

AVAILABLE FOR SALE
15.86± ACRES

SWC OF FLORENCE AVENUE & PEARL STREET

SANGER, CA

SITE

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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SWC OF FLORENCE AVENUE & PEARL STREET

SANGER, CA

PROPERTY INFORMATION

Availability:	15.86± Acres
APN:	315-060-07: 13.66 acres RM-1 (<i>Residential - High Density</i>): 29- 43.6 units per acre 9.19± Acres R-1-6 (<i>Residential - Medium Density</i>): 4.7± Acres
APN:	315-060-24: 2.2 acres R-1-6 (<i>Residential - Medium Density</i>): 7.3- 17.4 units per acre
Total Medium Density:	6.92± Acres (<i>Color Coded</i>)
Total High Density:	9.19± Acres (<i>Color Coded</i>)

PROPERTY DESCRIPTION

Located in the fast-growing community of Sanger, these two parcels totaling 15.86 acres sit at Florence & Pearl Avenues, just east of Academy Avenue and near Church Avenue, within city limits. The larger 13.66-acre parcel includes a mix of RM-1 (*High Density Residential*) and R-1-6 (*Medium Density Residential*) zoning, while the contiguous 2.2-acre parcel is zoned R-1-6 (*Medium Density Residential*).

The property offers excellent access, with primary frontage along Florence Avenue, additional connectivity via Church Avenue, and proximity to Academy Avenue, the area's main arterial. Importantly, the site is contiguous to Cesar Chavez Park, a major community amenity that enhances its appeal for high-density and affordable housing development.

Positioned directly in Sanger's path of growth, the property is surrounded by new subdivisions and community projects, making it a prime opportunity for builders and investors to deliver much-needed housing in one of the Central Valley's most active markets.

This site benefits from:

- Strategic location in the path of growth, near major corridors and community services.
- Development momentum in Sanger, with new subdivisions, rental housing, and community projects underway.
- Strong demand drivers, including a growing population, young household base, and need for workforce and multifamily housing.
- This is a rare opportunity to deliver high-density residential product in a market where demand and growth are both accelerating.



\$2,250,000.00
ASKING PRICE

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AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	5,926	27,334	90,286
	2025 Estimate	5,469	26,781	90,782
	Growth 2025-2030	8.35%	2.06%	-0.55%
	Growth 2020-2025	32.27%	4.27%	0.77%
	Growth 2010-2020	134.69%	25.53%	11.54%
HOUSEHOLD	2030 Projection	1,875	9,059	27,541
	2025 Estimate	1,734	8,886	27,614
	Growth 2025-2030	8.13%	1.94%	-0.26%
	Growth 2020-2025	26.34%	3.03%	0.99%
	Growth 2010-2020	58.42%	15.09%	9.14%
	<i>2025 Est. Average HH Income</i>	\$189,518	\$119,734	\$88,696

Source: Claritas 2025

HIGHLIGHTS

- 15.86 acres across two parcels within Sanger city limits
- 13.66 acres with a mix of High Density Residential (RM-1) and Medium Density Residential (R-1-6) zoning
- 2.2 acres (contiguous) zoned Medium Density Residential (R-1-6)
- Prime location at Florence Avenue & Pearl Street, just east of Academy Avenue and near Church Avenue
- Strong access via Florence and Church Avenues, with Academy as the main arterial connection
- Directly contiguous to Cesar Chavez Park, a major community amenity attractive for high-density and/or affordable housing
- Located in Sanger's active growth corridor, surrounded by new subdivisions and community projects
- Rising demand for workforce and multifamily housing driven by steady population growth
- Young, family-oriented demographics with strong need for diverse housing options
- Rare opportunity to deliver in-demand residential product in a supply-constrained market

HOUSING UNIT DENSITY

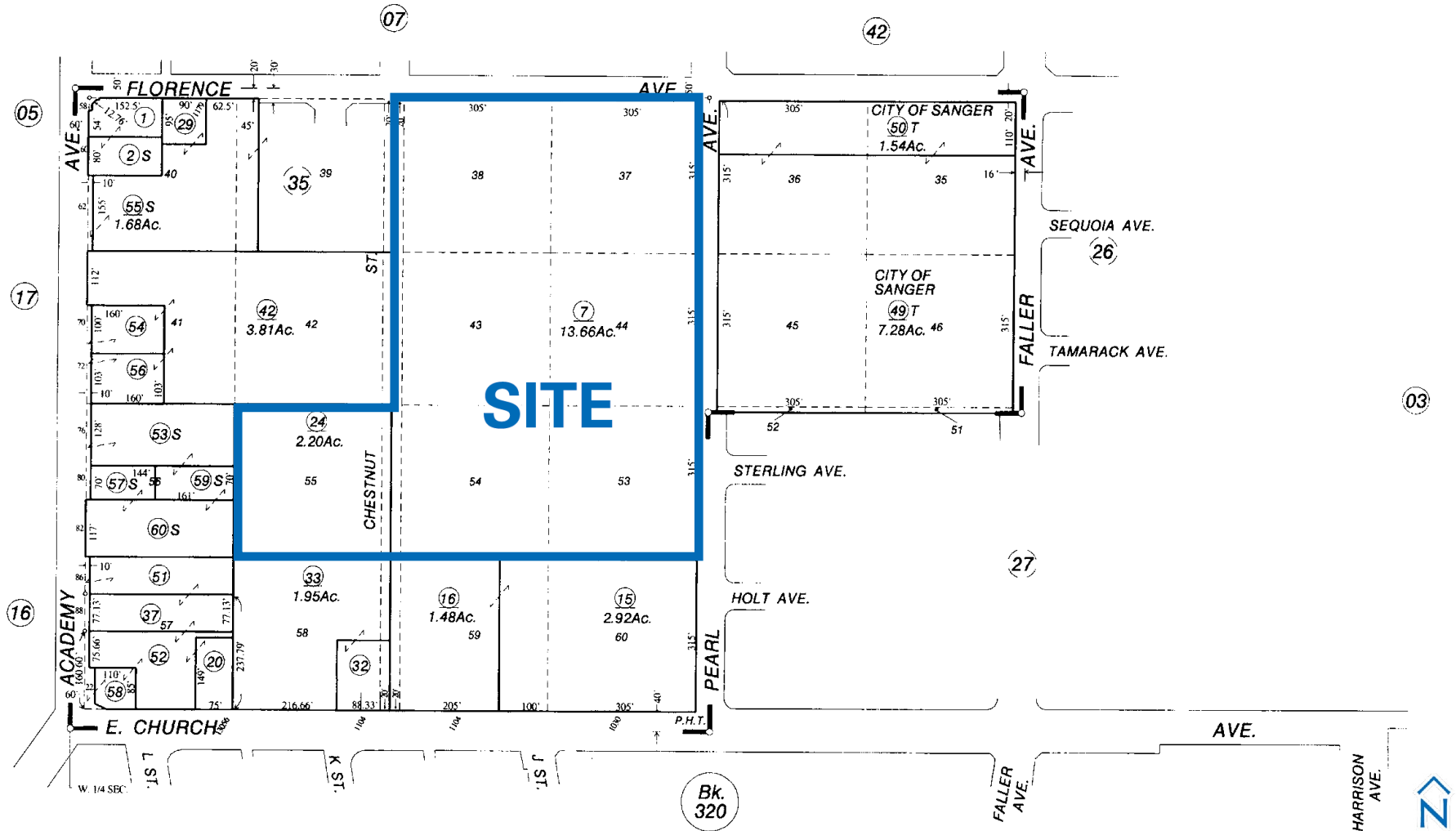
(Within a Three Mile Radius)



Units per sq. Mile, Census Block Groups

Source: Placer AI | STI: Popstats (2024)

315-06



LOCATION DESCRIPTION

The property is situated at Florence and Pearl Avenues, just east of Academy Avenue and near Church Avenue, offering convenient access to major corridors while maintaining a neighborhood setting.

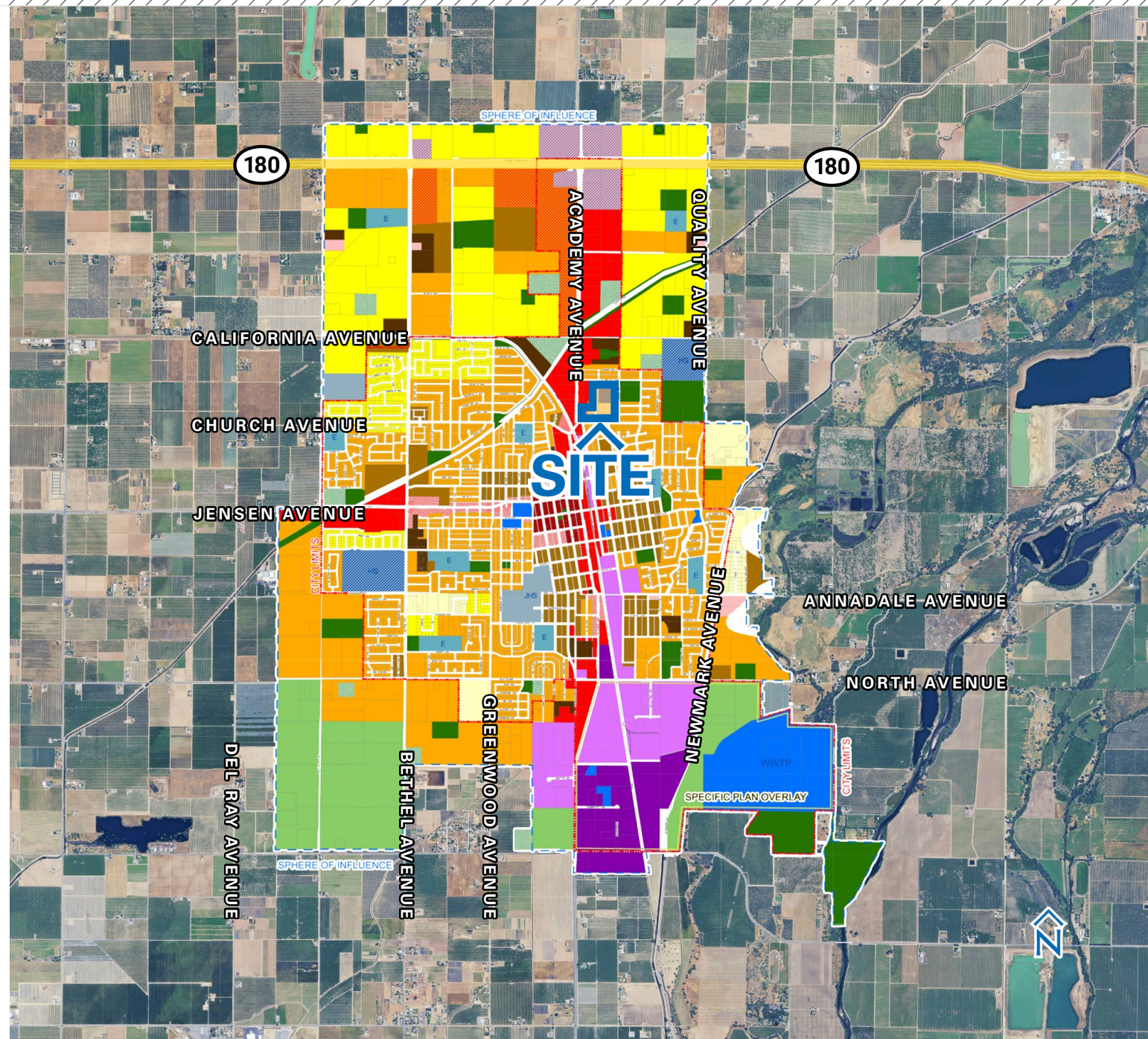
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LAND USE MAP

Key

	Residential - Low Density (127 ac.)
	Residential - Medium Low Density (1,050 ac.)
	Residential - Medium Density (1,664 ac.)
	Residential - Medium High Density (248 ac.)
	Residential - High Density (129 ac.)
	Mixed Use - Retail (162 ac.)
	Commercial - Neighborhood (21 ac.)
	Commercial - Community (6 ac.)
	Commercial - General (282 ac.)
	Commercial - Central (28 ac.)
	Commercial - Office (48 ac.)
	Commercial - Highway (112 ac.)
	Industrial - Light (306 ac.)
	Industrial - Heavy (209 ac.)
	Public Facility (127 ac.)
	Park / Open Space (241 ac.) (310 ac. with floating parks)
	Agricultural (533 ac.)
	Storm Drain Facility (87 ac.)
	School - Elementary
	School - Junior High
	School - High School



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