

LAND FOR SALE

±20.63 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11337 S Amber Ave, Selma, CA 93662



Sale Price

\$1,950,000

OFFERING SUMMARY

Available SF:	±898,643 SF
Lot Size:	20.63 Acres
Price / Acre:	\$94,523
Zoning:	Residential (R-1)
Market:	Fresno
Submarket:	Fowler/Selma
Cross Streets:	Amber Ave & Rose Ave
APN:	393-290-16S

PROPERTY HIGHLIGHTS

- ±20.63 Acres (±898,643 SF) of Residential Development Land
- ±700' Wide By ±1280' Deep | (2) New Sewer Lift Stations In Process
- Also Available: Adjacent 13.39 to 19.32 Acres
- Free And Clear Parcel Ready For Developers Concept
- Adjacent 20.2 Ac Project in Review (41-Single Family Homes)
- North and South Bound Freeways Nearby
- Prime Development Location Near Scenic Foothills
- Regional Retail Developments Just Minutes Away
- Situated Near Existing Newer Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Convenient and Close Highway Access
- Easy Access & Multiple Entrances/Exits
- Situated Near Existing Newer Housing Developments
- Strong Number of Households | ±36,493 Within 10-Mile Radius
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Growth Area of Selma- New Schools/Residential Projects Recently Built/Planned

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
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PROPERTY DESCRIPTION

Prime residential development land totaling ±20.63 Acres (±898,643 SF) off Amber Avenue in Selma, CA. The parcel is located just less than 2 miles of CA-99 on/off ramps providing easy access to surrounding cities such as Fowler, Kingsburg, Fresno, Visalia, Tulare, Madera, & many others! Roadways leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. City of Selma recently started the Amberwood Sanitary Sewer Improvement Project (Res. 2024-41R), providing 2 new lift stations for the sewer for 2,558 residential units and 131,200 SF of commercial, with the new main lines running along Amber Ave; 15" sewer line tees in at Rose Ave, ending at the adjacent new development. Plan is consistent with the land use, is within the holding capacity, conforms to all policies, avoids traffic congestion, and is shovel ready. Nestled in the heart of Selma, CA, this residential development land presents a prime opportunity for urban expansion. The parcel, characterized by its spacious layout and strategic location, offers a canvas for creating a vibrant residential community. Surrounded by the city's amenities and with easy access to major thoroughfares, this land beckons developers to craft a harmonious neighborhood, providing an ideal setting for future homeowners in the growing Selma community.

LOCATION DESCRIPTION

This property is located south of Floral Ave, east of Selma Hospital, north of Rose Ave, & west of Amber Ave in Selma, California. The site is located just off CA-99 which provides quick access to all neighboring cities. Selma, California, stands as a welcoming community in the heart of the San Joaquin Valley, offering a desirable living environment for residents. Surrounded by the region's rich agricultural landscapes, Selma provides a peaceful and family-friendly atmosphere. With its close-knit community, diverse cultural offerings, and convenient access to essential amenities, Selma is not only a picturesque place to call home but also an ideal location for those seeking a balanced and fulfilling lifestyle.



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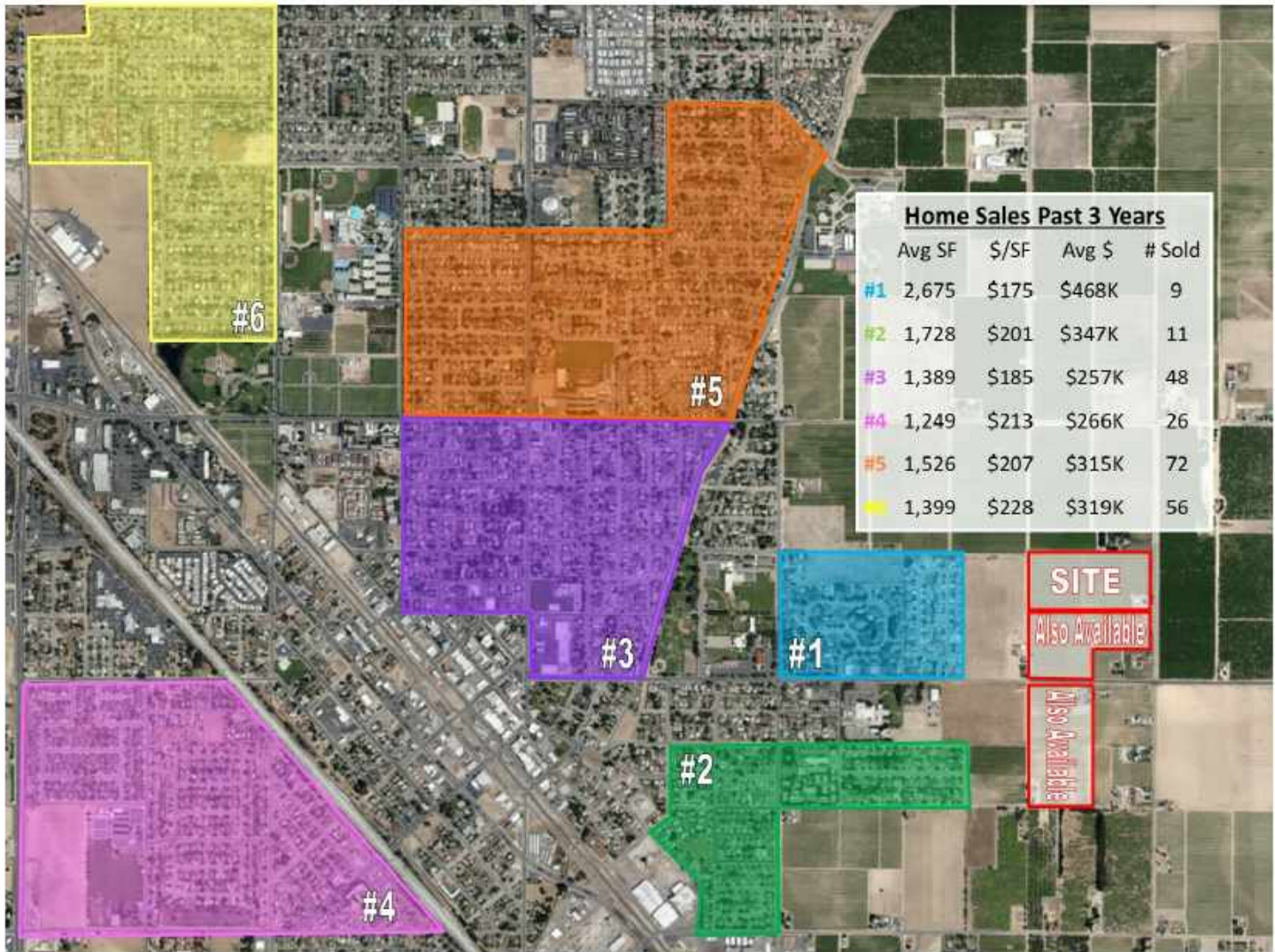
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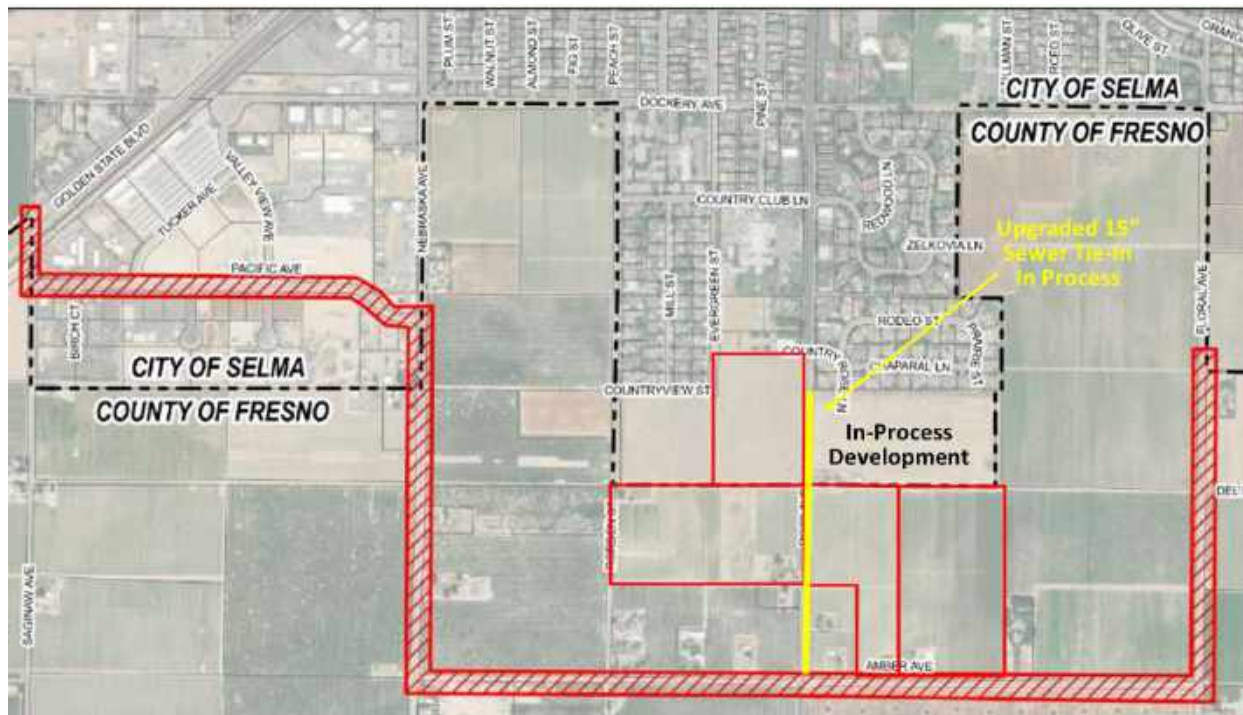
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CITY OF SELMA ECONOMIC DEVELOPMENT



RETENTION

CREATION

ATTRACTION

WHAT IS ECONOMIC DEVELOPMENT?

The primary goal of Selma's Economic Development Department is to enhance the economic vitality of the city. We achieve this by implementing strategies that create a business-friendly environment, nurturing existing businesses, promoting job creation, and encouraging investments in Selma.

SERVICES AVAILABLE TO BUSINESSES

SINGLE POINT OF CONTACT

Businesses will benefit from a dedicated liaison at the City of Selma to provide answers, monitor progress, and facilitate communication between City Departments and business owners.

STREAMLINED PERMITTING

Experience an expedited and efficient permitting process for your business through our Community Development department's streamlined plan reviews.

GOALS

- 1 Foster economic growth in the City of Selma.
- 2 Support the expansion and retention of business in the City of Selma.
- 3 Attract new businesses to the City of Selma.

RESOURCE PARTNER REFERRALS

Connect with our Economic Development team to access partner organizations offering gap funding and technical assistance training for your business.

DATA ANALYSIS

Gain valuable information from our Economic Development department, including workforce demographics, proximity to freeways, and market data.

WWW.CITYOFSELMA.COM | (559)891-2223



LET'S GROW TOGETHER

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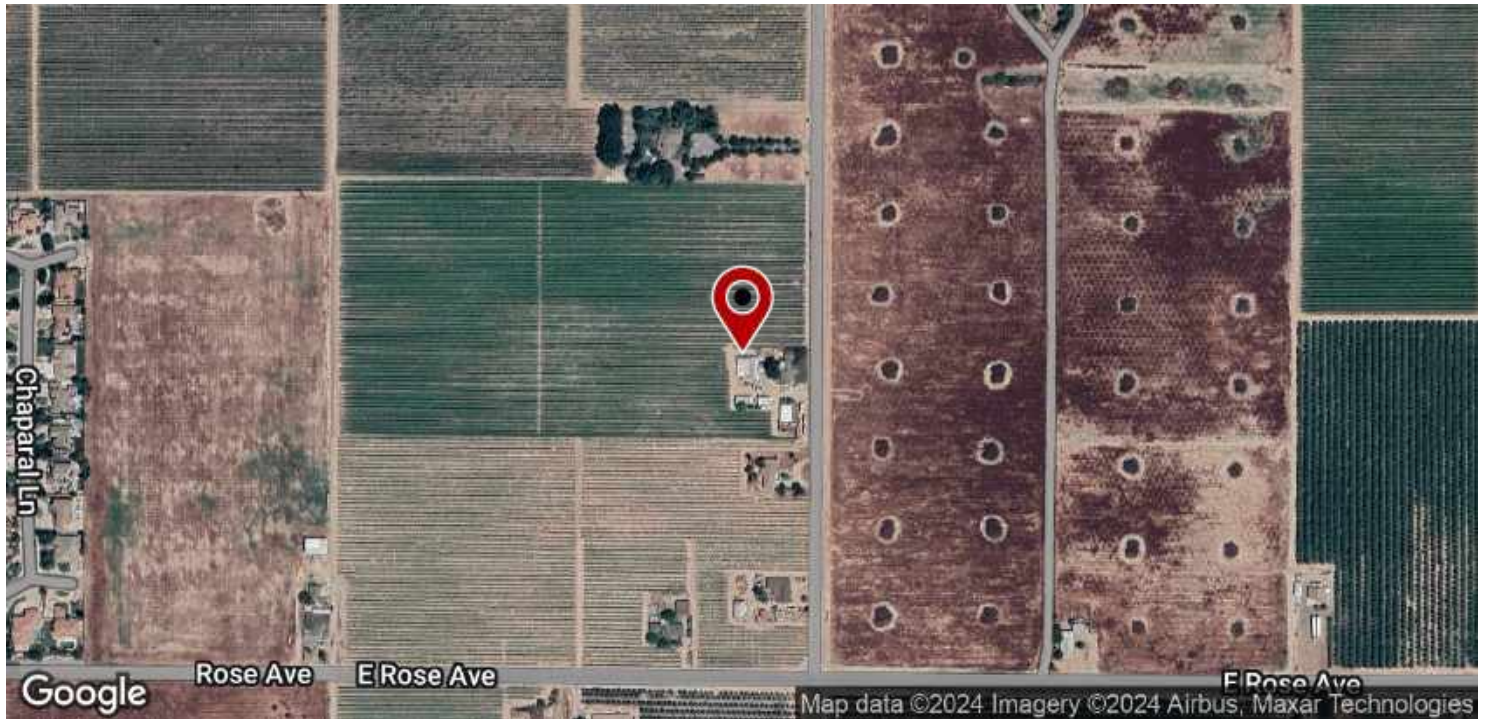
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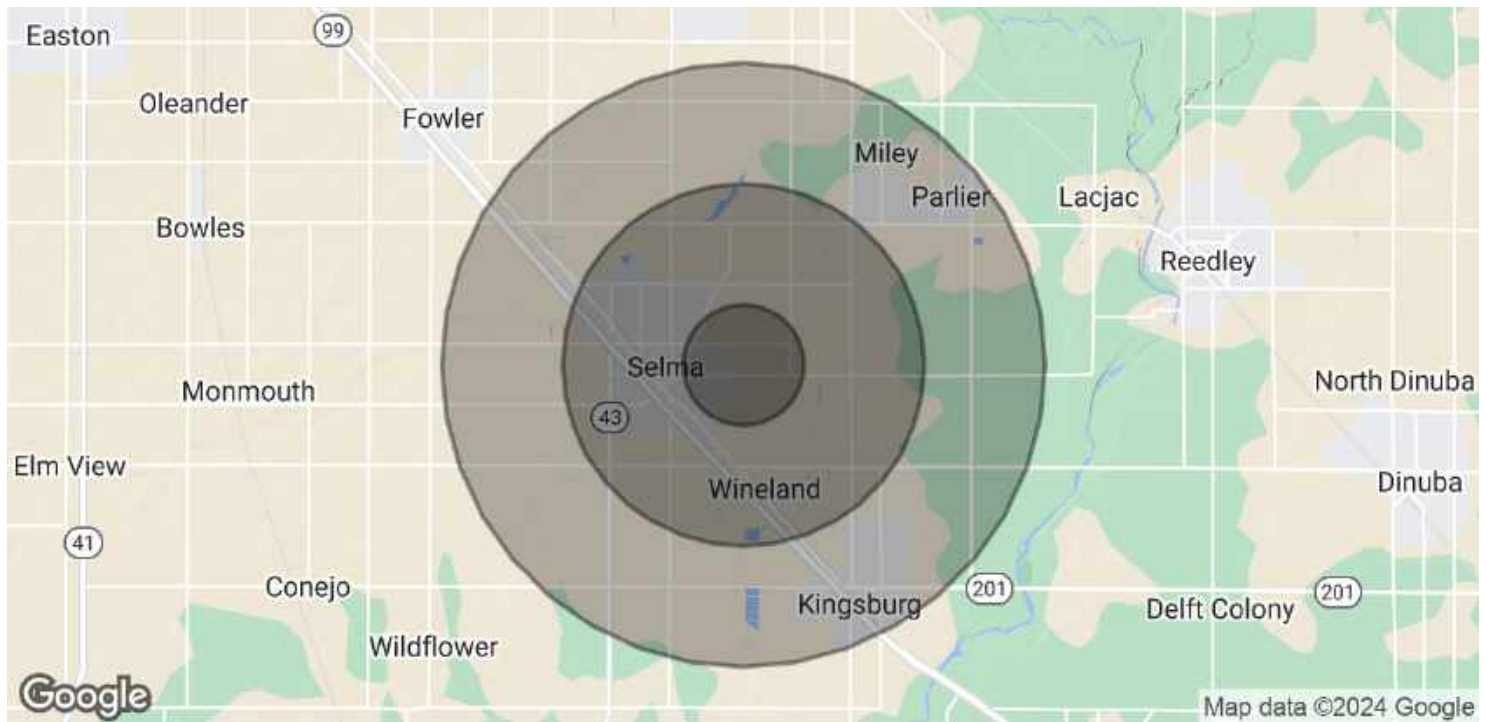
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,993	27,082	58,316
Average Age	39.8	32.0	32.4
Average Age (Male)	37.6	31.1	32.0
Average Age (Female)	41.6	33.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	689	8,409	17,681
# of Persons per HH	2.9	3.2	3.3
Average HH Income	\$68,577	\$55,163	\$61,940
Average House Value	\$216,630	\$209,419	\$221,509
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.0%	82.4%	78.2%

2020 American Community Survey (ACS)

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