

For Sale | 7 Acre Parcel Available

Northeast Clovis

NEC DeWolf & Owens Mountain Parkway Clovis, California

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HARLAN RANCH

DeWolf Avenue

Locan Avenue

Nees Avenue

±51,700 ADT

Future Site of
CHSU CALIFORNIA HEALTH SCIENCES UNIVERSITY
COLLEGE OF OSTEOPATHIC MEDICINE

Chevron
Starbucks
Riley's Brew Pub

CLOVIS OFFICE BAY
PROVOST & PRITCHARD
Venture Bay
Clovis Storage
PRECISION PLASTICS
PREGENUS KIDNEY CARE

CHSU CALIFORNIA HEALTH SCIENCES UNIVERSITY
COLLEGE OF OSTEOPATHIC MEDICINE

Trauma Center
Hospital Expansion
COMMUNITY MEDICAL CENTERS

Save Mart
Walgreens
Gb3
WELLS FARGO
SONIC
UPS
COLD STONE

FIVE GUYS
BLAZE
crumbl cookies

Colliers

Accelerating success



Property Summary

Prime land offered for sale located at the northeast corner of DeWolf Avenue and Owens Mountain Parkway in Clovis, California adjacent to 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 7 acre parcel that is zoned Planned Community Commercial (PCC) for potential office and multiple retail uses. The site is in close proximity to Clovis Community Medical Center and other amenities such as shopping, dining and banking.

Location:

NEC DeWolf & Owens Mountain Parkway, Clovis, CA

Zoning:

Planned Community Commercial (PCC)

Parcel Size:

7.00 acres

Purchase Price:

\$6,250,000

APN:

558-033-59S

Building Height:

2-story maximum

Purchase Price:

\$6,250,000 All cash to seller



Property Quick Facts

- **Sewer:** There are existing sewer main connections on the north, east and west side of the parcel plus 8" sewer service is provided along Richmond Avenue
- **Water:** There are existing water main connections on the north, east and west side of the parcel
- **Storm Drain:** Adjacent streets have permanent storm drain constructed
- **Gas & Electricity:** Underground service for both are available adjacent to the site
- In close proximity to Freeway 168 allowing quick access to all of Fresno and Clovis
- Zoned Planned Community Commercial (PCC) - 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
- Part of the Harlan Ranch Community

Proposed Site Plans

Building Sizes:

Building 1:	9,700 SF
Building 2:	8,800 SF
Building 3:	6,000 SF
Building 4:	13,696 SF
Building 5:	5,460 SF
Building 6:	12,500 SF
Building 7:	6,964 SF
Building 8:	4,129 SF

NEC DeWolf Ave.
and Owens
Mountain Parkway
Clovis, CA



Option 1



Proposed Site Plans

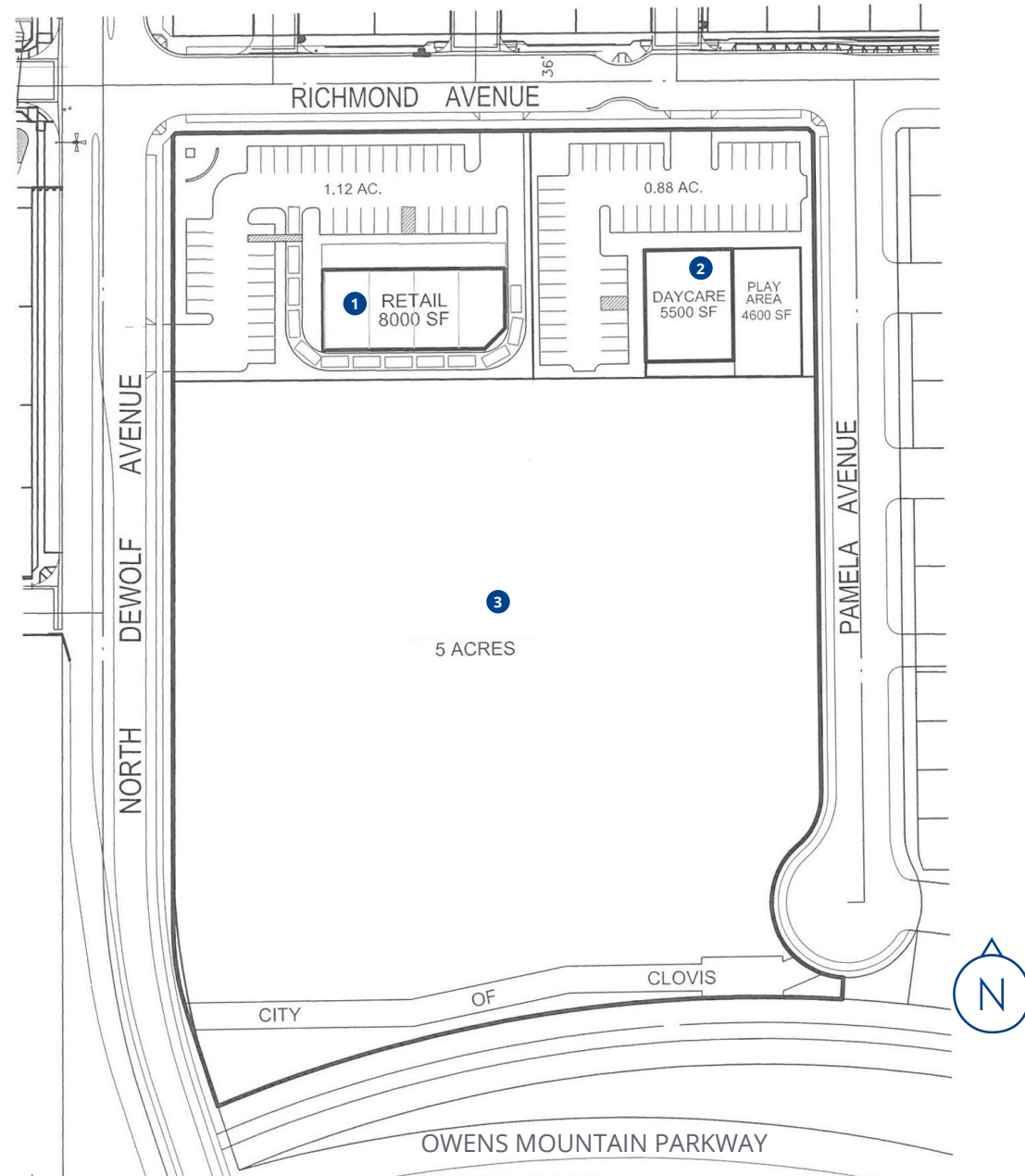
Building Sizes:

Parcel 1:	1.12 Acres
Building:	8,000 SF
Parcel 2:	0.88 Acres
Building:	5,500 SF
Parcel 3:	5 Acres

NEC DeWolf Ave.
and Owens
Mountain Parkway
Clovis, CA



Option 2





HARLAN RANCH

Resort Style Living in Clovis California

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)

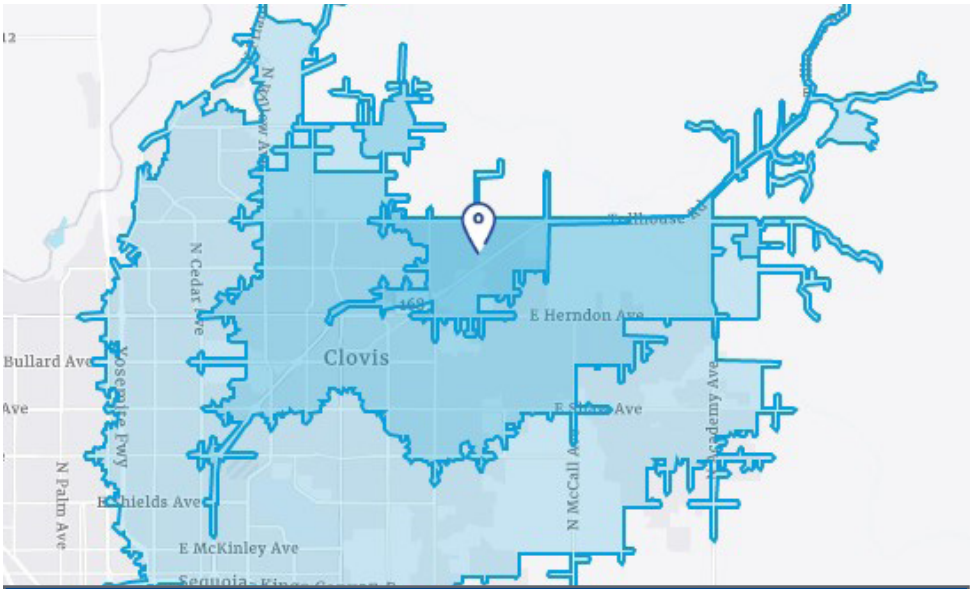
The CHSU campus is located in Clovis, California and is the first university of its kind in the Central Valley. Offering a local option for medical school, CHSU prepares students to be highly trained, collaborative and compassionate healthcare professionals who serve the community. Home to nearly 2,000 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

	2022	2027
Total Households	120,682	123,565
Total Housing Units	126,576	129,433
Owner Occupied	69,166	71,656
Renter Occupied	51,517	51,909
Vacant	5,894	5,868



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 13,548. In 2010, the Census count in the area was 7,661 and 13,194 in 2020, a 5.6% annual growth rate. The rate of growth since 2020 was 1.2% annually. The five-year projection for the population in the area is 13,911 representing a change of 0.5% annually. Currently, the population is 48.4% male and 51.6% female.

Households In Summary

The household count in this area has changed from 4,266 in 2020 to 4,382 in the current year, a change of 1.31% annually. The five-year projection of households is 4,510, a change of 0.58% annually from the current year total. Average household size is currently 3.09, compared to 3.10 in the year 2020.

Household Income In Summary

The current median household income is \$130,711 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$148,432 in five years, compared to \$84,445 for all U.S. households. The current average household income is \$164,572 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$188,250 in five years, compared to \$122,155 for all U.S. household. The current per capita income is \$53,808 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$61,707 in five years, compared to \$47,064 for all U.S. households

Housing In Summary

Currently, 83.6% of the 4,513 housing units in the area are owner occupied; 16.4% renter occupied; and 2.9% 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 2,531 housing units in the area - 81.5% owner occupied, 14.5% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2020 is 1.4%. Median home value in the area is \$443,135, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change to \$523,824.

Population	5 Minutes	10 Minutes	15 Minutes
2022 Population	13,548	110,530	350,744
2027 Population	13,911	113,518	358,181
2010-2020 Annual Rate	5.59%	1.97%	1.34%
2020-2022 Annual Rate	1.18%	1.27%	0.82%
2022-2027 Annual Rate	0.53%	0.53%	0.42%
2022 Male Population	48.4%	48.4%	48.8%
2022 Female Population	51.6%	51.6%	51.2%
2022 Median Age	35.5	36.9	34.2

Households	5 Minutes	10 Minutes	15 Minutes
2022 Total Households	4,382	38,844	120,682
2027 Total Households	4,510	40,072	123,565
2022-2027 Annual Change (CAGR)	0.58%	0.62%	0.47%
2022 Average Household Size	3.09	2.82	2.87

Household Income	5 Minutes	10 Minutes	15 Minutes
Mortgage Income: 2022 Percent of Income for Mortgage	17.9%	20.3%	24.3%
2022 Median Household Income	\$130,711	\$97,964	\$76,032
2027 Median Household Income	\$148,432	\$109,902	\$90,400
2022-2027 Annual Change (CAGR)	2.58%	2.33%	3.52%
2022 Average Household Income	\$164,572	\$124,206	\$102,817
2027 Average Household Income	\$188,250	\$147,124	\$123,374
2022-2027 Annual Change (CAGR)	2.72%	3.44%	3.71%
2022 Per Capita Income	\$53,808	\$43,590	\$35,386
2027 Per Capita Income	\$61,707	\$51,849	\$42,570
2022-2027 Annual Change	2.78%	3.53%	3.77%

Housing	5 Minutes	10 Minutes	15 Minutes
2022 Housing Affordability Index	132	118	99
2022 Total Housing Units	4,513	40,518	126,576
2027 Total Housing Units	4,653	41,647	129,433

Market Data sourced by: 

For Sale | Land Parcel Available - 7.00 Acres

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Clovis, California

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