

±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



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# Property Summary

Address: 6507 N. Fresno Street  
Fresno, CA

Sale Price: \$11,700,000

Size: ±26.98 acres

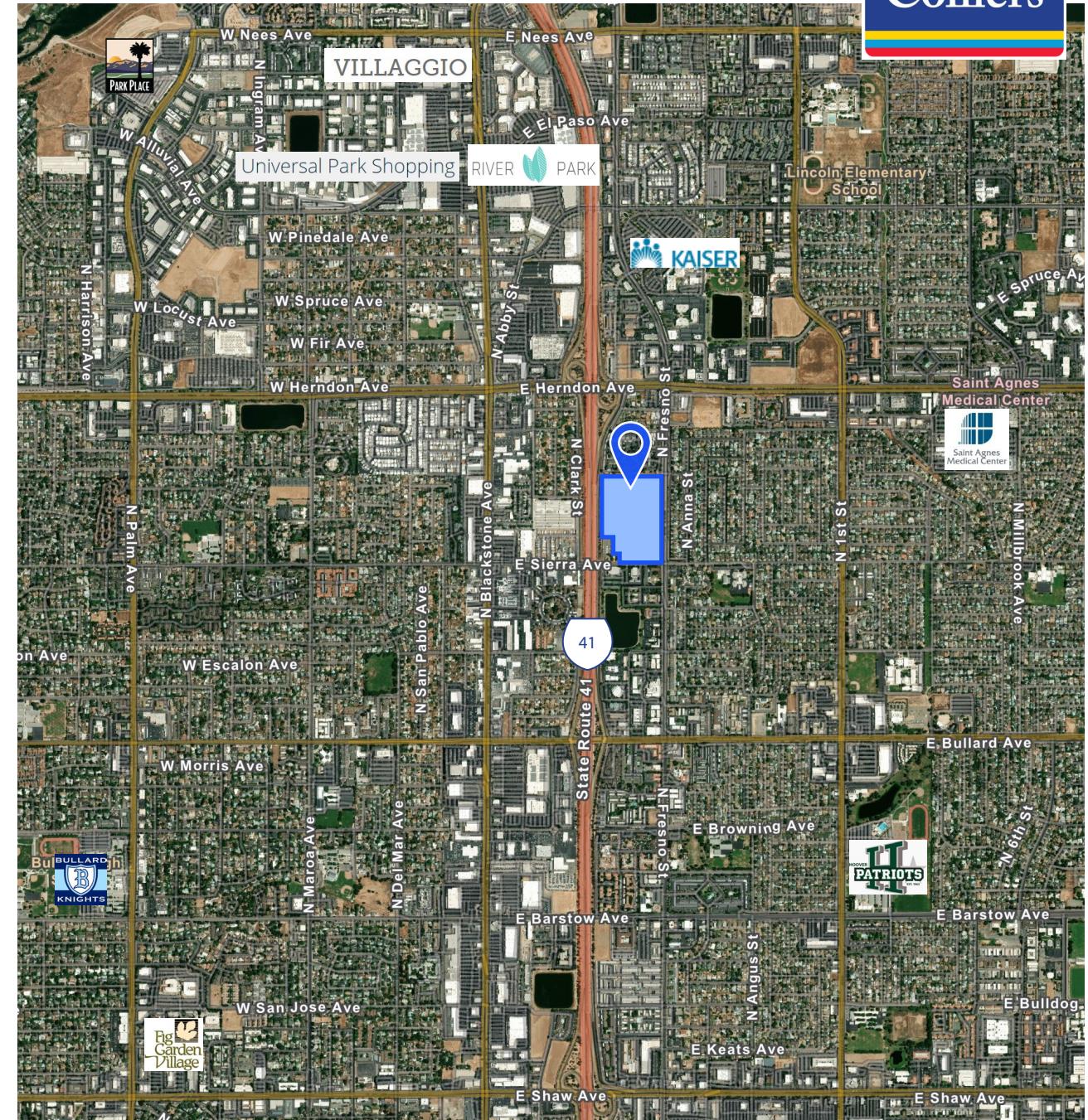
APN's: 408-050-30, 408-050-31 &  
408-050-34

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

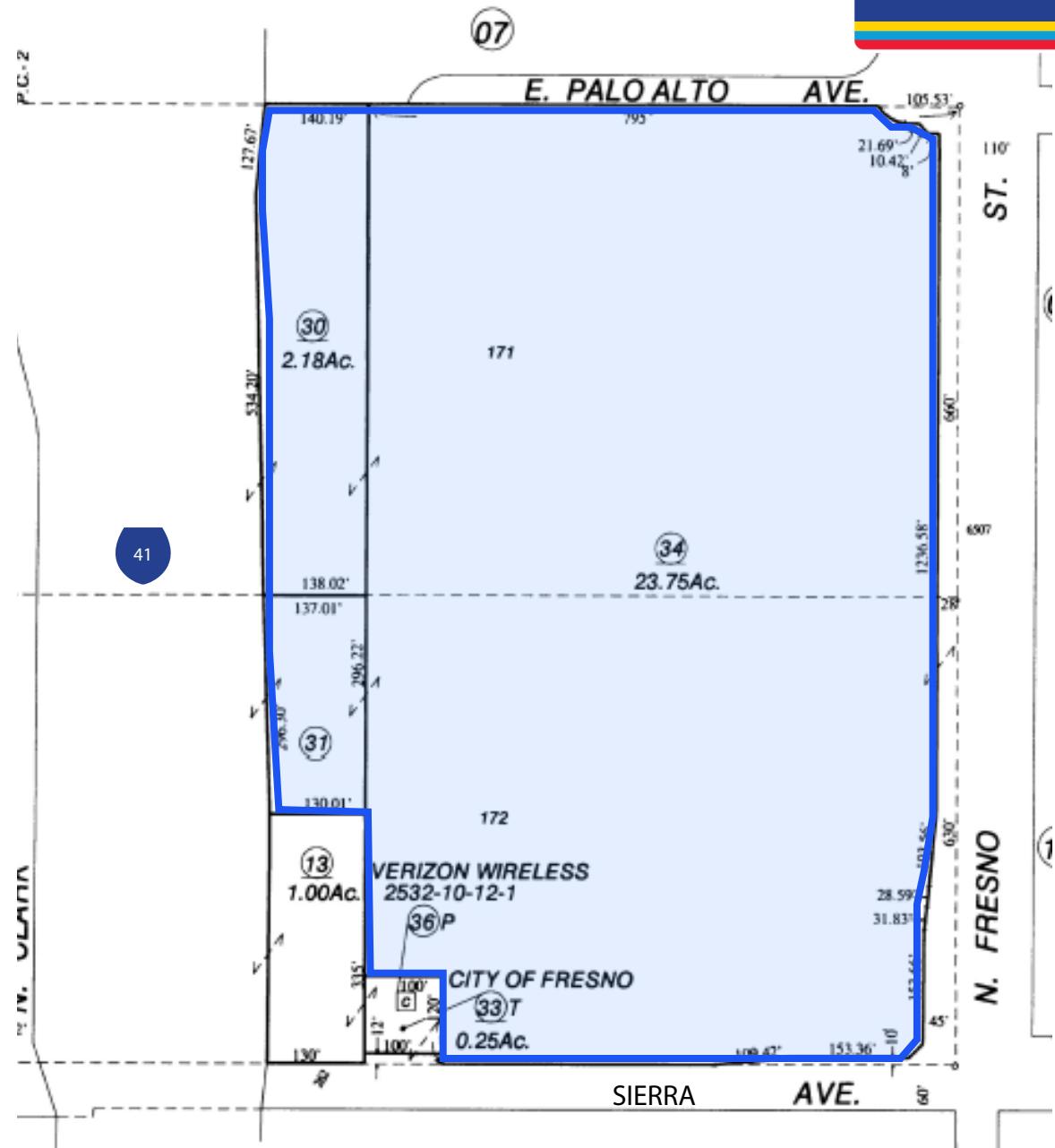
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The city of Fresno, California is conveniently located in Central California, within a short drive of both San Francisco and Los Angeles city limits. Fresno County also features a diverse selection of dining, shopping, attractions and recreational 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 Permenante 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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