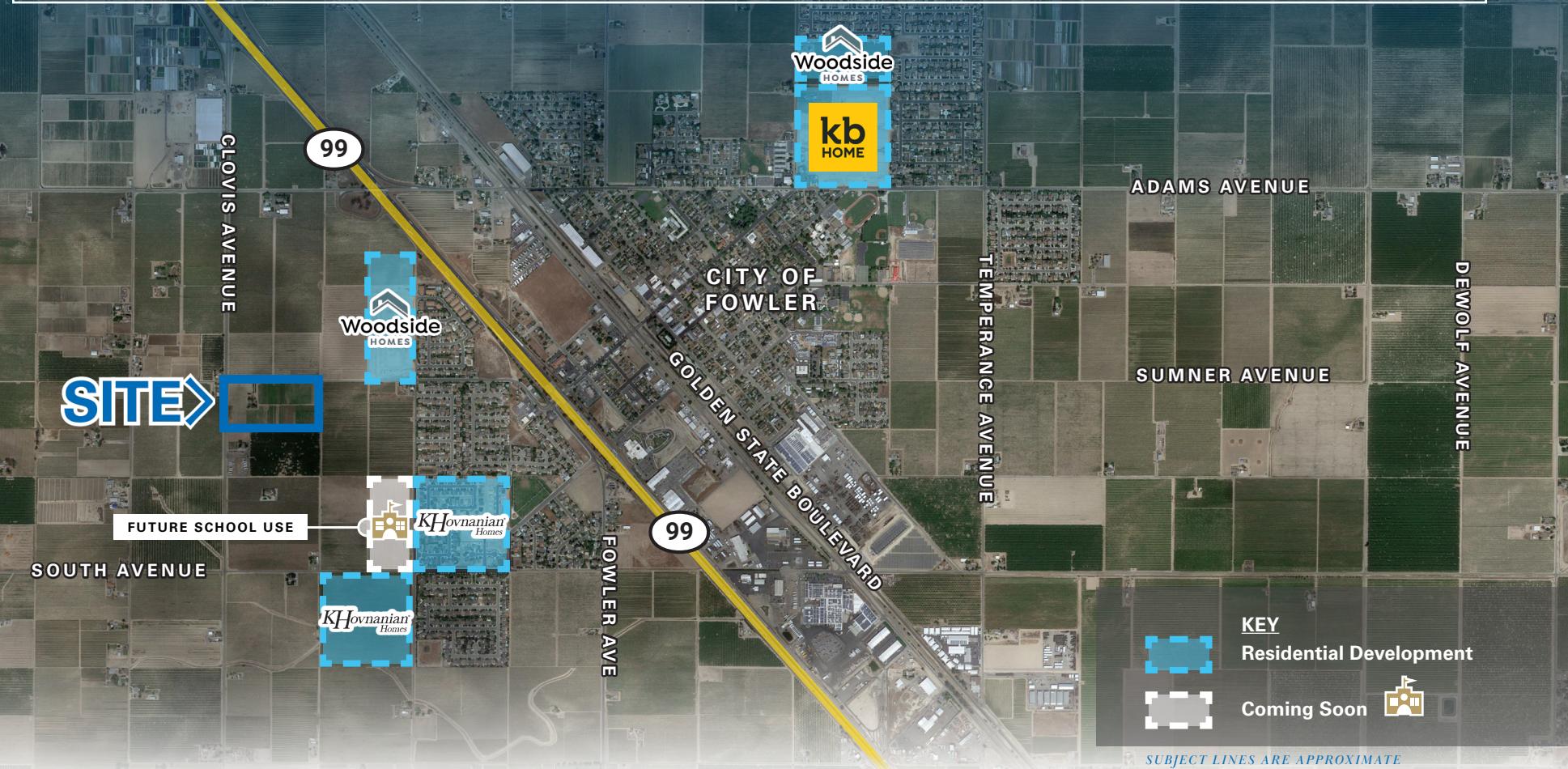


AVAILABLE FOR SALE
17.48± ACRES OF RESIDENTIAL LAND

SEC OF CLOVIS & E. SUMNER AVENUES FOWLER, CA



NEWMARK
PEARSON COMMERCIAL

Walter Smith
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t 559-447-6222
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CA RE Lic. #00914097

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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PROPERTY INFORMATION

| | |
|-------------------------|---|
| Total Land Area: | 17.48± Acres |
| Zoning: | Medium Low Density Residential 3.7 to 5.5 Units Per Acre |
| Property Use: | Single Family Residential Development |
| Parcel Number: | 343-040-060 (Fresno County) |
| Location: | Within the Sphere of Influence |
| Comment: | Tier 1 Destination; Contact Agent |
| Purchase Price: | Contact Agent for Pricing |

PROPERTY DESCRIPTION

The site is approximately 17.48± acres located in Fowler, California directly just to the west of Woodside Home's newest development, currently under construction. The property is located within the Sphere of Influence.

LOCATION DESCRIPTION

The site is located on the SEC of E. Sumner and Clovis Avenues and fronts onto Fowler and E. Sumner Avenues. This location is also close to parks, and has convenient Freeway 99 access.

A new school is planned on the NW corner of South Avenue and Sunnyside Avenue.

Contact Agent for Pricing

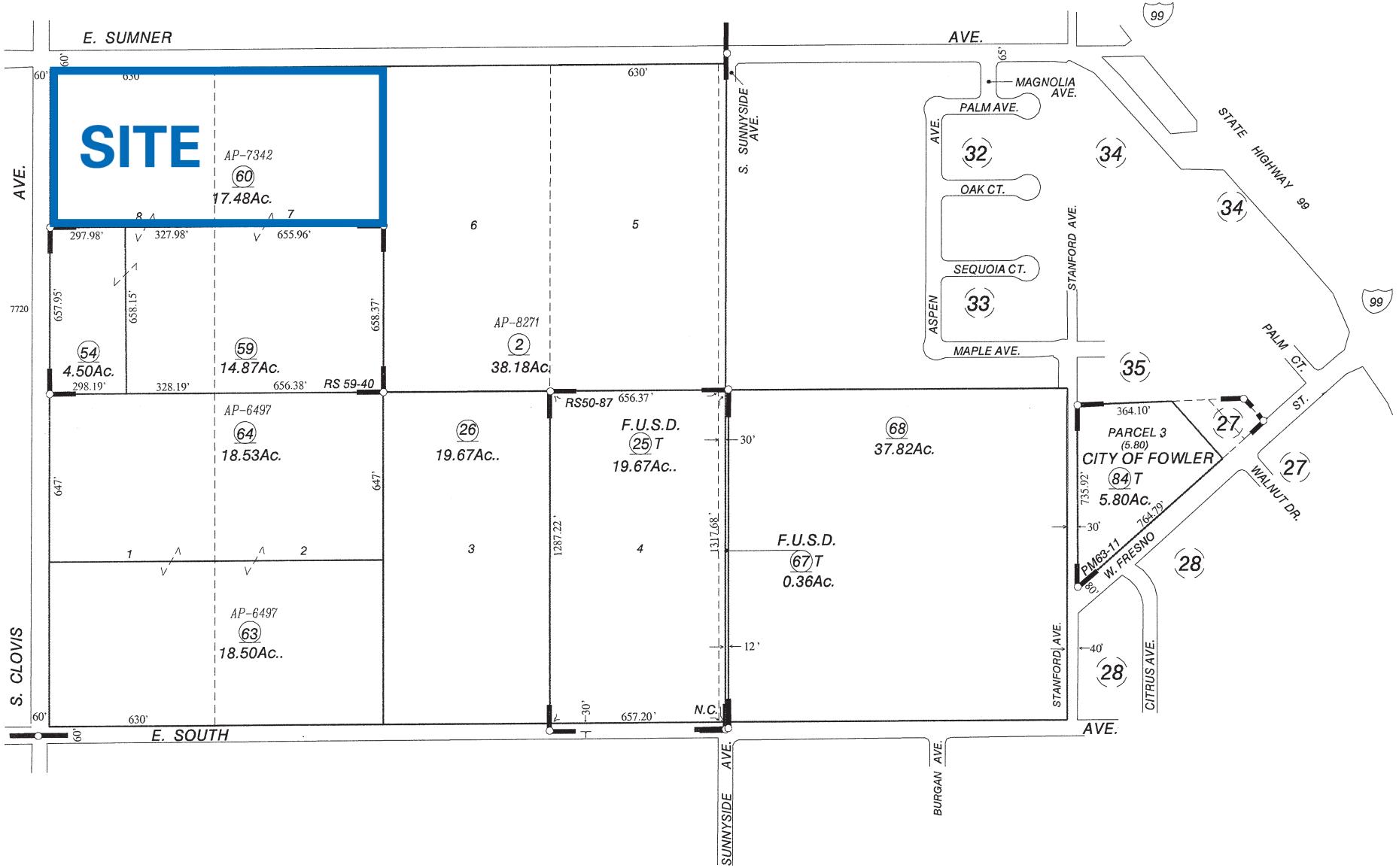
| | DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------|------------------------------------|------------------|-----------------|-----------------|
| POPULATION | 2029 Projection | 2,987 | 9,662 | 19,048 |
| | 2024 Estimate | 2,759 | 9,345 | 18,745 |
| | Growth 2024-2029 | 8.25% | 3.39% | 1.62% |
| | Growth 2020-2024 | 72.81% | 11.90% | -2.77% |
| HOUSEHOLD | Growth 2010-2020 | 13.68% | 2.14% | 5.59% |
| | 2029 Projection | 842 | 2,904 | 5,603 |
| | 2024 Estimate | 788 | 2,816 | 5,503 |
| | Growth 2024-2029 | 6.85% | 3.14% | 1.83% |
| | Growth 2020-2024 | 71.66% | 13.52% | -1.48% |
| | Growth 2010-2020 | 6.49% | -0.23% | 4.35% |
| | 2024 Est. Average HH Income | \$104,077 | \$91,395 | \$92,226 |

Source: Claritas 2024

5065 E. SUMNER AVENUE

FOWLER, CA

PARCEL MAP

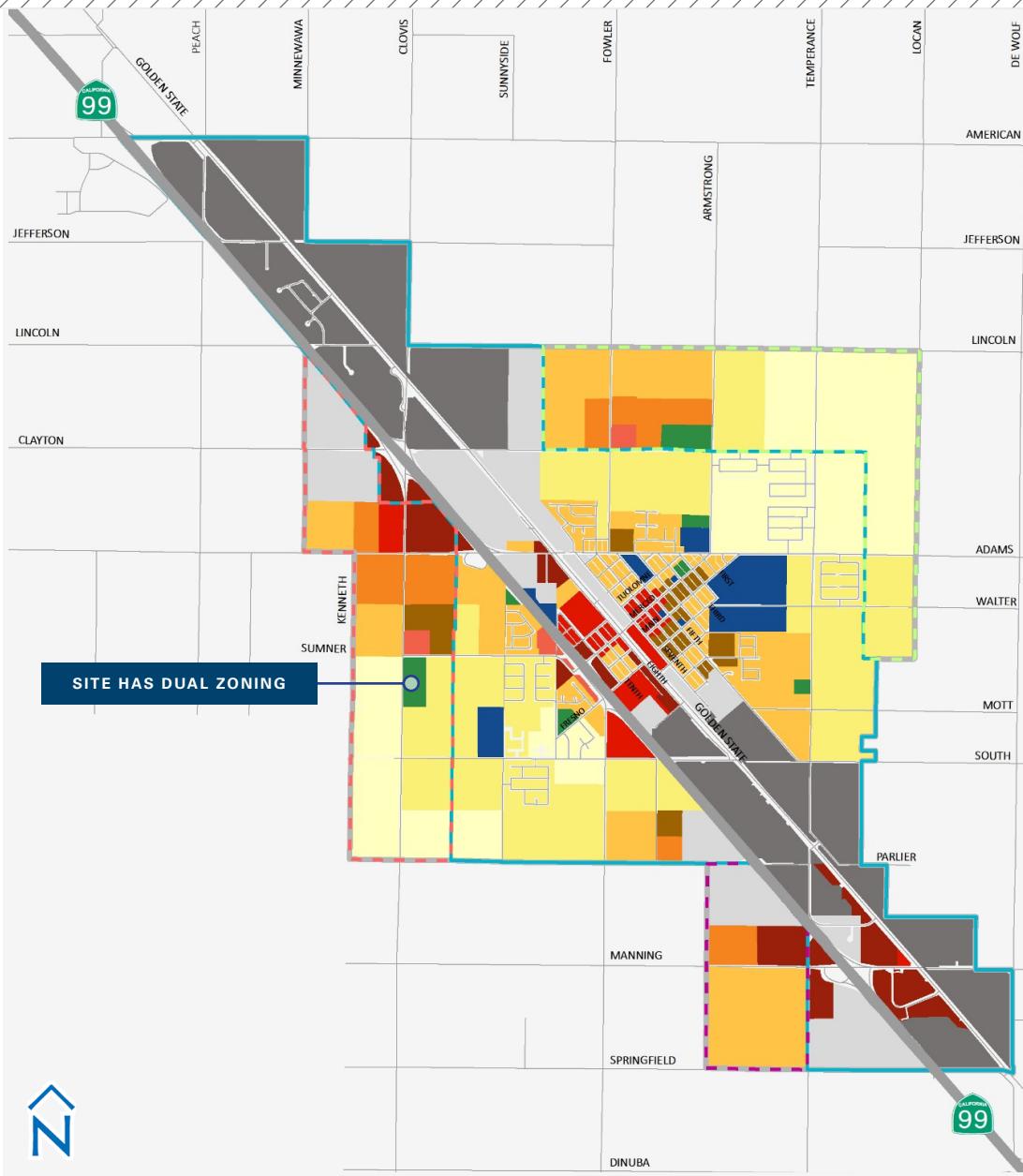


5065 E. SUMNER AVENUE

FOWLER, CA

CITY OF FOWLER

GENERAL PLAN



Boundaries

- Primary Development Area
- Urban Growth Tier I
- Urban Growth Tier II
- Urban Growth Tier III
- Planning Area

Land Uses

- Low Density Residential
- Medium Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public Facilities

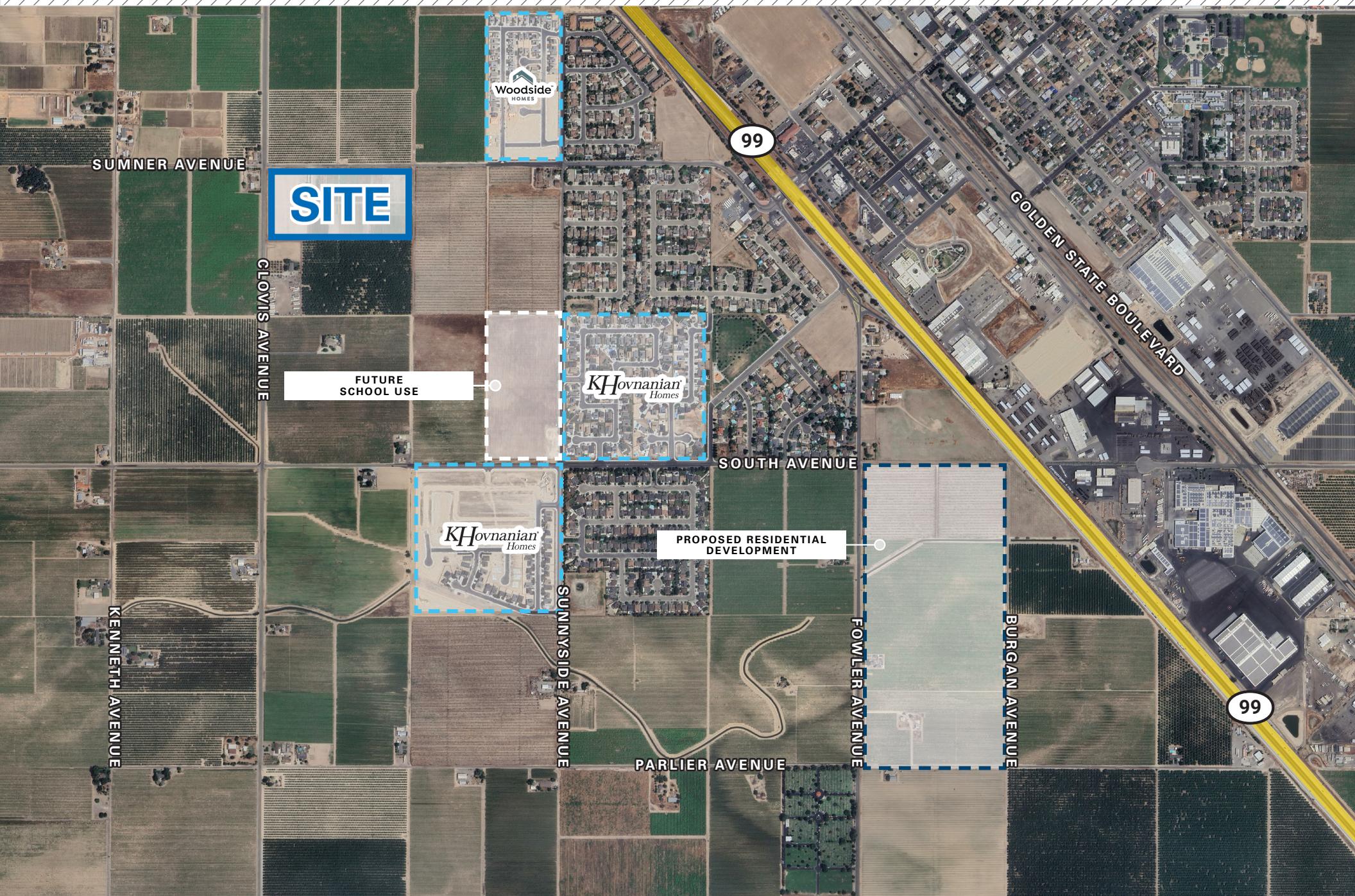
General Plan Resource Links:

- [View 2040 General Plan](#)
- [Interactive Land Use Map](#)

Source: [City of Fowler 2040 General Plan](#)

5065 E. SUMNER AVENUE

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