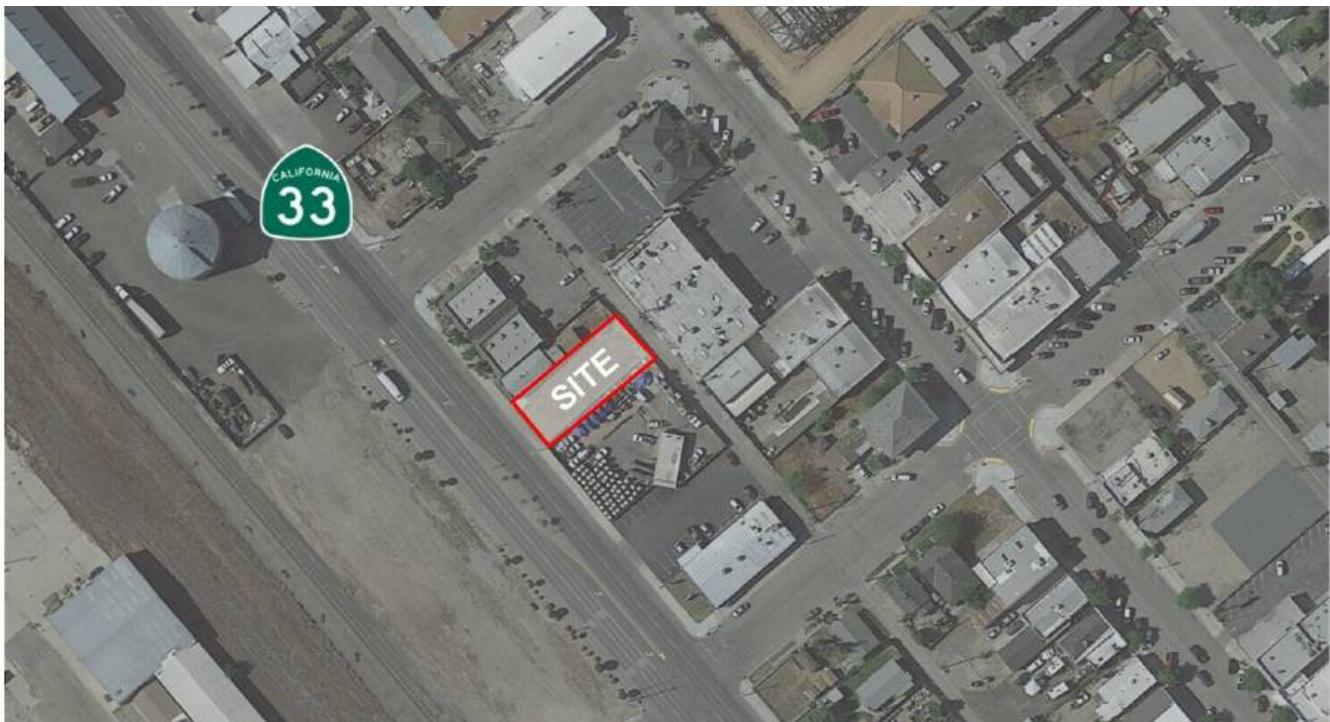


# LAND FOR SALE

±0.15 ACRES OF VACANT COMMERCIAL LAND IN FIREBAUGH, CA

931 N St, Firebaugh, CA 93622



Sale Price

**\$79,000**

## OFFERING SUMMARY

Available SF:	±6,500 SF
Lot Size:	0.15 Acres
Price / SF:	\$13.85
Zoning:	C3
Market:	Fresno
Submarket:	W Outlying Fresno County
APN:	008-045-14
Dimensions:	50' Wide By 130' Deep
Cross Streets:	N St & 9th St
Seller Carry:	Available

## PROPERTY HIGHLIGHTS

- ±0.15 Acres of Vacant Land Zoned Commercial
- ±50' Wide By ±130' Deep (±6,500 SF)
- High Identity Location | Shovel Ready | Square Parcel
- Prime Land w/ CA-33 & Avenue 7 1/2 Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 33
- Optimal Visibility With ±44,243 Cars Per Day
- Close Proximity To Firebaugh Airport & Rodeo Grounds
- Infill Location Surrounded By Established Businesses & Homes
- 56' Road Frontage on Highway 33
- All Utilities Stubbed To Site @ Street Curb/Gutter
- Seller Carry Financing Available

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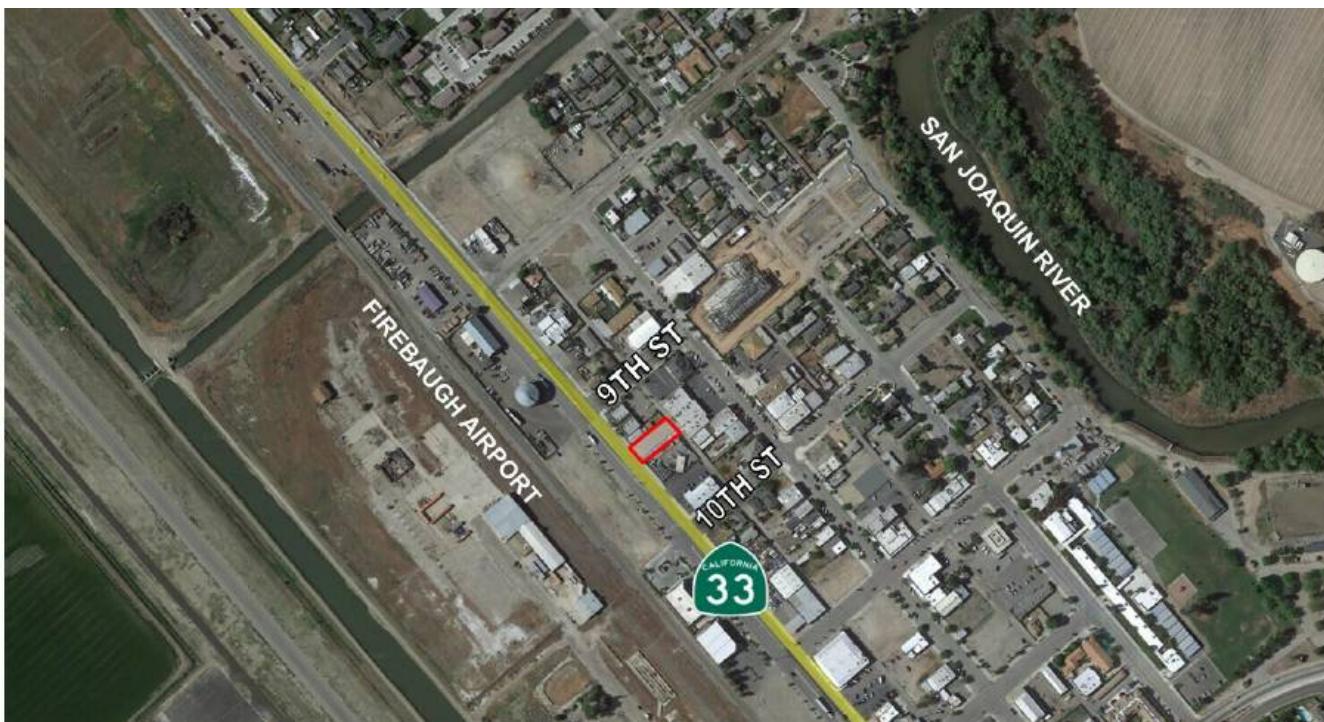
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Fresno, CA 93711

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931 N St, Firebaugh, CA 93622



## PROPERTY DESCRIPTION

±0.15 Acres of Vacant Land Zoned Commercial. Prime Development land located near significant residential offering a great location for office, retail, or apartment development. Highly visible location with easy nearby Highway Exit and Entrance off 9th St. Quick access to CA-33, which allows for convenient access to all the major highways that connect to major cities like Mendota, Dos Palos, Merced, Madera, Chowchilla, & Fresno, & more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps dispense traffic near the subject property. Strategically positioned at N & 9th St, which carry approximately ±44,243 cars per day in the area. All wet & dry utilities at site.

## LOCATION DESCRIPTION

Parcel is located on N St (CA-33) in Firebaugh, CA just south of O St, west of 10th St, & east of 9th St. Strategically located directly off the CA State Highway 33 with immediate access to all parts of Firebaugh within minutes. The parcel is located near Firebaugh Airport, the San Joaquin River, Firebaugh Middle & High School, Rodeo Grounds & West Hills College. Firebaugh hosts an annual Cantaloupe Round-Up Festival in the nearby Dunkle Park. The event aims at celebrating the peak harvest of the melon in late July and is an economic boost for local businesses.

Firebaugh is a city in Fresno County, California, United States, on the west side of the San Joaquin River 38 miles west of Fresno. State Route 33 and the San Joaquin Valley Railroad, West Side Subdivision, pass through downtown. A small commercial district features the ubiquitous California Central Valley water tank painted with the city's name.

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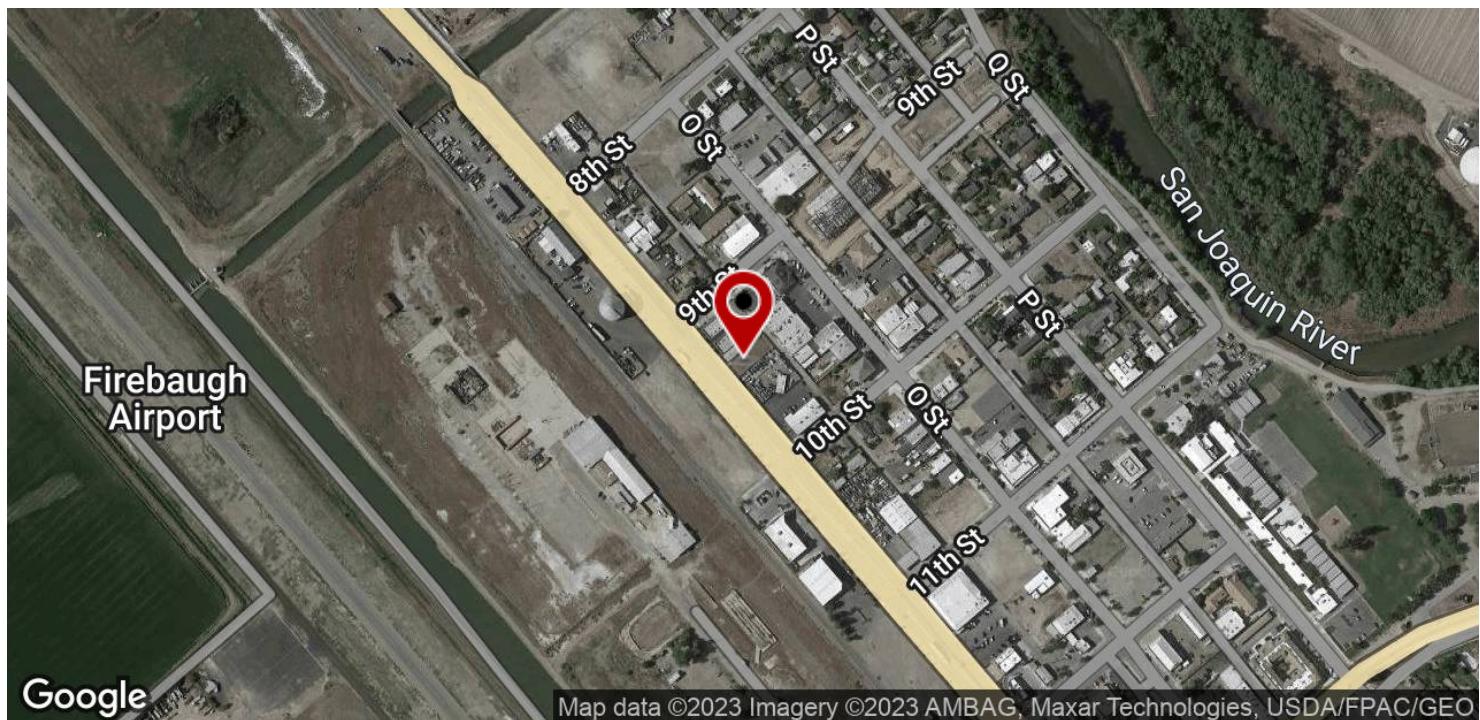
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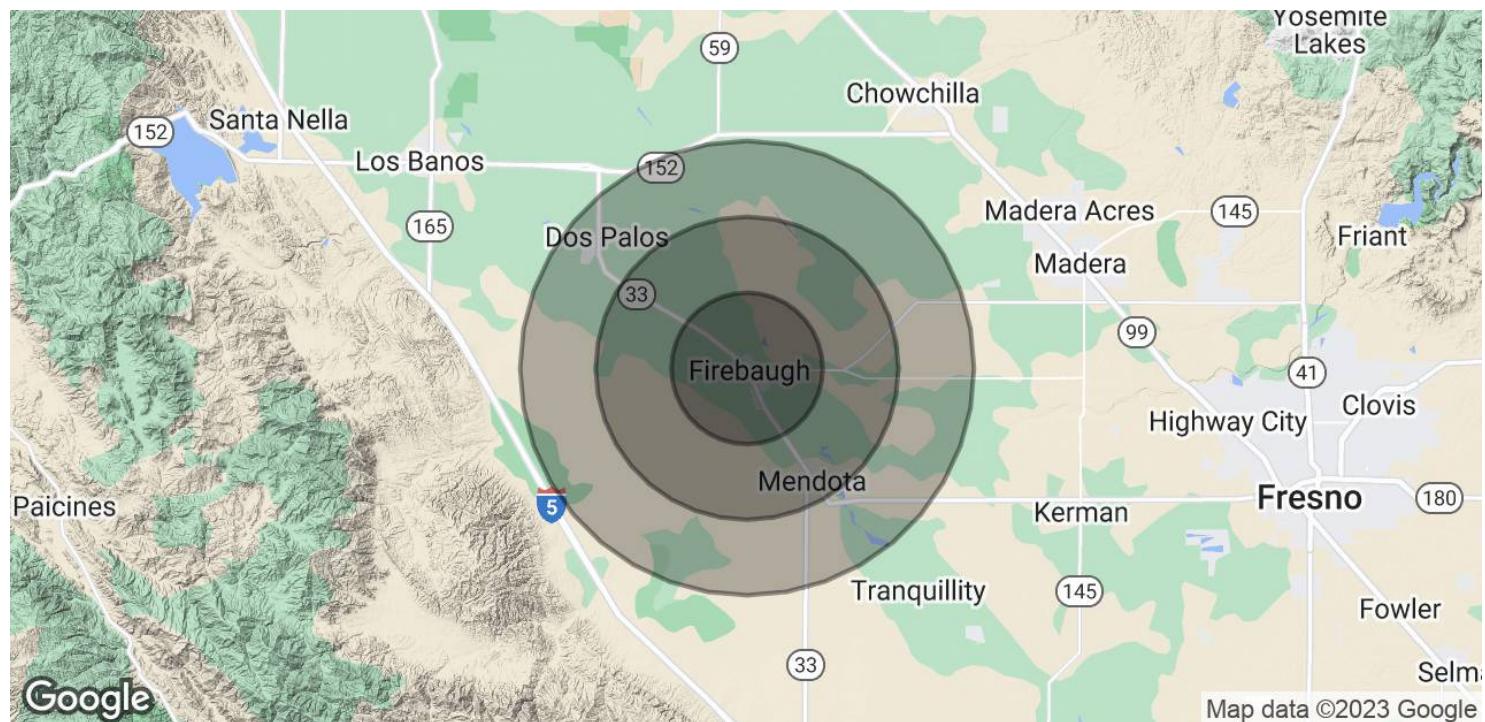
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,171	21,683	31,785
Average Age	29.0	28.0	29.5
Average Age (Male)	27.4	28.4	29.9
Average Age (Female)	31.8	28.3	29.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,495	5,649	8,841
# of Persons per HH	3.7	3.8	3.6
Average HH Income	\$50,746	\$48,466	\$55,285
Average House Value	\$152,300	\$165,113	\$191,267

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	91.9%	93.0%	85.8%

\* Demographic data derived from 2020 ACS - US Census

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