

±5.78 Acres of Commercial Development Land In Sanger, CA



Sale Price	\$1,025,000
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OFFERING SUMMARY

Available SF:	±251,777 SF
Lot Size:	5.78 Acres
Price / Acre:	\$177,336
Zoning:	C-M (Commercial And Light Manufacturing)
Market:	Fresno
Submarket:	E Outlying Fresno County
Cross Streets:	Academy Ave & Church Ave
APN:	315-051-06

PROPERTY HIGHLIGHTS

- ±5.78 Acres of Industrial Development Land in Sanger, CA
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- Close Proximity to Kings River Technology Park & Sanger Unified District
- Surrounded By Sanger's Highest Trafficked Roads & Major Arterials
- Ideal for Manufacturing, Warehouse/Distribution, Flex Space, or Terminal
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Public Transportation & Growing Developments
- Excellent Access To Major Freeways CA-99 & CA-180

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Central CA Commercial
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PROPERTY DESCRIPTION

±5.78 Acres of industrial development land located in the heart of Sangers most active development zone with great potential. Site includes nearby utility improvements (water, power, gas), nearby access from CA-180, and easy access from Fresno, Madera, & Merced counties. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Highway 99 & easy access to the I-5. This site is situated among a number of significant businesses along the southern boundary of Sanger, following Highway 99 toward Northern California metros such as San Francisco, San Jose, & Sacramento. The City of Sanger made a significant investment in new road infrastructure in the area and has been supportive of new industrial development in the park. The property has quick access to both Highway's 99 and 180, which allows for convenient access to all the major highways in the area.

LOCATION DESCRIPTION

Located in the heart of Sanger's industrial corridor, this property sits just south of E Annadale Avenue and north of E Jensen Avenue, offering convenient access to major transportation routes including State Route 180. The site is situated within close proximity to the Kings River Technology Park and is along the established Academy Avenue commercial and industrial zone. Nearby businesses include Sanger Unified School District, California TrusFrame, Initiative Foods, International Paper, American West Books, Pet Carousel, Taiga Building Products, and ADCO Manufacturing, & more. This location provides excellent visibility and accessibility in one of Sanger's most active industrial and commercial areas.



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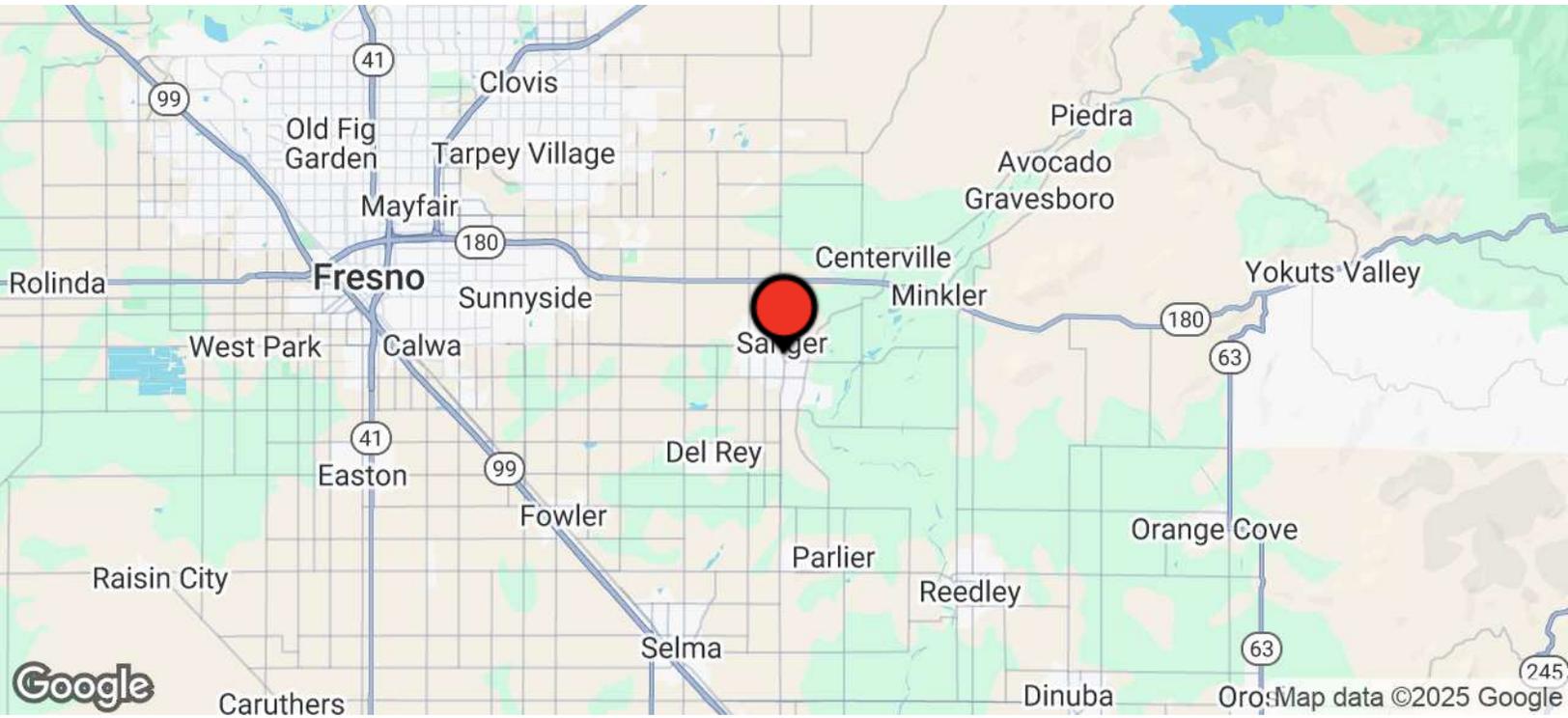
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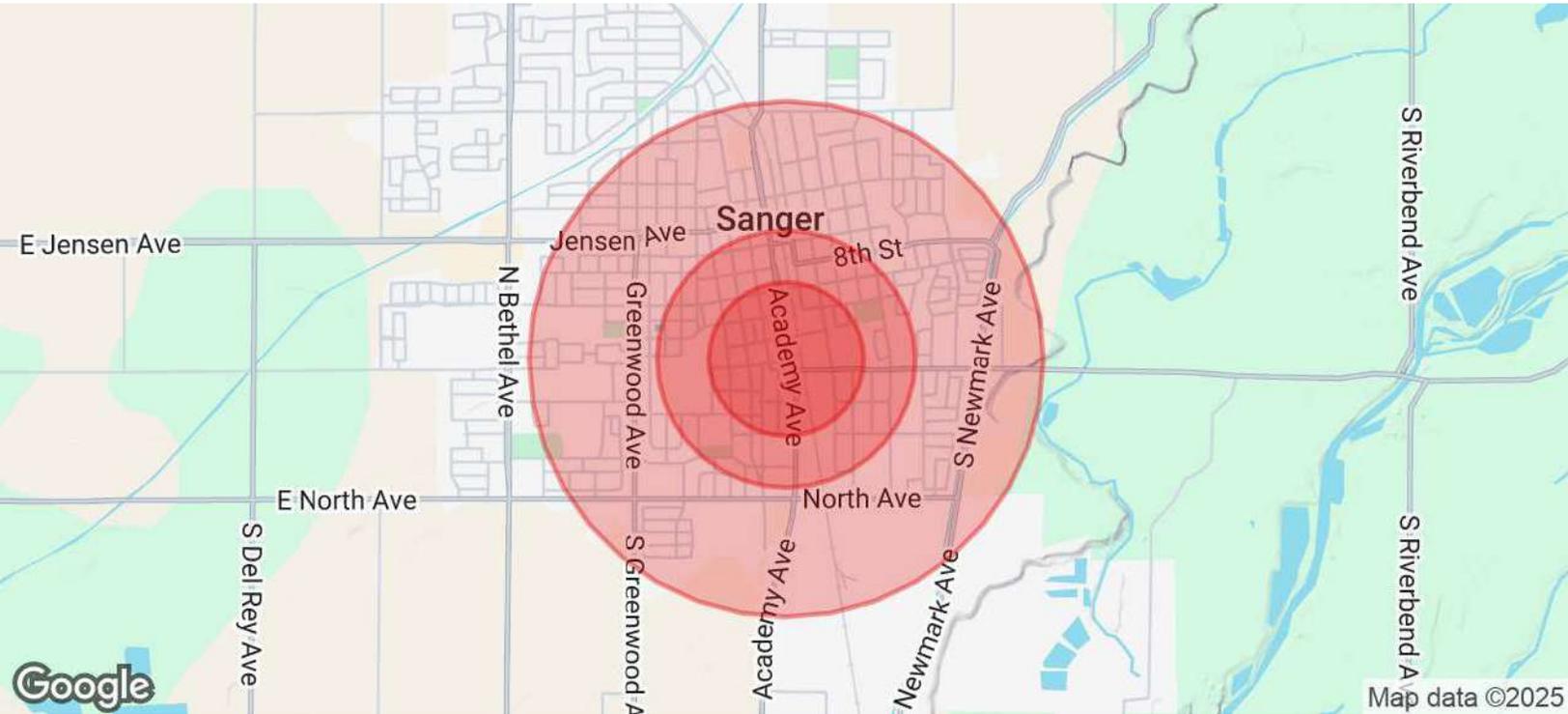
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,259	4,872	16,026
Average Age	34	33	35
Average Age (Male)	33	33	34
Average Age (Female)	35	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	372	1,386	4,565
# of Persons per HH	3.4	3.5	3.5
Average HH Income	\$58,945	\$60,346	\$71,338
Average House Value	\$324,707	\$320,515	\$348,706

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	92.1%	91.9%	89.2%

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