

## LAND FOR SALE

### HIGHWAY COMMERCIAL DEVELOPMENT LAND OFF CA-180

30 S Brawley Ave , Fresno, CA 93706



Sale Price

**\$575,000**

#### OFFERING SUMMARY

Available SF:	±34,571 SF
Lot Size:	2.78 Acres
Current Zoning:	AE20- Exclusive Agricultural
Market:	Fresno
Submarket:	West Fresno
APN:	326-100-66
Cross Streets:	Brawley Ave & CA-180

#### PROPERTY HIGHLIGHTS

- ±2.78 Acres of Shovel Ready Commercial Development Land
- City Of Fresno Annexation Line @ North & East Sides
- Street Lights & Crosswalks In Place | Utilities @ Northern Boundary
- Expedient County Building Jurisdiction | Utilities Near Site
- FID & PG&E/SBC Easements In Place
- Surrounded By W. Fresno Highest Trafficked Roads & Major Arterials
- Direct Access to Upgraded Brawley Ave & CA-180
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- New Commercial Development Located at Hard Corner Signalized Intersection
- Surrounded By Planned Residential & Commercial Developments

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#### PROPERTY DESCRIPTION

±121,097 SF (±2.78 AC) commercial development land in Fresno, CA with CA-180 frontage/exposure. Existing curb/gutter/sidewalk for the cross walk as well as all traffic signals in place with utilities at the northern boundary. Prime location boasting great visibility both from CA-180 & Brawley Avenue. This parcel is strategically positioned at the intersection of Sequoia-Kings Canyon Fwy (CA-180) & N Brawley Ave creating easy & convenient access to all parts of Fresno & surrounding cities. The property has trade population of 571,230 within 10 miles and an Average of 53,970 Households in the immediate area (5 mile). The county jurisdiction allows for a speedy development and the zoning is flexible which allows for a variety of commercial or multifamily uses. Existing avenues dispense traffic near the subject property. Excellent for a variety of uses such as a retail strip center, big-box site, fast food, fuel station, truck wash, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

#### LOCATION DESCRIPTION

Strategically located directly off CA-180 in Fresno, CA. This site is located just east of Brawley Ave, south of CA-180, & north of Madison Ave. Centrally located in California, Fresno is the financial, industrial, trade, and commercial capital in the central San Joaquin Valley. From retail to industrial, Fresno is an expanding market providing suitable resources for new and expanding business's needs. Fresno is served by the Fresno-Yosemite International Airport and is approximately 150 miles southeast of Silicon Valley, 170 miles south of the state capital - Sacramento, and 200 miles north of Los Angeles. The city is also home to several universities, such as California State University – Fresno, University of Phoenix, National University, and Fresno Pacific University. This dynamic city is rich in heritage, resources, and people, offering the best of urban amenities and opportunities with the unique charms and easy living of a small town.

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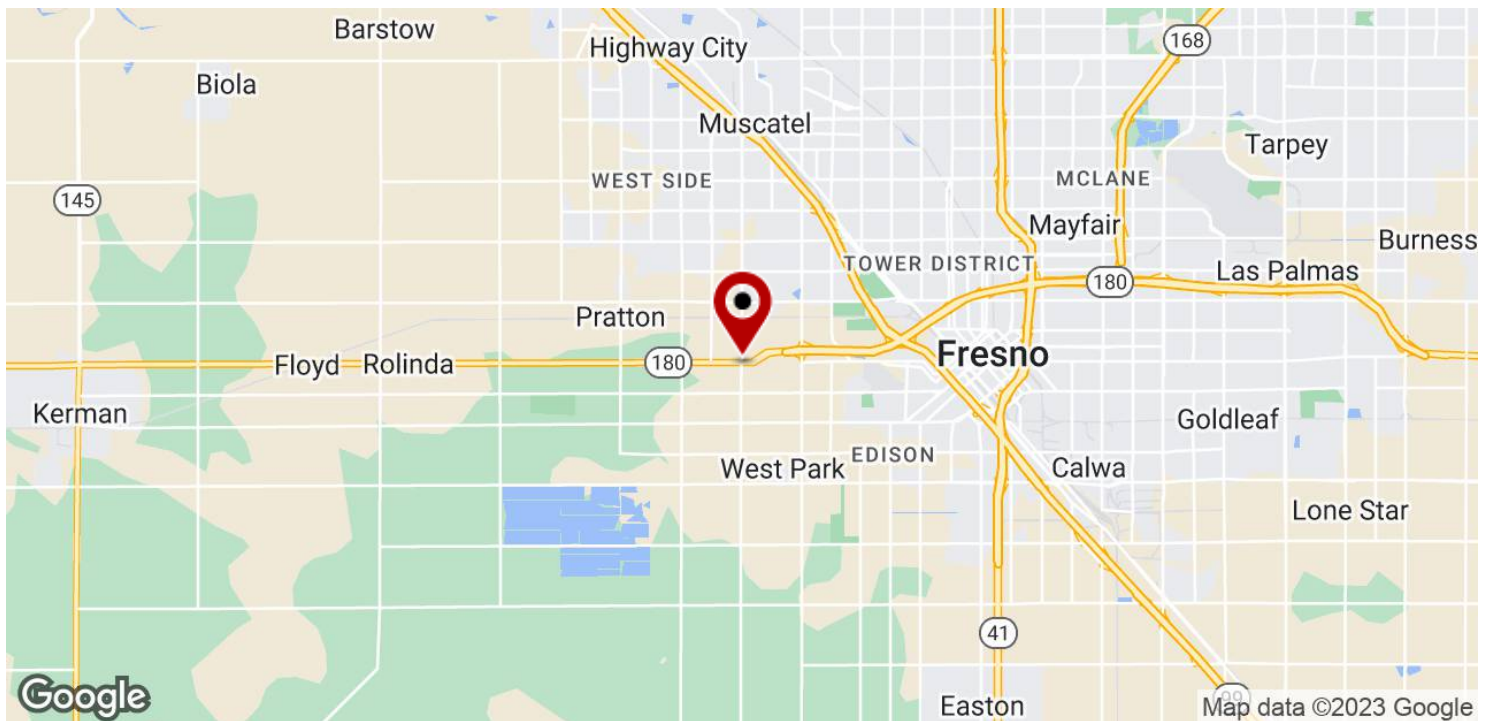
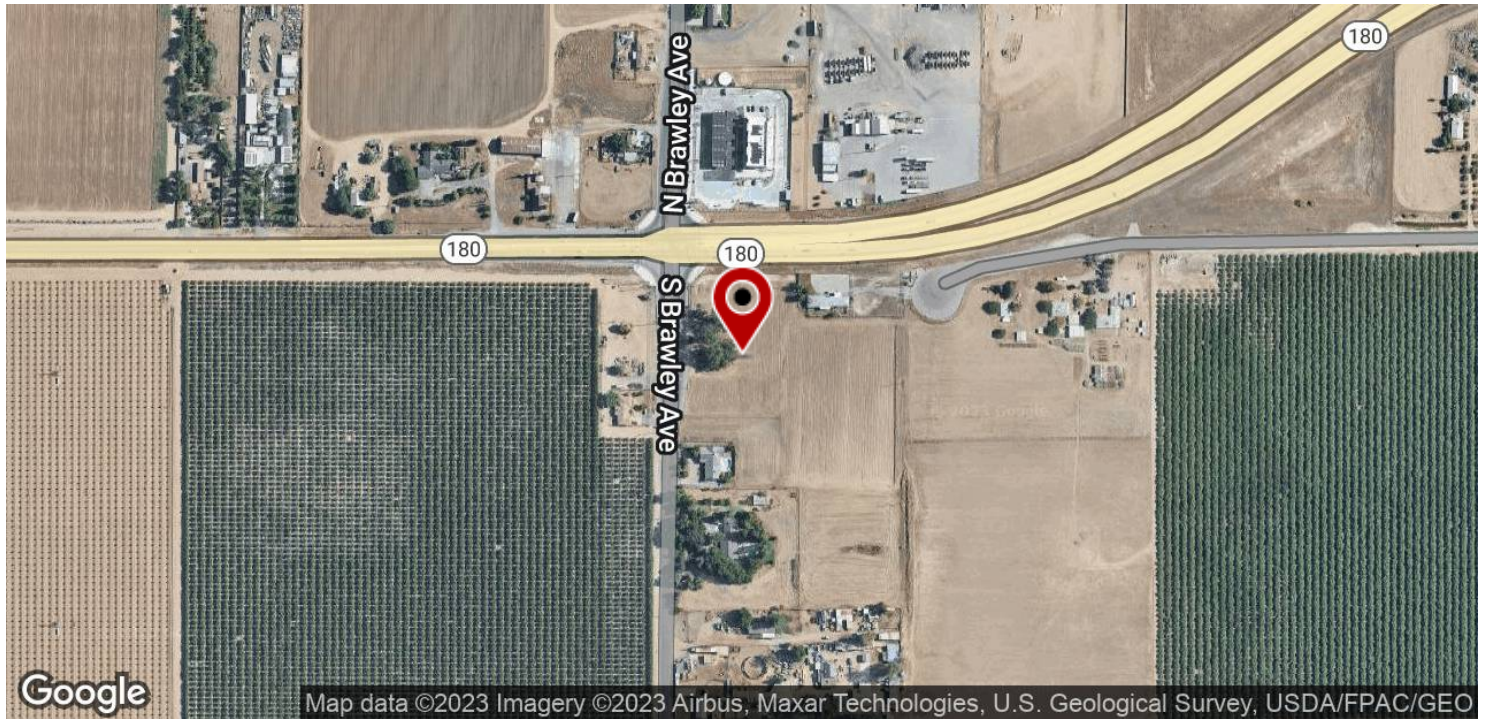
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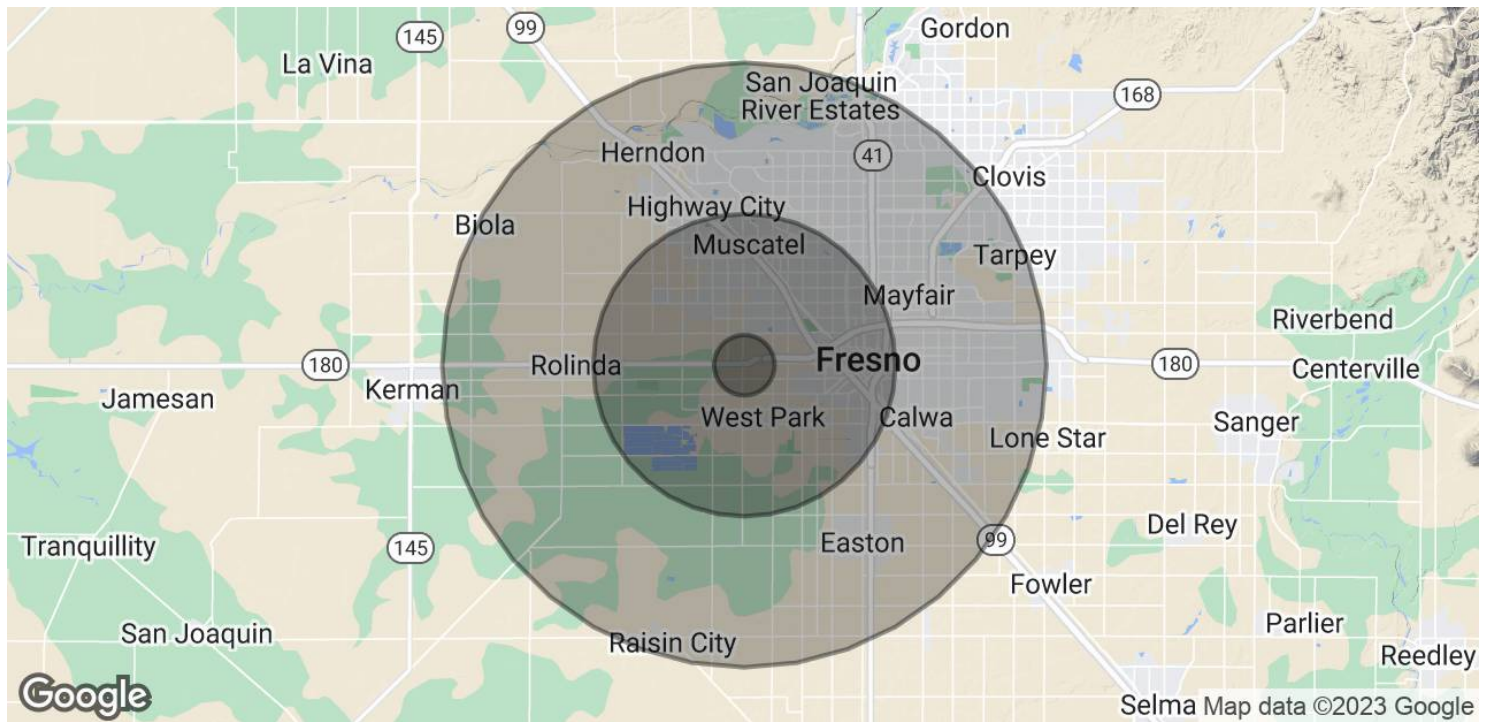
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	776	169,013	552,195
Average Age	34.2	31.2	32.7
Average Age (Male)	33.2	30.7	31.9
Average Age (Female)	37.7	32.3	33.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	263	56,169	189,314
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$80,205	\$53,416	\$64,683
Average House Value	\$279,144	\$176,745	\$211,013
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	35.1%	57.7%	52.2%

\* Demographic data derived from 2020 ACS - US Census

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