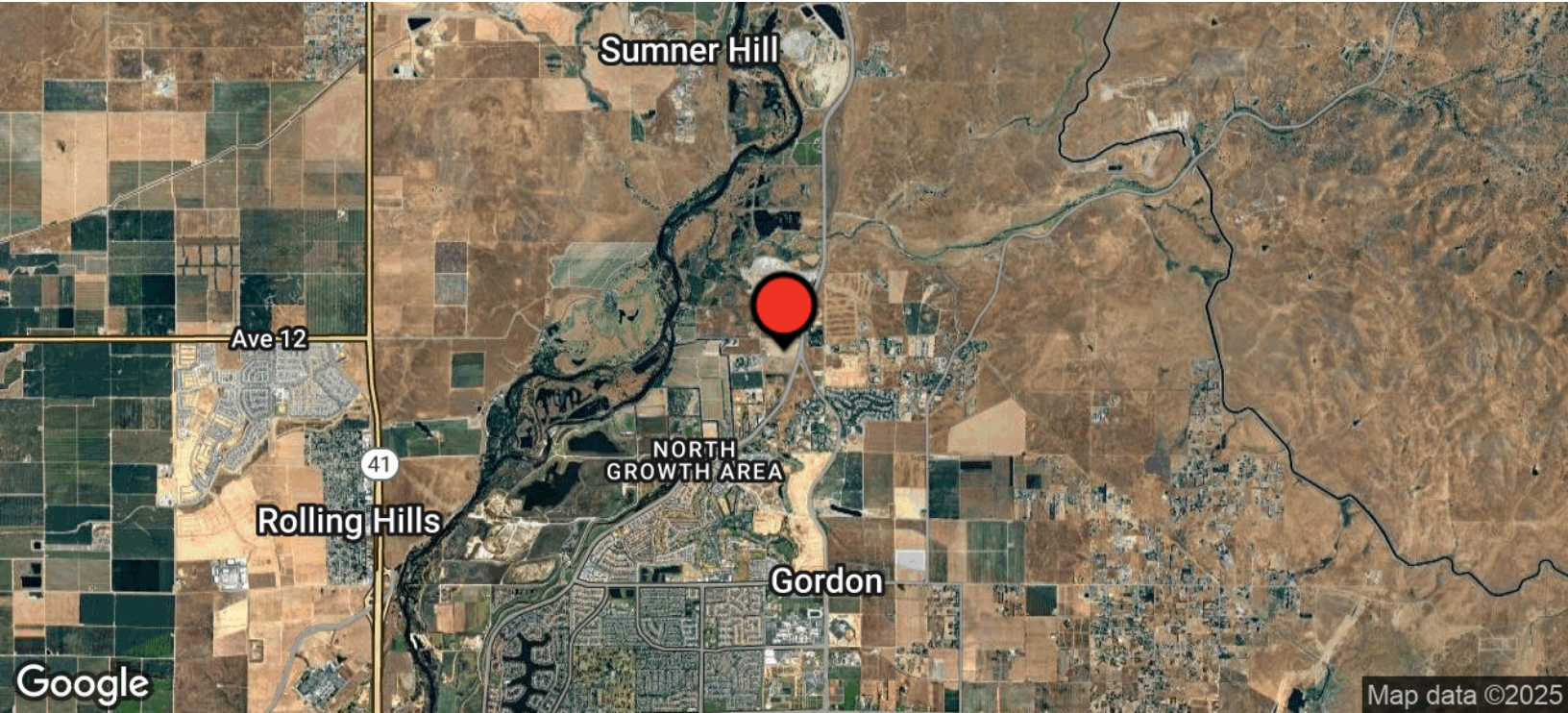
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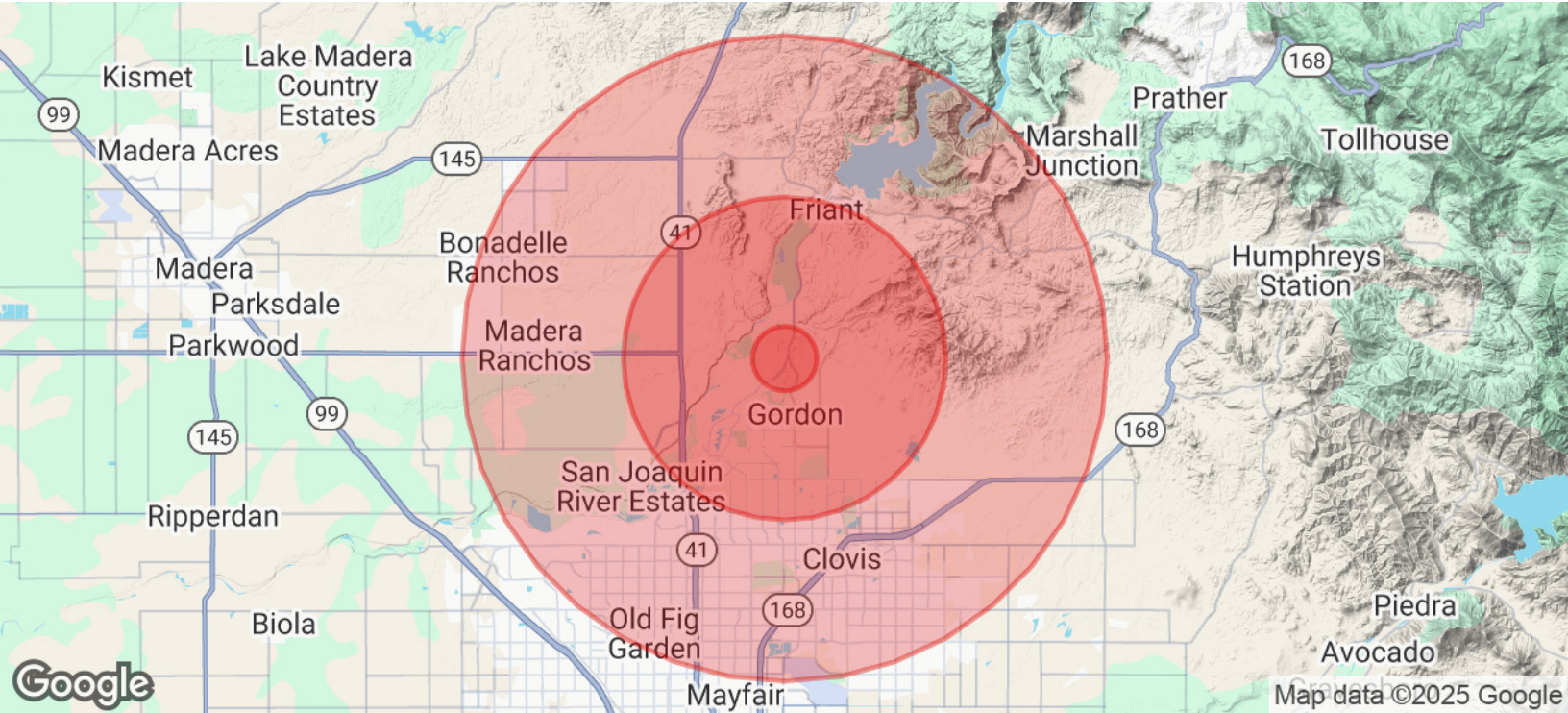
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,486	63,335	362,427
Average Age	40	41	39
Average Age (Male)	39	40	38
Average Age (Female)	41	42	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	549	23,275	132,408
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$186,398	\$163,754	\$119,470
Average House Value	\$755,374	\$646,486	\$500,652
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	18.0%	23.1%	36.6%

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