



2261 LUNGREN CT. KINGSBURG, CA 93631

LIGHT INDUSTRIAL OR RETAIL LOT
PRIME FOR DEVELOPMENT
LOT WITH HIGHWAY 99 VISIBILITY

Marcus & Millichap
 OVANESS-ROSTAMIAN GROUP

KINGSBURG
 - LAND -

PROPERTY DETAILS

 **\$615,000**

PROPERTY DESCRIPTION

Property Address	2261 Lungren Ct.
City, State, ZIP	Kingsburg, CA 93631
Total Land Area	90,604 SF
Zoning	CH Highway Commercial
APN	394-042-05
Land Price Per SF	\$6.78

- Originally Planned for Hotel
- Great Location off the CA-99, One of Only 3 Highways Running the Length of CA

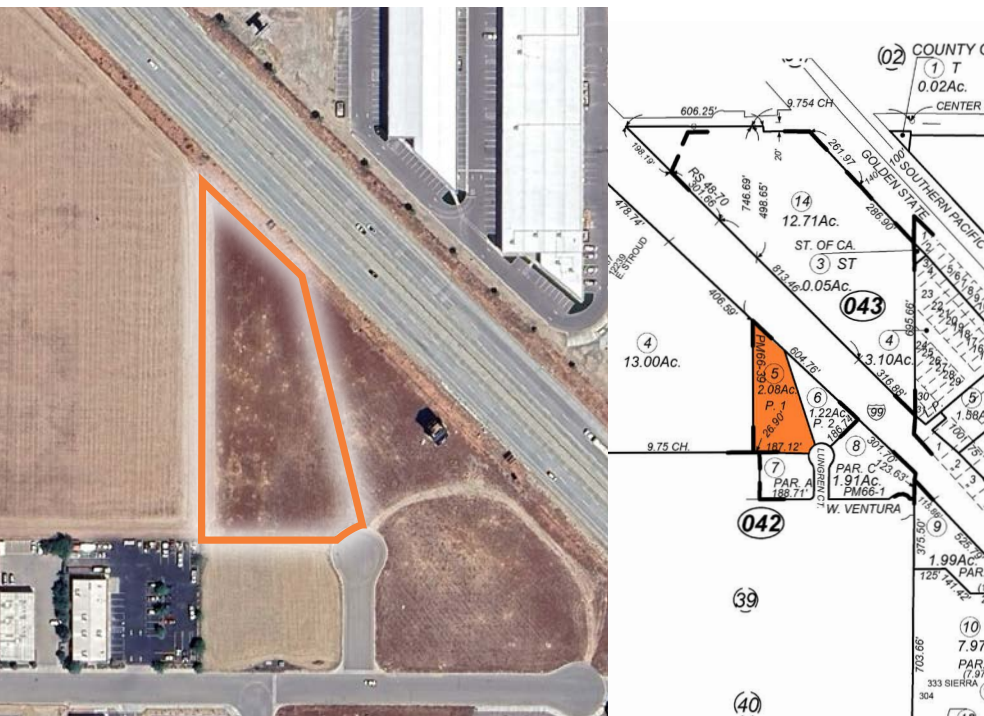
KINGSBURG LAND

Ovaness-Rostamian Group of Marcus & Millichap has been chosen to exclusively market for sale a highly visible potential development site along California State Route 99 in Kingsburg, California. The opportunity comprises of 2 acres, or just over 90,000 square feet. The land is zoned CH Highway Commercial which allows for your next casual dining spot, drive through, hotel, car wash or any other number of large format businesses with a view from CA Highway 99. With over 63,000 average daily drivers, Kingsburg is just 20 mins south of the city of Fresno and halfway between Sacramento and Los Angeles. Known as the Gem of the Valley, it is home to the Swedish Coffee Pot Water Tower and Public Park, and the World's Largest Box of Raisins.

NEW DEVELOPMENT INCENTIVES

The City of Kingsburg currently has five incentives for new development:

- 25% Reduction in the City's Capital Facilities Fees
- 50% Rebate of the City's Portion of Real Estate Property Taxes for Three Years
- 50% Rebate of the City's Portion of Sales Taxes for Three Years
- 21 Day Administrative Approval for Permitting
- A Reduction or Elimination of City Fees Under Certain Criteria



SUBJECT
KINGSBURG
- L A N D -


**Rafer Johnson
Junior High School**
442 Students

66,000
CARS PER DAY

El Potrillo Imports
Coming Soon

T Mobile
Call Center
800+ Employees



Lungren Ct.

Save Mart **Auto Zone**
ACE Hardware


**Kingsburg
High School**
1,087 Students

Ventura Ct.



13,000
CARS PER DAY

Sierra St.

Vineyard

Kingsburg
Business Park



Walgreens
verizon
SUBWAY
O'Reilly
ups

McDonald's **ARCO**

DOLLAR TREE



CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE



**GROCERY
OUTLET**
bargain market


Golden State Hwy.




**Reagan
Elementary School**
632 Students

**ROOSEVELT
ROUGH RIDERS**

**Roosevelt
Elementary School**
231 Students


**Lincoln
Elementary School**
414 Students

Golden State Hwy

SUBJECT KINGSBURG - L A N D -

Auto Zone
Save Mart
ACE Hardware

Starbucks
 Carl's Jr.
 Little Caesars

R
 Rafer Johnson
 Junior High School
 442 Students

66,000
CARS PER DAY

Lungren Ct.

El Potrillo Imports
Coming Soon

T Mobile
Call Center
800+ Employees



Walgreens
 verizon
 SUBWAY
 O'Reilly AUTO PARTS
 ups

Ventura Ct.

Avenue B

Morgan Dr.



Sierra St.



Vineyard

Kingsburg
Business Park

McDonald's
 ARCO
 DOLLAR TREE
 TACO BELL
 am pm
 Robertito's TACO SHOP



13,000
CARS PER DAY





City Of KINGSBURG



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	7,347	17,081	37,861
2023 Estimate			
Total Population	6,925	15,740	36,223
2020 Census			
Total Population	6,736	15,178	36,095
2010 Census			
Total Population	6,319	14,378	34,793
Daytime Population			
2023 Estimate	6,359	15,225	37,137
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$150,000 or More	11.0%	15.4%	11.5%
\$100,000-\$149,999	11.3%	14.5%	12.7%
\$75,000-\$99,999	18.1%	17.3%	13.1%
\$50,000-\$74,999	21.8%	19.4%	20.3%
\$35,000-\$49,999	11.3%	10.6%	11.9%
Under \$35,000	26.4%	22.8%	30.5%
Average Household Income	\$78,790	\$91,927	\$79,749
Median Household Income	\$65,829	\$71,825	\$60,635
Per Capita Income	\$27,424	\$31,999	\$25,596
HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$71,281	\$76,053	\$68,302
Consumer Expenditure Top 10 Categories			
Housing	\$26,249	\$28,195	\$25,364
Transportation	\$12,319	\$12,717	\$11,817
Food	\$9,003	\$9,489	\$8,740
Personal Insurance and Pensions	\$7,731	\$8,461	\$7,347
Healthcare	\$5,449	\$5,702	\$5,047
Entertainment	\$2,752	\$3,177	\$2,694
Cash Contributions	\$2,228	\$2,314	\$1,966
Apparel	\$1,717	\$1,841	\$1,670
Gifts	\$1,504	\$1,541	\$1,341
Education	\$1,060	\$1,205	\$1,013

ABOUT KINGSBURG, CALIFORNIA

Kingsburg, California, is a charming small city in Fresno County, renowned for its rich Swedish heritage. Settled by Swedish immigrants in the late 19th century, the city features Swedish-themed architecture and hosts the annual Kingsburg Swedish Festival, celebrating traditional music, dance, and cuisine. Surrounded by fertile farmland, Kingsburg's economy thrives on agriculture, particularly vineyards, orchards, and farms producing grapes, peaches, and almonds. Its unique cultural identity and picturesque setting make Kingsburg a notable destination in the San Joaquin Valley.

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