

RECENTLY ANNEXED

NEC of Shields & Polk Avenues

Fresno, California

AVAILABLE FOR SALE

PROPERTY INFORMATION

Proposed Single Family Residential Land Available:

16.74± Acres

Commercial Land Available:

2± Acres

HIGHLIGHTS

- Located in Sphere of Influence
- Approved land use for SFR medium density

For information, please contact:

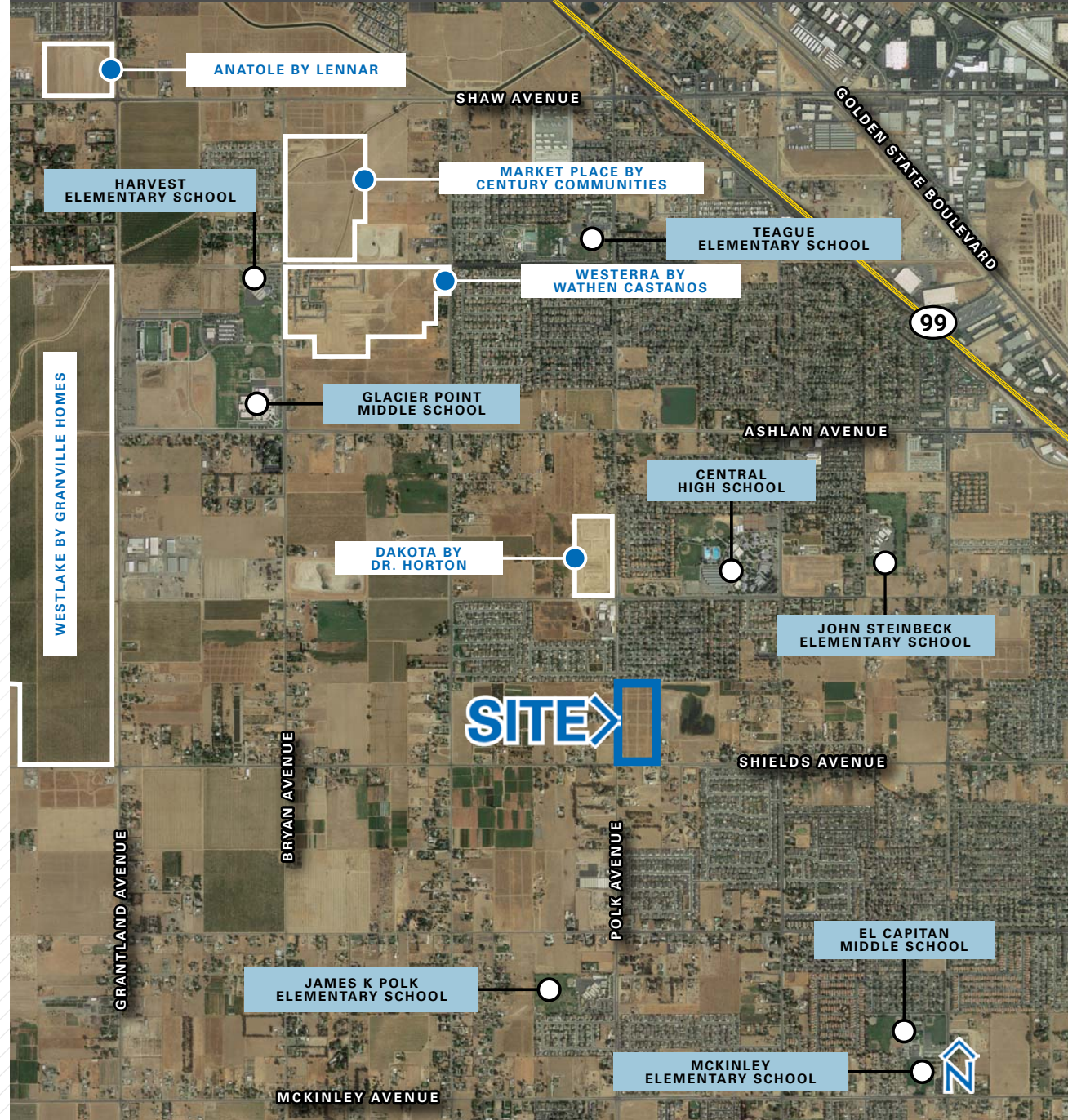
Walter Smith

Senior Vice President - Retail Division

t 559-447-6222

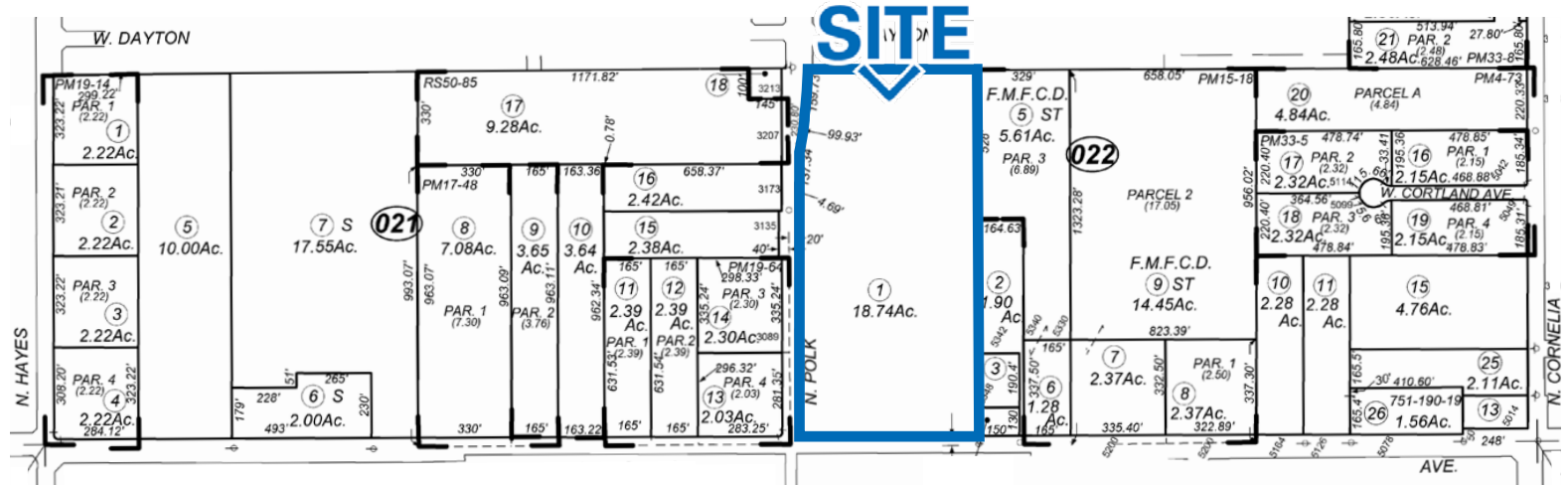
wsmith@pearsonrealty.com

CA RE Lic. #00914097



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Parcel Map



PROPERTY INFORMATION

| | |
|-----------------------------------|---|
| Legal: | City of Fresno |
| APN(s): | 511-022-01 |
| Annexation City of Fresno: | Completed January 8th, 2020 |
| Current Zoning: | Commercial- Community (<i>Approved site-plan available upon request</i>) |
| School District: | Central Unified School District |
| Proposed Land Use: | The property is best suited for single family residential development and limited commercial services |

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LOCATION DESCRIPTION

The subject property is located on the NEC of Shields Avenue and Polk Avenue. The site is 18.74± acres of which 16.74± acres is proposed for single family residential. The 2± remaining acres is zoned for retail uses.

PARCEL DIMENSIONS

Shields Avenue Frontage: 623 Feet
Polk Avenue Frontage: 1281 Feet
Utilities: Pending

TRAFFIC COUNTS

Shields Ave @ Polk Ave
Westbound: 5,048± ADT
Eastbound: 1,231*± ADT
Total: **6,279± ADT**

Polk Ave @ Shields Ave
Southbound: 3,118± ADT
Northbound: 3,248± ADT
Total: **6,366± ADT**

Total ADT: **12,645±**

Source: Kalibrate TrafficMetrix (2020)

**Traffic counts taken from 2004 with 3% multiplier*

***Traffic counts taken from 2017 with 3% multiplier*



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Aerial View



NEWMARK
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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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OROSCO
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Nearby Communities in Development

**DAKOTA BY
DR. HORTON**



Proposed SFRs:
74 Residences

Project Completion:
Estimated 2021

**WESTERRA BY
WATHEN CASTANOS**



Proposed SFRs:
266 Residences

Project Completion:
Estimated 2021

**MARKET PLACE BY
CENTURY COMMUNITIES**



Proposed SFRs:
216 Residences

Project Completion:
Estimated 2022

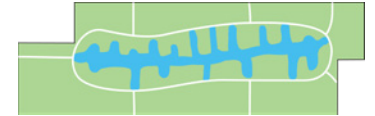
**ANATOLE BY
LENNAR**



Proposed SFRs:
Estimated 125 Residences

Project Completion:
Estimated 2022

**HOMES BY
GRANVILLE**



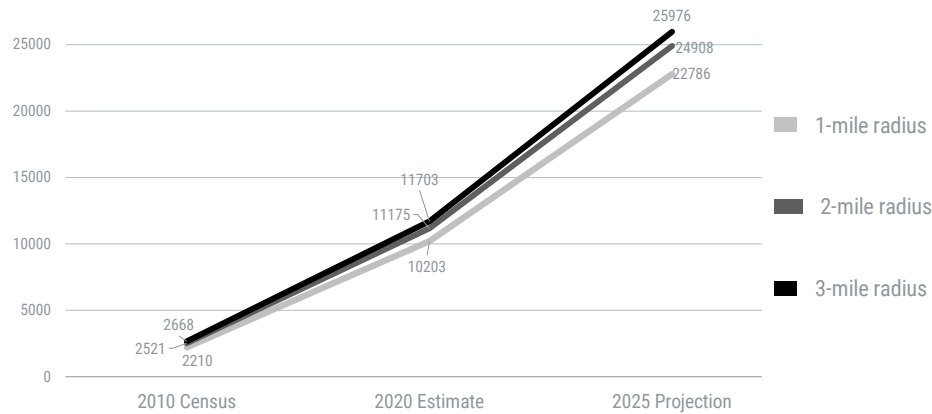
Proposed SFRs:
Up to 2,600 Residences

Project Completion:
Estimated 2024

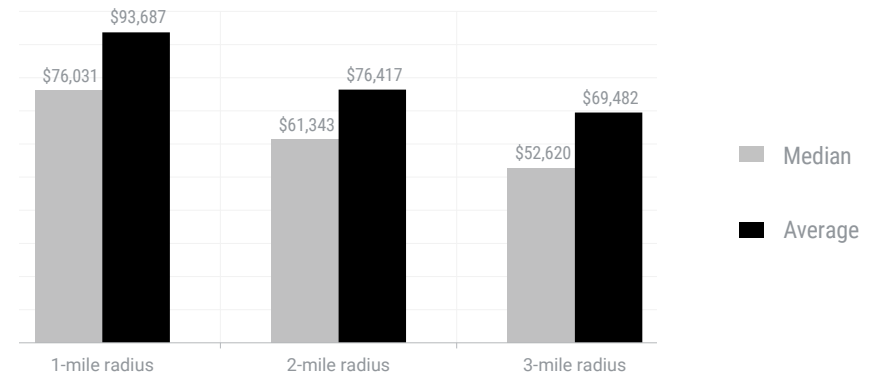
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Demographics

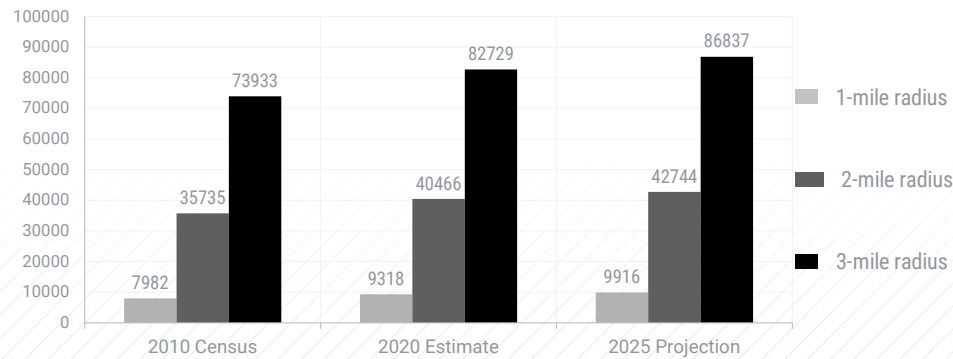
NUMBER OF HOUSEHOLDS



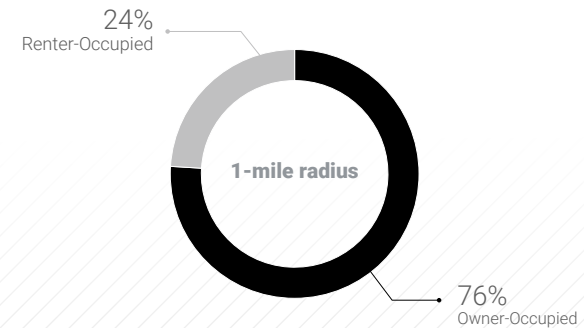
2020 ESTIMATED HOUSEHOLDS BY INCOME



POPULATION

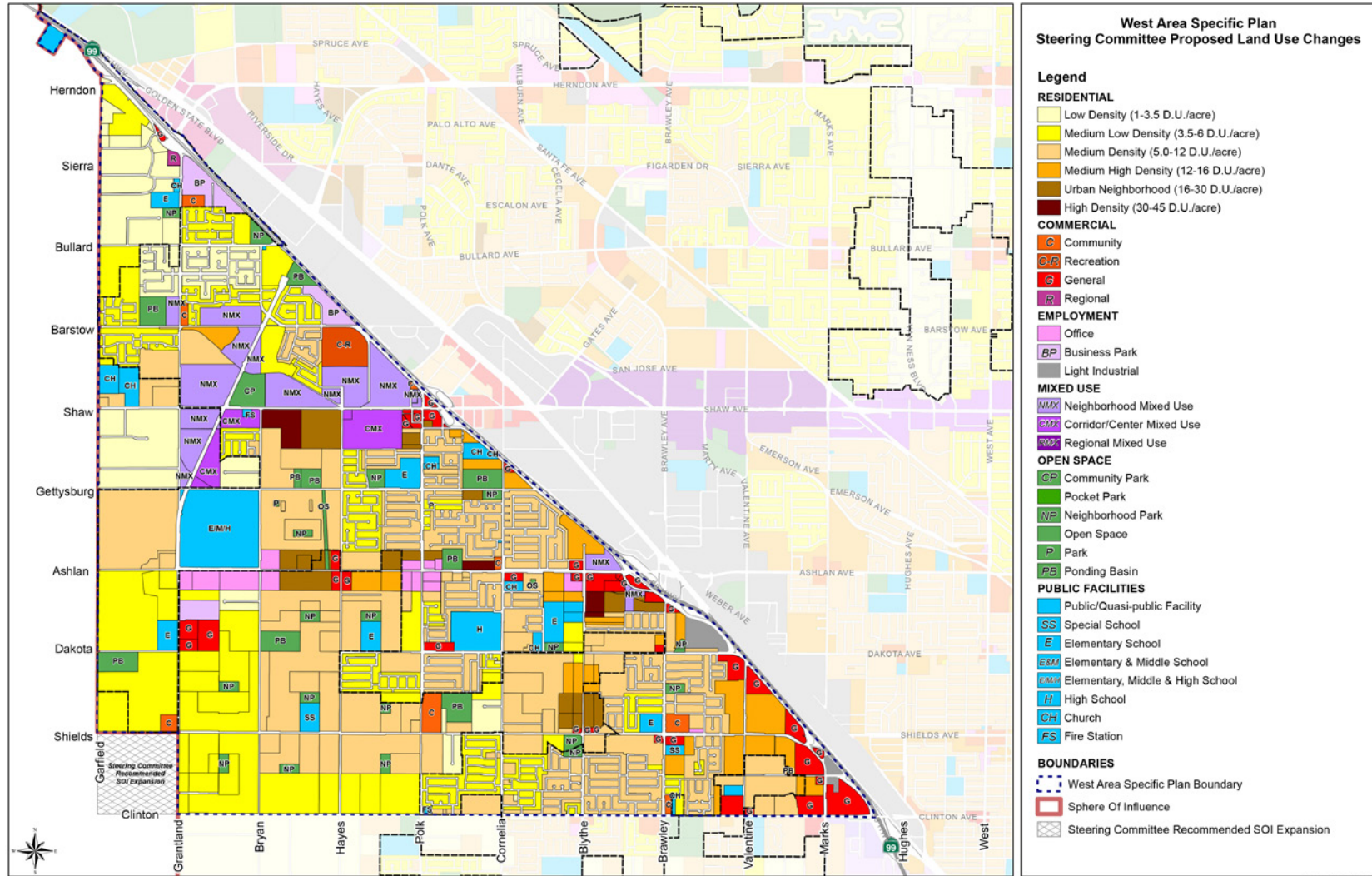


2020 ESTIMATED HOUSING UNITS BY TENURE



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West Area Specific Plan



Date: 2/28/2019

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