

±26.98 ACRE PARCEL WITH
PROMINENT FREEWAY 41 EXPOSURE
WITHIN FRESNO'S NORTHEAST MARKET

For Sale

6507 N. Fresno Street | Fresno, California

Site | ±26.98 Acres

Fresno Street

Sierra Avenue

41

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Property Summary

Address: 6507 N. Fresno Street
Fresno, CA

Sale Price: \$11,700,000

Size: ±26.98 acres

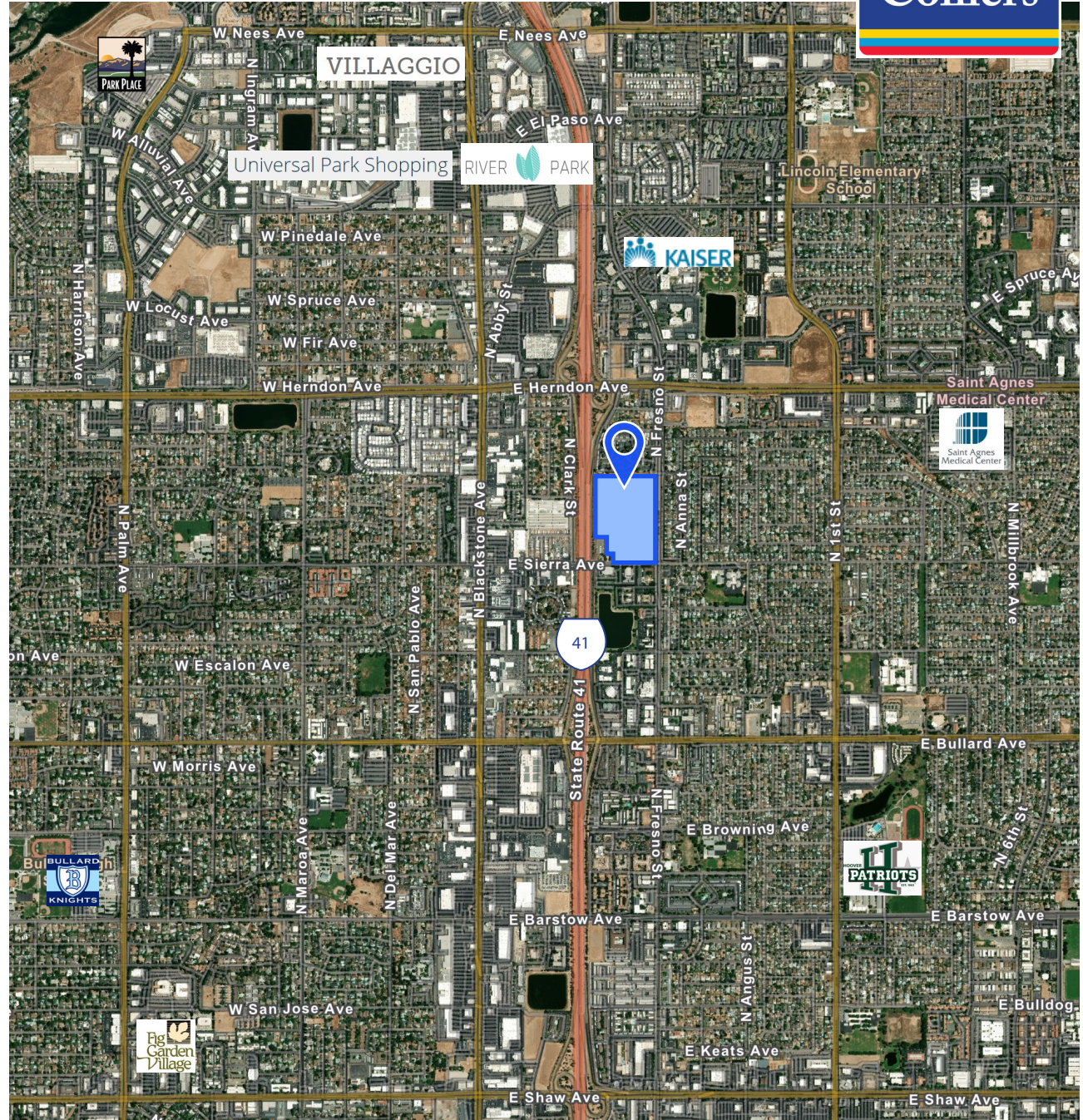
APN's: 408-050-30, 408-050-31 &
408-050-34

Zoning: RS-5, City of Fresno
Residential Single-Family,
Medium Density

Sewer/Water: City utilities along Fresno
Street

Comments: Prime vacant parcel located at the Northwest corner of Fresno Street and Sierra Avenue, prominently situated in Fresno's highly desirable Northeast Fresno Market. Strategically located on Fresno Street between Herndon and Sierra Avenues, this prestigious property offers easy access to all retail amenities while being situated with prominent Freeway 41 visibility and easy access to Freeway 41 at Herndon and/or Bullard Avenues.

FOR SALE





Area Demographics within a 5 Mile Radius Source: Esri.com



Population
329,882



Households
123,939



Median Age
35.9



Avg. Home Value
\$484,805



2030 Projected Population
330,148



Avg. Household Income
\$102,705



Education Attainment 25+
219,172



Daytime Population
361,501

The City of Fresno

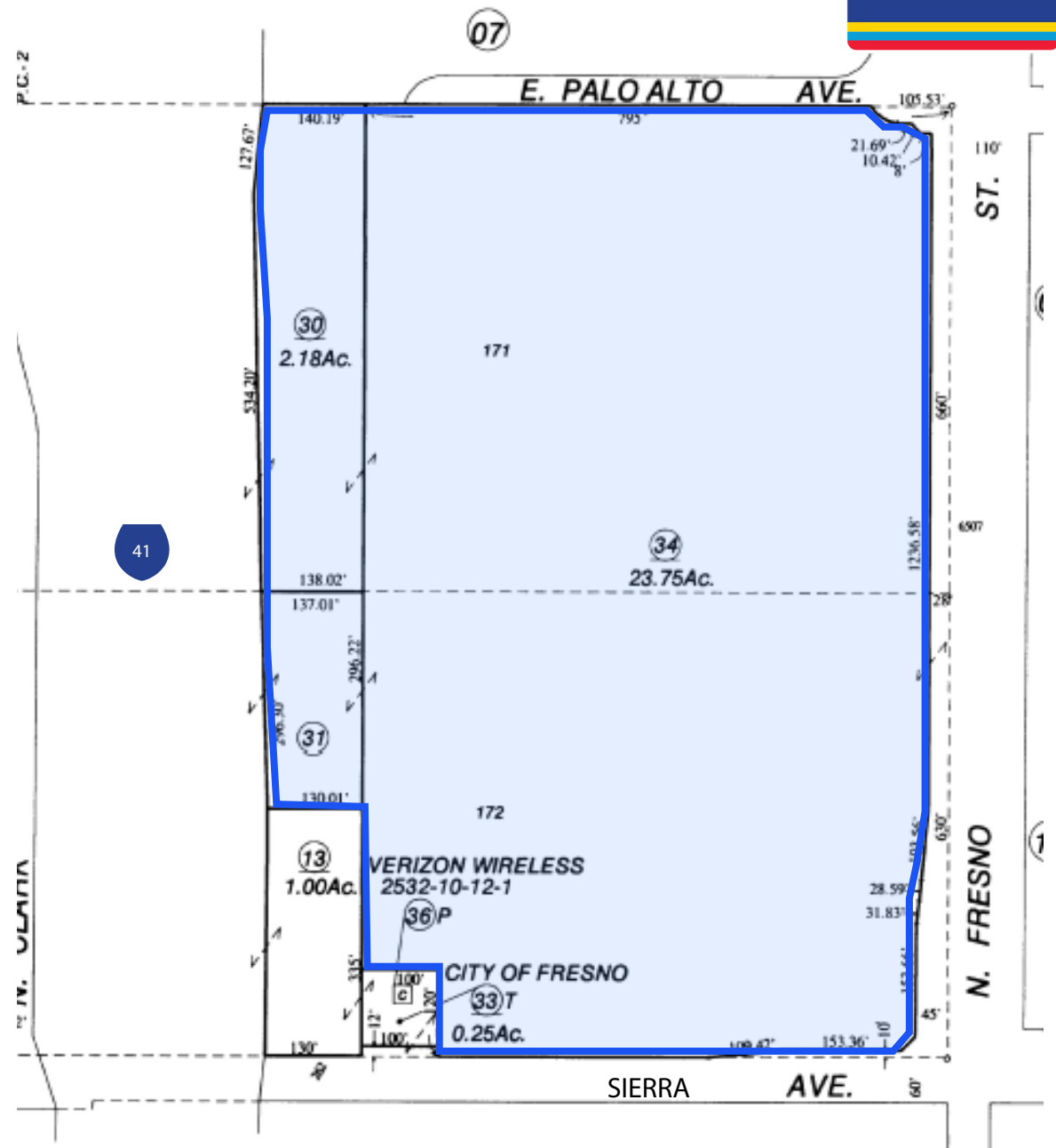
The city of Fresno, California is conveniently located in Central California, within a short drive of both San Francisco and Los Angeles city limits. Fresno County also features a diverse selection of dining, shopping, attractions and recreational opportunities, including three national parks within 90 minutes of the city. The city of Fresno is home to California State University, Fresno, one of 23 campuses in the California State University system with enrollment over 25,000 students and within 2.5 miles of the subject property.

The Subject Property is within the Northeast Fresno Submarket and is one of the most desirable locations in the Fresno/Clovis Metropolitan area. With a population of over 320,000 in a 5 mile radius, the northeast Fresno area sees constant growth in both population and housing. The Subject Property is located in close proximity to the amenities and services of St. Agnes Medical Center, Kaiser Permanente Medical Center and River Park Shopping Center. Freeway 41 is nearby via Herndon Avenue to the north of the subject property making easy access to all areas of Fresno and the City of Clovis.

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