

For Sale | Approximately 2 Acre Parcel Available

# Northeast Clovis

2401 Tollhouse Road | Clovis, California  
Near Clovis Community Medical Center

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## Property Summary

Prime land offered for sale located along Tollhouse Road, just a few yards north of Herndon Avenue in Clovis, California within walking distance to Clovis Community Medical Center, and near the Harlan Ranch Housing Community. Within the northeast Clovis area submarket, the property is conveniently located at Freeway 168 offering quick access to all of the Fresno and Clovis area. An approximate 2 acre parcel that is proposed to be zoned as MU-BC for potential office and/or retail uses. The site is close to two Freeway 168 interchanges and other amenities such as shopping, dining and banking.

### Location:

2401 Tollhouse Road  
Clovis, CA 93611-9265

### Parcel Size:

Approximately 2.00 acres

### APN:

564-050-08

### Zoning:

Currently residential use but designated as future MU-BC zoning (Mixed Use - Business Campus)

### Purchase Price:

\$1,195,000 (\$13.75 PSF)

### Real Estate Taxes:

\$2,520.26 (2025)

### Purchase Price:

**\$1,195,000** All cash to seller



## Property Quick Facts

- **Sewer:** There are existing sewer main connections on the south side of the parcel and sewer service is provided along Tollhouse Road. There are several septic tanks on the parcel currently
- **Water:** The existing water main connection is on the south and west side of the parcel. A water well is adjacent to the metal shed to the east, which serves outside irrigation needs, NOT the house
- **Gas & Electricity:** Service for both are available adjacent to the site
- In close proximity to Freeway 168 allowing quick access to all of Fresno and Clovis
- Proposed zoning is Mixed Use Business Campus (MU-BC) - Potential office use is possible along with multiple retail uses
- Situated within the Clovis housing market and growth area and close to Clovis Community Medical Center
- Parcel is approximately 2 acres but has not been surveyed to establish easements, right of ways, etc.



## Local Area Overview

### Harlan Ranch

Harlan Ranch is a master-planned community located in northeast Clovis, California, currently with over 1,500 homes. Offering a Resort Style Living, Harlan Ranch offers their residents from growing families to empty-nesters with a community focused on their needs. The community offers to the residents in the community events in the amphitheater, a clubhouse, oversized pool, gym, playground and lots of green space. Harlan Ranch is also home to Bud Rank Elementary School.

Community Campus is also home to the Marjorie E. Radin Breast Care Center, California's premier breast center.

### California Health Science University (CHSU)

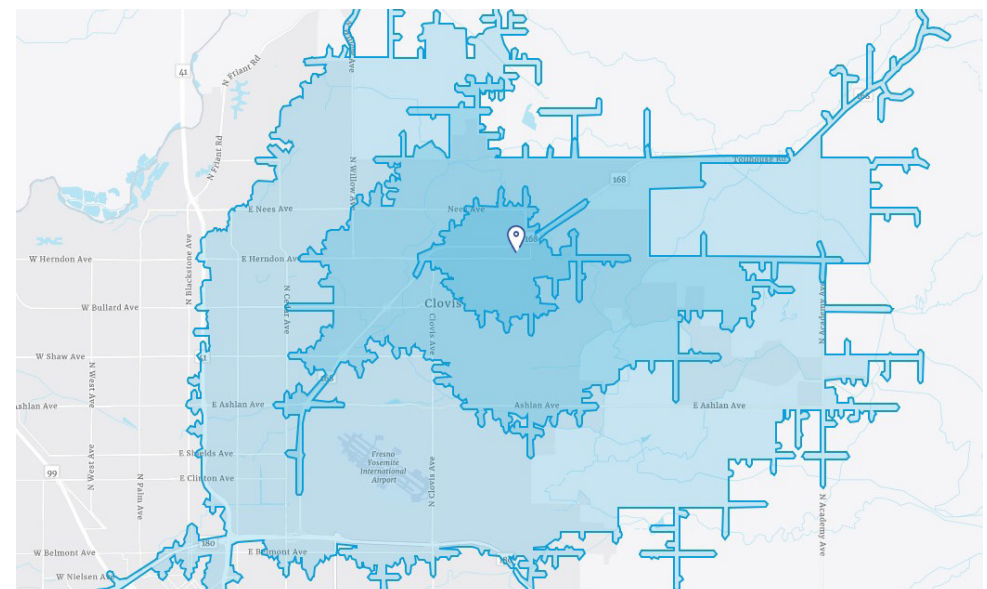
The CHSU campus is located in Clovis, California and is the first university of its kind in the Central Valley. Offering a local option for medical school, CHSU prepares students to be highly trained, collaborative and compassionate healthcare professionals who serve the community. Home to nearly 2,000 students and 300 faculty and staff, CHSU offers a Doctor of Osteopathic Medicine (DO) program and a 4-year Doctor of Pharmacy with views of the Sierra Nevada Mountains.

### Clovis Community Medical Center

The award-winning Clovis Community Hospital is a perfect blend of exceptional care and comfortable accommodations. With 352 all-private rooms, patients can expect excellent care. The Clovis

### Demographic Housing Profile within a 15 minute drivetime

|                            | 2024    | 2029    |
|----------------------------|---------|---------|
| <b>Total Households</b>    | 115,606 | 119,069 |
| <b>Total Housing Units</b> | 121,218 | 124,544 |
| <b>Owner Occupied</b>      | 65,232  | 69,156  |
| <b>Renter Occupied</b>     | 50,374  | 49,914  |
| <b>Vacant</b>              | 5,612   | 5,475   |



Demographics within 5, 10, 15 minutes drivetime of Subject Property



# Demographic Executive Summary

## Population In Summary

In the identified area, the current year population is 16,889. The 2010 Census population count in the area was 15,519, and 16,575 in 2020, a 0.7% annual growth rate. The rate of growth since 2020 was 0.4% annually. The five-year projection for the population in the area is 17,192 representing a change of 0.4% annually. Currently, the population is 49.3% male and 50.7% female; and median age is 38.4.

## Households In Summary

The household count in this area has changed from 5,802 in 2020 to 6,004 in the current year, a change of 0.88% annually. The five-year projection of households is 6,207, a change of 0.67% annually from the current year total. Average household size is currently 2.81, compared to 2.86 in the year 2020. The number of families in the current year is 4,456 in the specified area.

## Household Income In Summary

Current median household income is \$110,659 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$125,304 in five years, compared to \$82,410 for all U.S. households. Current average household income is \$139,184 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$162,017 in five years, compared to \$122,048 for all U.S. households. Current per capita income is \$49,317 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$58,300 in five years, compared to \$47,525 for all U.S. households.

## Housing In Summary

Currently 67.6% of the 6,312 housing units in the area are owner occupied; 32.4% renter occupied; and 4.9% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,470 housing units in the area - 69.6% owner occupied, 26.3% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2020 is 0.9%. Median home value in the area is \$427,516, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$483,127, compared to a median home value of \$350,006 in the US.

| Population             | 5 Minutes | 10 Minutes | 15 Minutes |
|------------------------|-----------|------------|------------|
| 2024 Population        | 16,889    | 113,370    | 338,404    |
| 2029 Population        | 17,192    | 116,119    | 343,762    |
| 2010-2020 Annual Rate  | 0.66%     | 2.19%      | 1.33%      |
| 2020-2023 Annual Rate  | 0.44%     | 1.04%      | 0.75%      |
| 2023-2028 Annual Rate  | 0.36%     | 0.48%      | 0.31%      |
| 2024 Male Population   | 49.3%     | 49.0%      | 49.5%      |
| 2024 Female Population | 50.7%     | 51.0%      | 50.5%      |
| 2024 Median Age        | 38.4      | 37.2       | 34.8       |

| Households                     | 5 Minutes | 10 Minutes | 15 Minutes |
|--------------------------------|-----------|------------|------------|
| 2024 Total Households          | 6,004     | 39,973     | 115,606    |
| 2029 Total Households          | 6,207     | 51,562     | 119,069    |
| 2023-2028 Annual Change (CAGR) | 0.88%     | 1.25%      | 1.00%      |
| 2024 Average Household Size    | 2.81      | 2.81       | 2.89       |

| Household Income                                     | 5 Minutes | 10 Minutes | 15 Minutes |
|------------------------------------------------------|-----------|------------|------------|
| Mortgage Income: 2024 Percent of Income for Mortgage | 24.2%     | 27.0%      | 32.7%      |
| 2024 Median Household Income                         | \$110,659 | \$107,712  | \$81,092   |
| 2029 Median Household Income                         | \$125,304 | \$121,650  | \$94,704   |
| 2023-2028 Annual Change (CAGR)                       | 2.52%     | 2.46%      | 3.15%      |
| 2024 Average Household Income                        | \$139,184 | \$140,747  | \$111,592  |
| 2029 Average Household Income                        | \$162,017 | \$162,191  | \$130,003  |
| 2023-2028 Annual Change (CAGR)                       | 3.08%     | 2.88%      | 3.10%      |
| 2024 Per Capita Income                               | \$49,317  | \$49,536   | \$38,163   |
| 2029 Per Capita Income                               | \$58,300  | \$57,933   | \$45,074   |
| 2023-2028 Annual Change                              | 3.40%     | 3.18%      | 3.38%      |

| Housing                          | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------------------|-----------|------------|------------|
| 2024 Housing Affordability Index | 103       | 92         | 76         |
| 2024 Total Housing Units         | 6,312     | 41,632     | 121,218    |
| 2029 Total Housing Units         | 6,519     | 43,144     | 124,544    |

Market Data sourced by: 



For Sale | Land Parcel Available  
Approximately 2.00 Acres

# Northeast Clovis

Tollhouse Road near Temperance/Highway 168  
Interchange

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