

FOR SALE
MULTI-FAMILY DEVELOPMENT SITE
NWC CHESTNUT & BEHYMER
FRESNO, CA 93720

3.52+/-Acres
Approved for 48 Apartment Units



For More Information Please Contact:

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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

Rare opportunity to acquire a fully entitled 3.52-acre multifamily development site approved for 48 apartment units in one of North Fresno's most desirable and affluent residential corridors. Strategically located at the intersection of Chestnut Avenue and Maple Avenue, this exceptional property is positioned within the highly acclaimed Clovis Unified School District, offering unparalleled access to top-rated schools, higher education, employment centers, shopping, dining, and recreation.

The project sits directly across from Riverview Elementary School, consistently recognized among the highest-performing elementary schools in the region, and is just minutes from Clovis North High School, one of California's premier public high schools. The site is also adjacent to Clovis Community College, providing a strong demand driver for rental housing from students, faculty, and staff.

Located in the heart of North Fresno's prestigious growth corridor, the property is surrounded by executive housing, master-planned communities, and the renowned Copper River Country Club, one of the Central Valley's most exclusive golf and lifestyle destinations. The surrounding area is known for its strong demographics, excellent schools, and high quality of life, making it one of the most sought-after rental markets in Fresno County.

INVESTMENT HIGHLIGHTS

- 3.52-acre multifamily development site
- Approved for 48 apartment units
- Prime North Fresno / Clovis Unified School District location
- Directly across from Riverview Elementary School
- Minutes from Clovis North Educational Center
- Adjacent to Clovis Community College
- Near Copper River Country Club and Copper River Ranch master-planned community
- Strong rental demand driven by education, healthcare, and professional employment sectors
- Located within one of Fresno's highest-income residential trade areas
- Excellent access to Highway 41, shopping, restaurants, and major employment centers

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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AREA DEMOGRAPHICS

The surrounding North Fresno and Copper River trade area represents one of the most affluent residential markets in the Central Valley. Demographic data indicates:

- Average household incomes in nearby neighborhoods commonly exceed **\$105,000 to \$116,000+ annually**, with a significant concentration of households earning over \$150,000 per year.
- The immediate Copper River area contains approximately **6,100 residents and 1,800+ households**, with continued residential growth throughout the North Fresno corridor.
- The broader Clovis North attendance area serves a population of approximately **236,000 residents** and more than **81,000 households**, providing a deep and stable renter pool.
- The area features highly educated residents, strong home ownership rates, and some of the highest-performing schools in California.

This is a unique opportunity to develop a multifamily community in a supply-constrained, high-income market with exceptional educational amenities and long-term growth fundamentals. Approved apartment sites in this location are extremely limited, making this offering an attractive investment for developers, builders, and long-term multifamily investors seeking exposure to one of Fresno's most desirable residential sub-markets.

Contact for full Approved Plans and Purchase Price:

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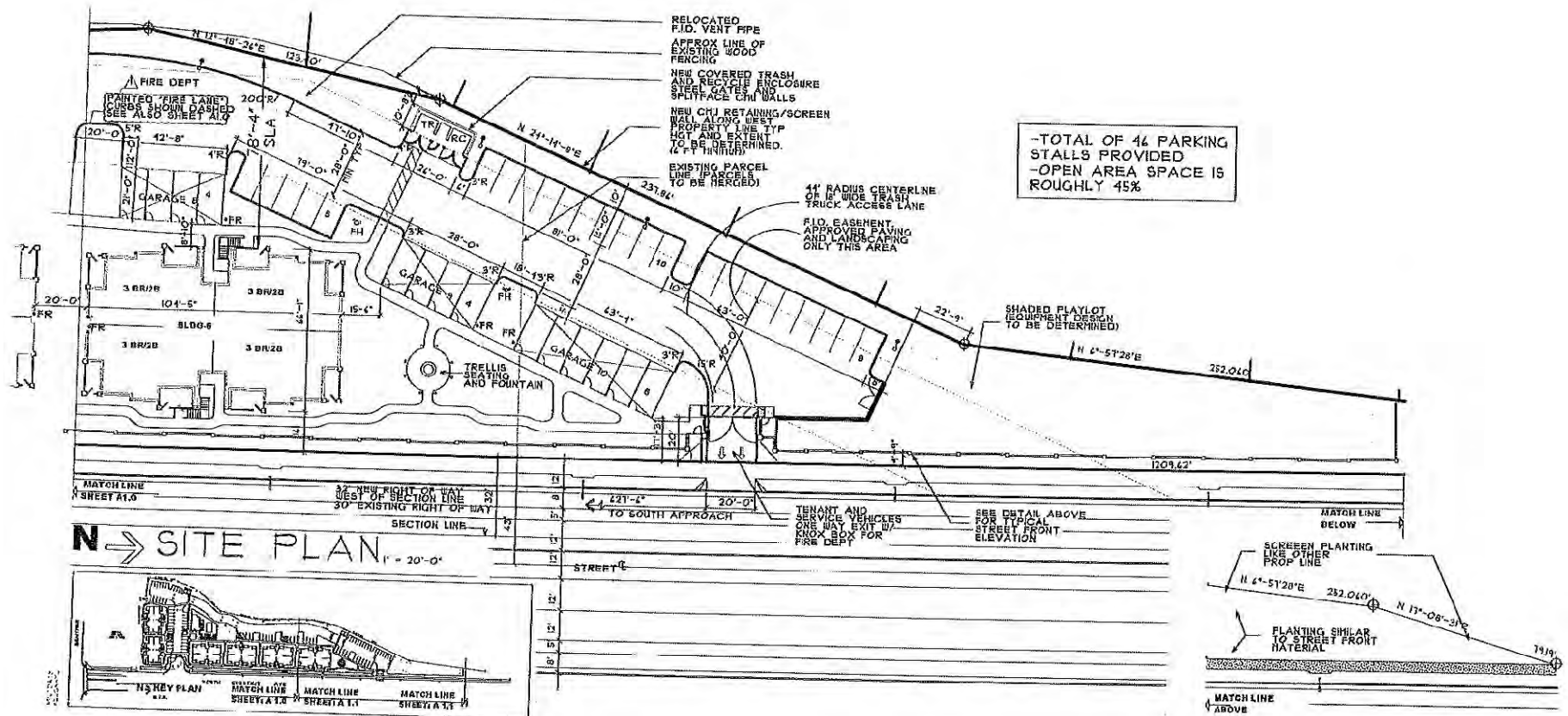
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SITE PLAN



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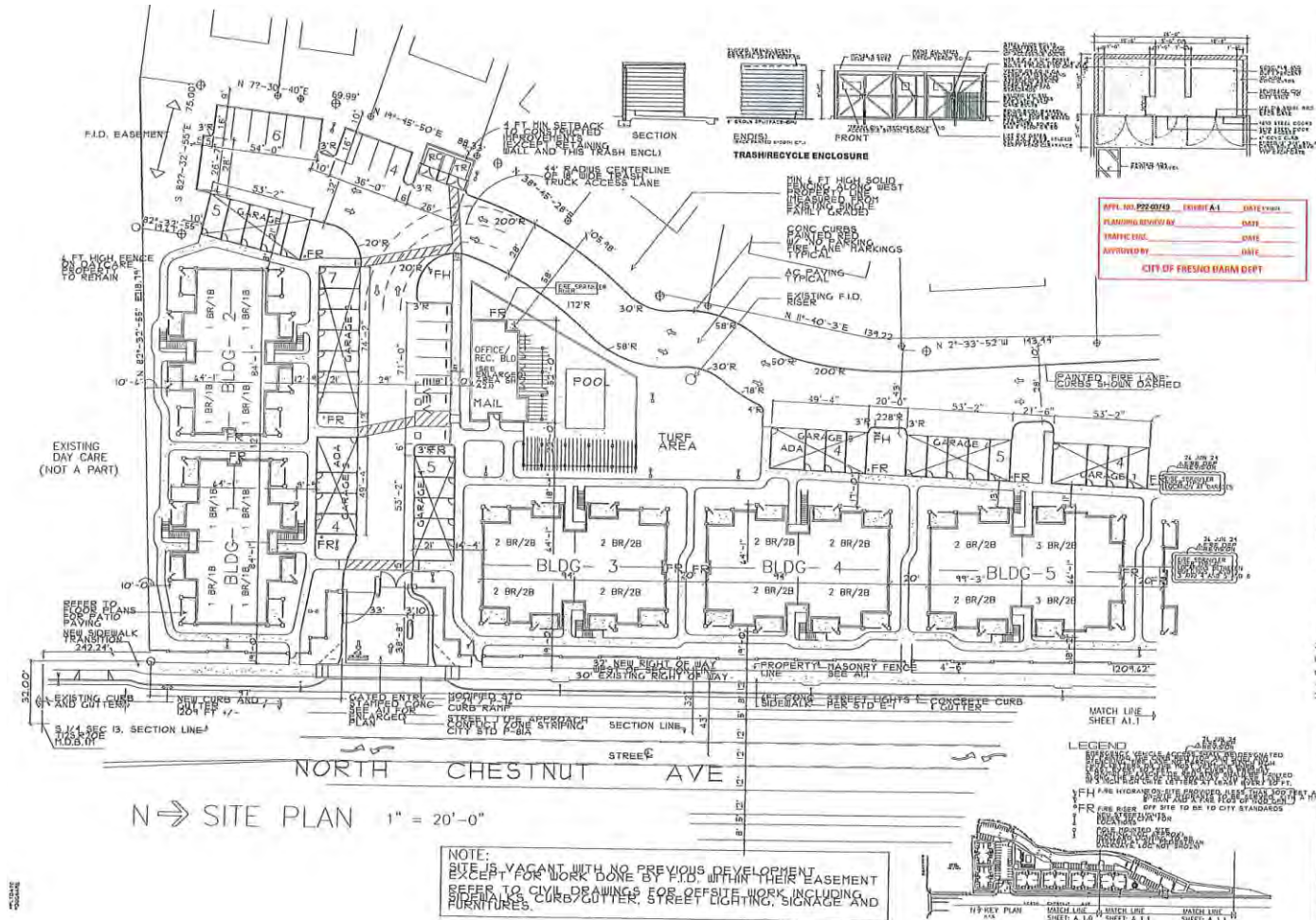
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