

AVAILABLE FOR SALE
17.48± ACRES OF RESIDENTIAL LAND

SEC OF CLOVIS & E. SUMNER AVENUES

FOWLER, CA



NEWMARK
PEARSON COMMERCIAL

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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 (<i>Fresno County</i>)
Location:	Within the Sphere of Influence
Comment:	Tier 1 Destination; <i>Contact Agent</i>
Purchase Price:	<i>Contact Agent for Pricing</i>

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.

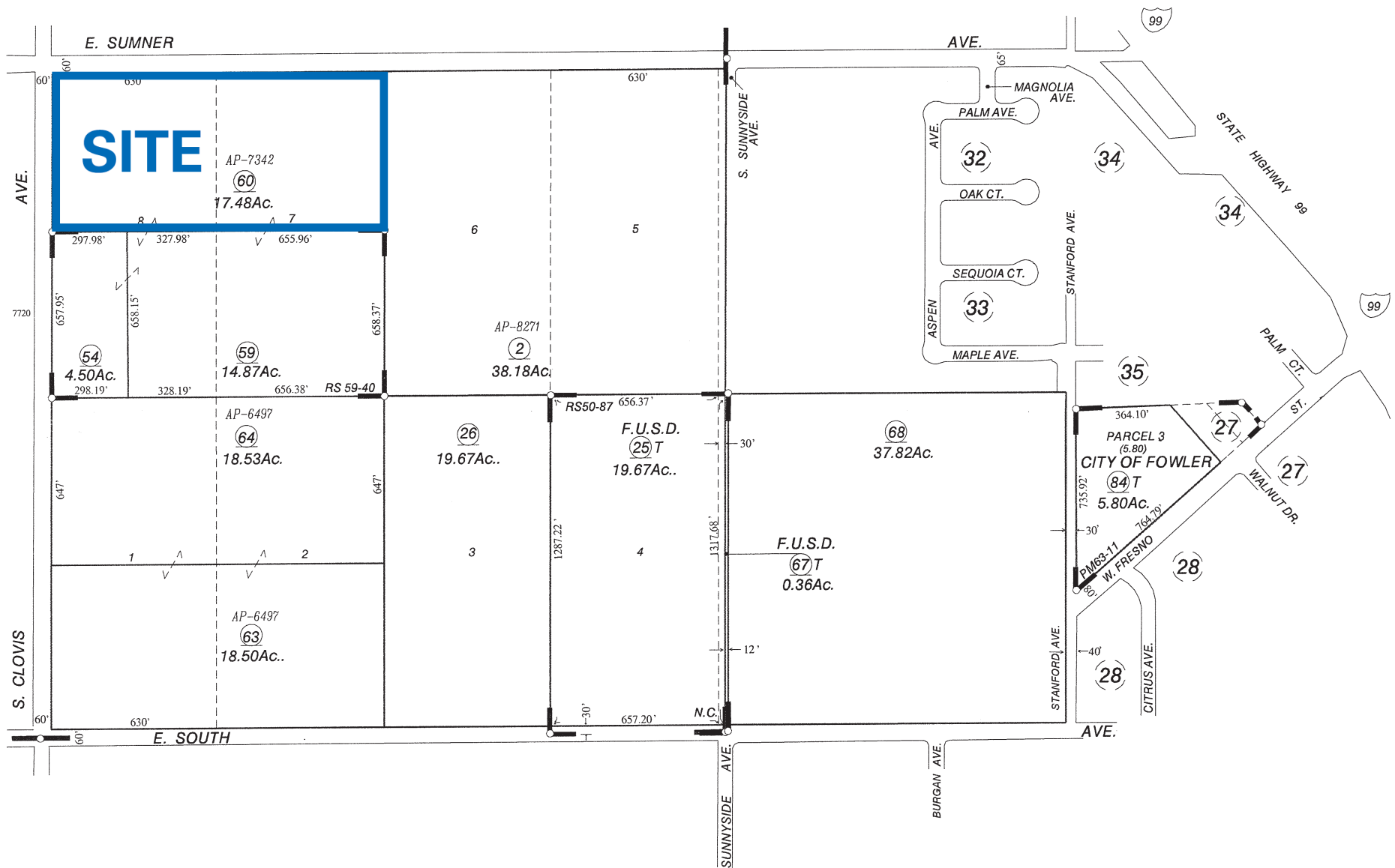
LOCATION DESCRIPTION

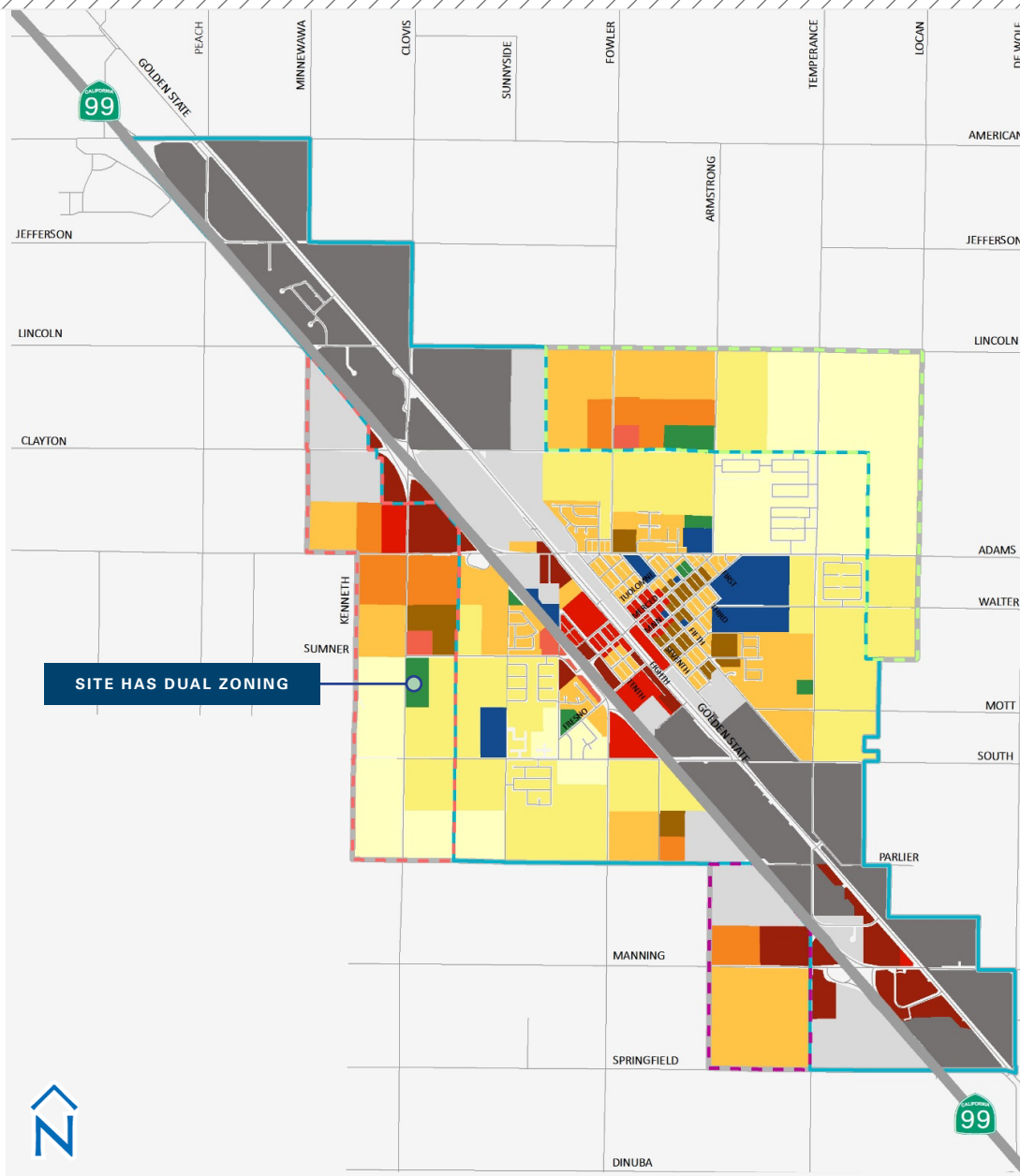
The site is located on the SEC of E. Sumner and Clovis Avenues and fronts onto Fowler and E. Sumner Avenues. This location is also close to parks, and has convenient Freeway 99 access.
A new school is planned on the NWC of South Avenue and Sunnyside Avenue.

	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%
	Growth 2010-2020	13.68%	2.14%	5.59%
HOUSEHOLD	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				

FOWLER, CA

MAP





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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