

LAND FOR SALE

±40.71 ACRES OF COMMERCIAL INDUSTRIAL - CAN BE DIVIDED

1000 Muscat Ave, Sanger, CA 93657



Sale Price

\$4,255,000

PROPERTY HIGHLIGHTS

- ±2,755' Of Rail Served Frontage
- ±692' Wide By 1,335' Deep (1,773,327 SF)
- Union Pacific Line Operated By SJVR
- Established Central California Park
- Excellent Access to Freeway 180 & 99
- ±40.71 Acres - Can Be Divided
- Manufacturing, Shop space, Office/Warehouse
- High Cube Distribution Up To ±900,000 SF
- Outstanding Access To Freeway 99 From CA-180
- Muscat Ave: Utilities (sewer, water, & storm drain) are in place
- Water Lines & Street Access Is Existing

OFFERING SUMMARY

Available SF: ±1,773,328 SF
Lot Size: 40.71 Acres
Price / Acre: \$104,520
Zoning: M-H Heavy Industrial
Market: Fresno-Clovis MSA
Submarket: Sanger Industrial
APN: 332-042-22

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7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

Rail Served, fully improved, ±40.71 acres (±1,773,327 SF) of shovel ready industrial land located very close to CA-180, connected to CA-99/I-5. Water and sewer lines are stubbed at the site the street leading to the property. The City of Sanger made a significant investment in new road infrastructure in the area and has been supportive of new industrial development in the park. This parcel has a 10" line stubbed to the parcel and a 6" sewer line stubbed in the street on the north side of the property. The property has quick access to both Highway's 99 and 180, which allows for convenient access to all the major highways in the area. Active railroad is Union Pacific Line Operated By San Joaquin Valley Railroad (SJVR).

LOCATION DESCRIPTION

Located within the City of Sanger's Kings River Technology Park across from International Paper on the NWC of E Central Avenue and Newmark Avenue, just west of S Academy Avenue in Sanger, California. Other business' located within the park are Sanger Unified School District, California TrusFrame, Peters Roofing, American West Books, Pet Carousel, Algonquin Power, ADCO Manufacturing, Taiga Building Products, Sequoia Custom Cabinetry, Campbell Industrial Supply, Fresno Hydro-graphics, Initiative Foods, and many more.



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-  **M-H Heavy Manufacturing**
-  **M-L Light Manufacturing**

-  **R-A Single Family Residential (Agricultural)**
-  **RSC Recreation, School, & Conservative**

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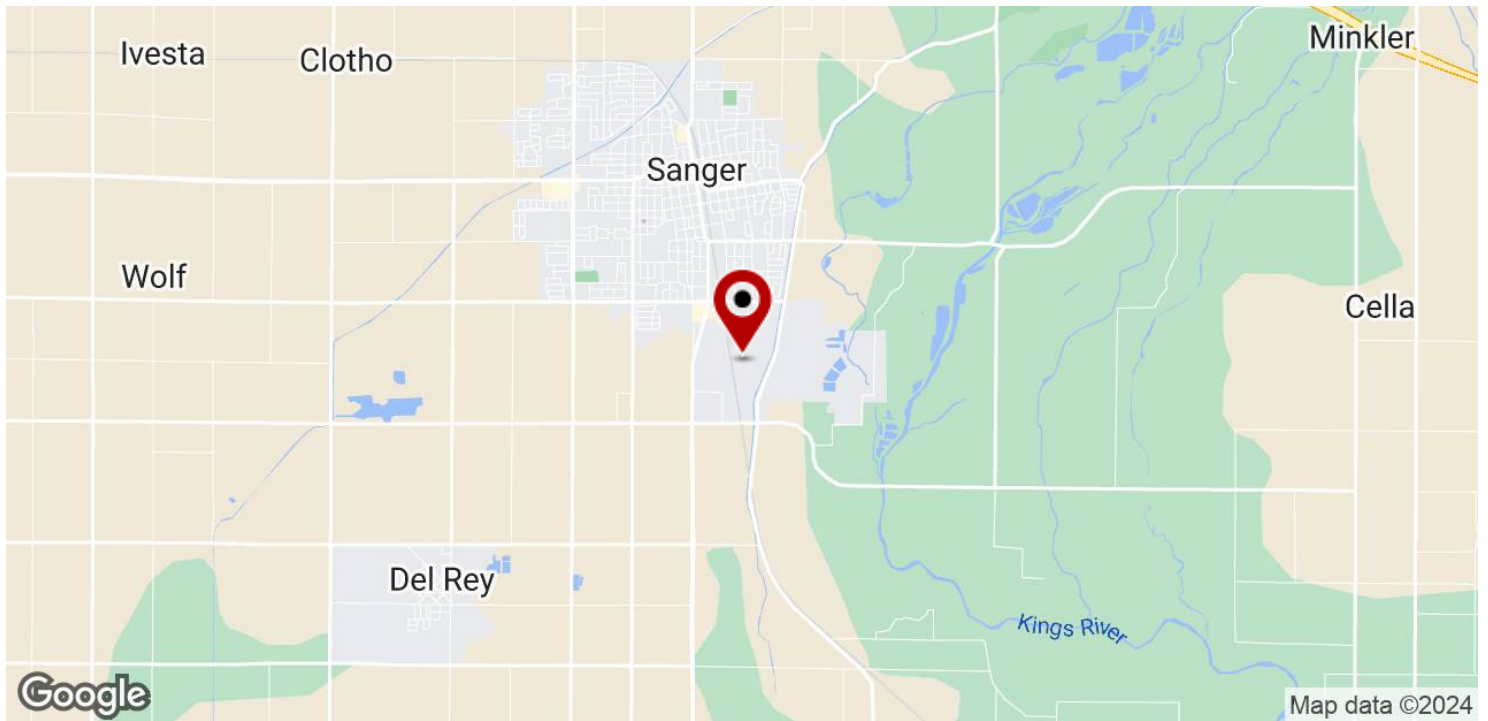
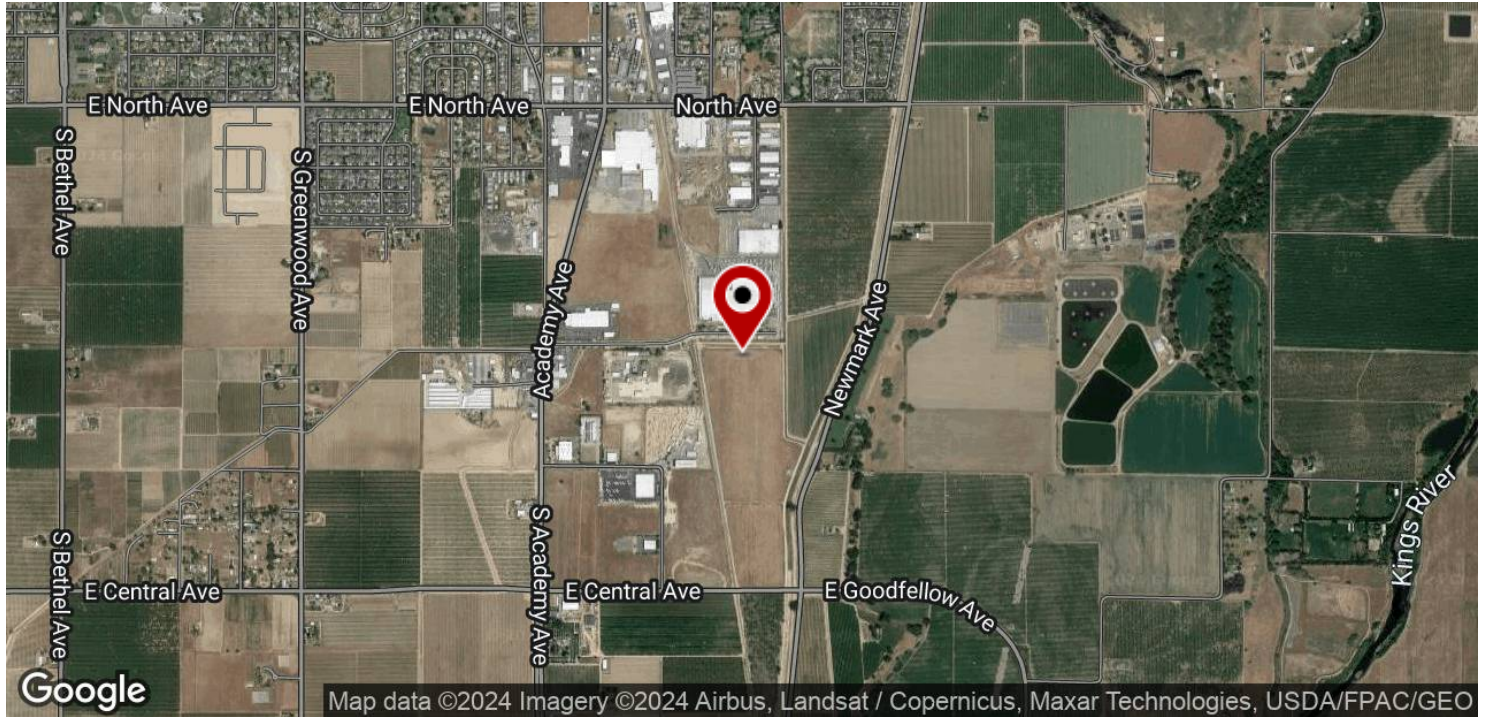
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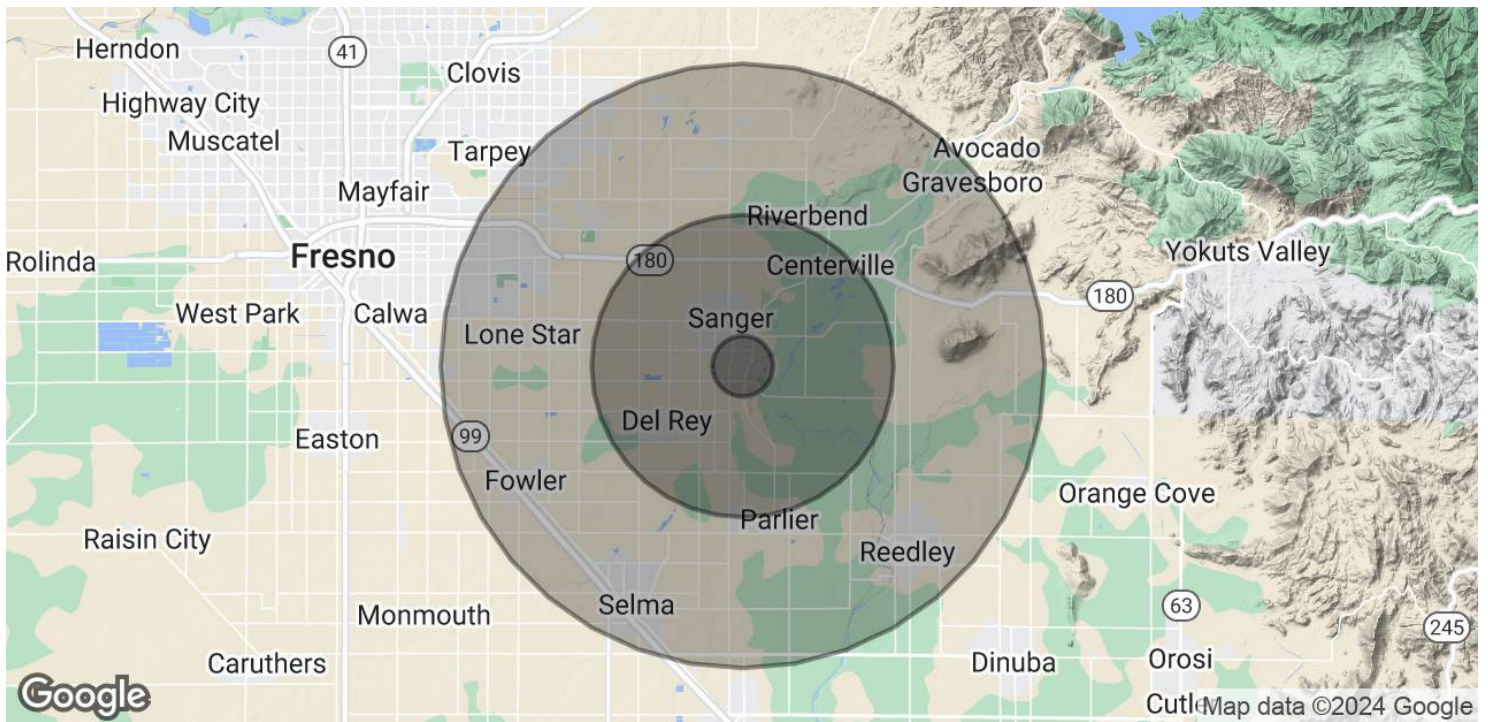
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,077	49,764	152,081
Average Age	24.9	28.3	31.1
Average Age (Male)	21.2	26.6	29.5
Average Age (Female)	28.4	30.3	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	518	13,360	42,689
# of Persons per HH	4.0	3.7	3.6
Average HH Income	\$47,747	\$54,935	\$63,432
Average House Value	\$236,831	\$333,493	\$303,679
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	83.1%	79.5%	67.8%

* Demographic data derived from 2020 ACS - US Census

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