

60-Unit Development Site



Shovel Ready | Across from Fancher Creek Regional Center | Fresno, CA



±2.24 AC
Acres



R2
Zoning



Shovel
Ready

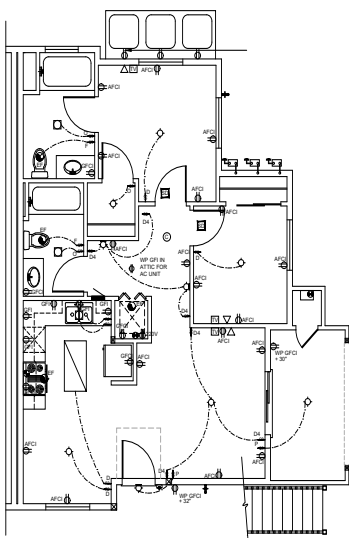


60
Projected
Units

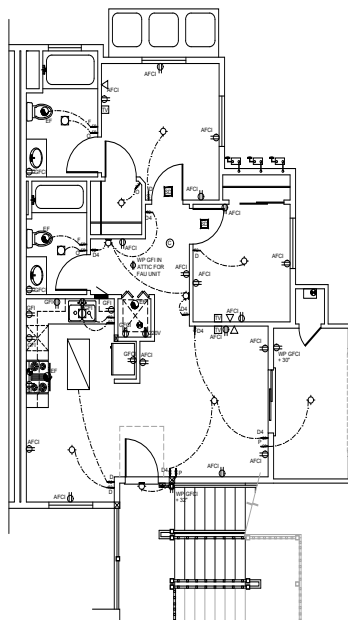


Fresno
California

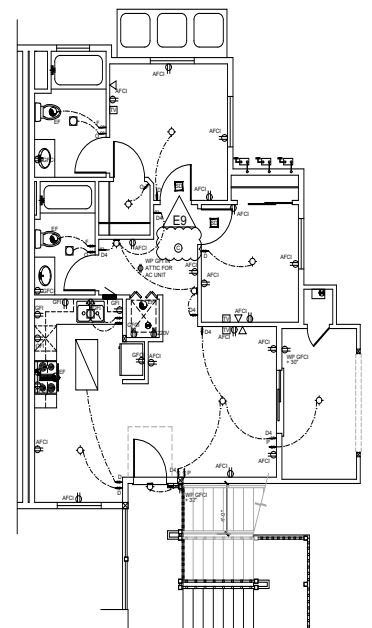
Investment Opportunity



UNIT 'A' BUILDING 1 & 2 GROUND FLOOR ELECTRICAL PLAN



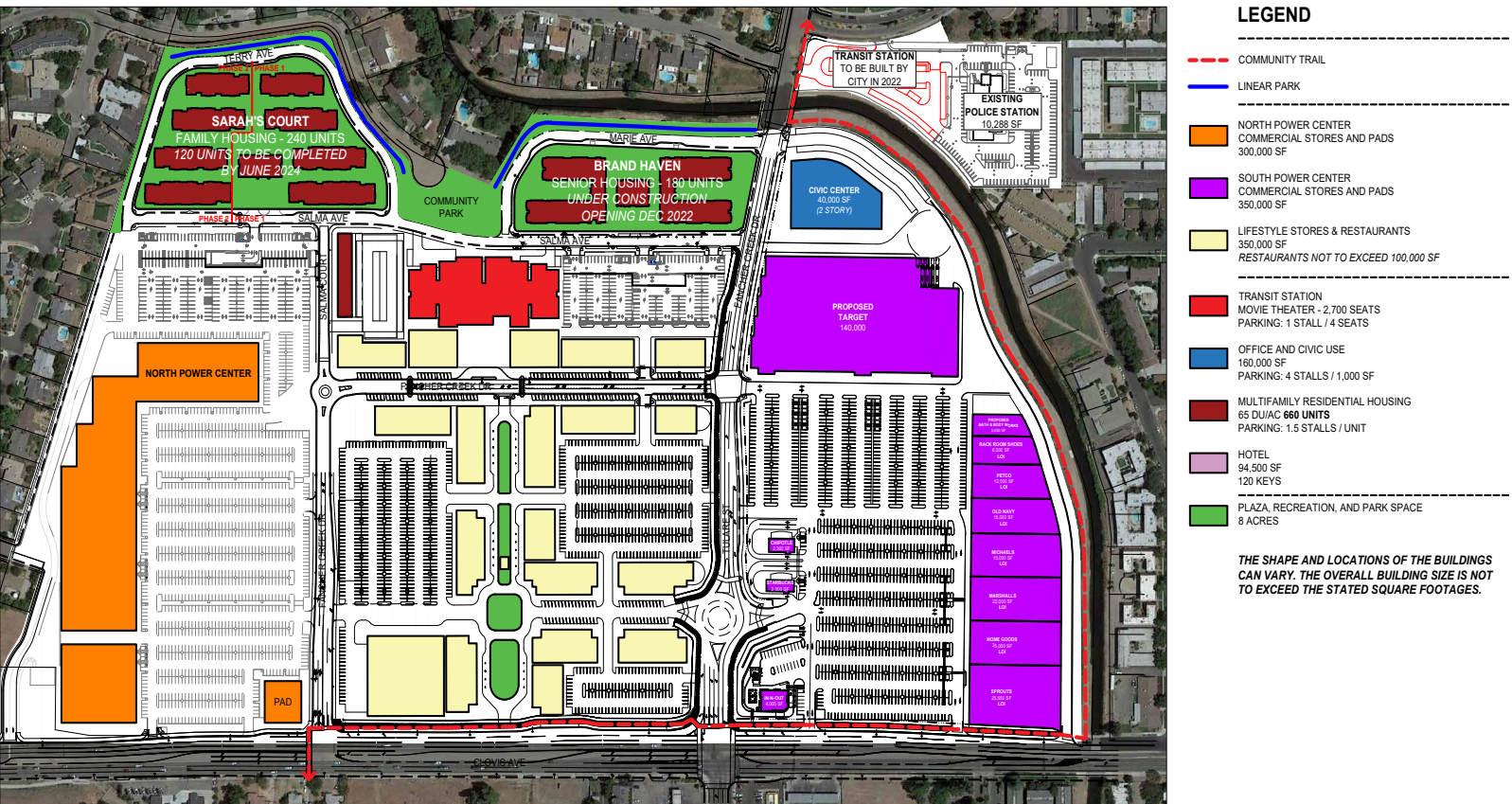
UNIT 'A' BUILDING 1 & 2 2ND FLOOR ELECTRICAL PLAN



UNIT 'A' BUILDING 1 & 2 3RD FLOOR ELECTRICAL PLAN

Property Information

Location	259 N. Clovis Avenue Fresno, CA 93727
Price	\$1,550,000
Current Use	Vacant Land
Approved Use	Multifamily Apartments
Units	60 Units
Zoning	R2
Density	26 Units/AC
Land Acreage	±2.24
Lot Area	±97,574



Location Overview

As the fifth most populous city in California, Fresno is experiencing remarkable economic growth, making it an attractive location for renters. The city's diverse economy is anchored by strong agricultural roots but is expanding rapidly in technology, education, and healthcare. As a regional hub, Fresno is home to California State University, Fresno, and a range of innovative businesses and research institutions. The growing job market and entrepreneurial spirit offer exciting career opportunities and a stable economic environment.

Living in Fresno means enjoying a rich tapestry of cultural and recreational amenities. The historic Tower District, with its eclectic mix of shops, restaurants, and entertainment venues, provides a lively urban experience right at the doorstep. From the renowned Fresno Art Museum and the Fresno Philharmonic to unique dining options and local boutiques, there's always something to explore and enjoy.

More than 9,000 jobs have been added in the Fresno portion of the Central Valley, representing a 2.4 percent expansion. The pace of growth in Fresno has been steady for the past 18 months, with the education and health services sector being the largest industry. This sector has accounted for nearly half of the new jobs added in the past year, underscoring the city's strong and evolving job market. Compared to many other Californian cities, Fresno offers a more affordable cost of living while still providing access to modern amenities.

New Development: Fancher Creek Town Center

Fancher Creek Town Center, located in Clovis, California, is a vibrant shopping and entertainment hub that caters to the diverse needs of the community. Spanning over 120 acres, this modern retail center features a wide array of stores, restaurants, and services, making it a go-to destination for residents and visitors alike. With big-name retailers alongside local boutiques, shoppers can find everything from fashion and home goods to electronics and specialty items. The center also offers ample parking and is designed with accessibility in mind, ensuring a pleasant experience for all.

In addition to shopping, Fancher Creek Town Center serves as a social gathering space, hosting various community events and activities throughout the year. Families can enjoy dining at popular eateries or relaxing in green spaces, making it an ideal spot for leisurely outings. The blend of convenience, entertainment, and community engagement has positioned Fancher Creek Town Center as a cornerstone of Clovis, reflecting the city's commitment to providing a vibrant and welcoming environment for all.



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