

SWC Kearney Blvd. & Crystal Ave. Fresno, California

Approximately 4.77 Acres for Sale Southwest Fresno Location

Property Summary

Land Size: ±4.77 acres
Sale Price: \$650,000
APN: 464-070-09

Zoning: RS-2, City of Fresno (City of Fresno open to

commercial zoning. Buyer to confirm)

Water/Sewer: City of Fresno

Power/Gas: P.G.&E.

Site has excellent street visibility

In close proximity to Freeways 99 and 180 and Downtown Fresno

Located within the Southwest Fresno Specific Plan

Contact Us:

Beau Plumlee

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Colliers

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Demographic Market Overview

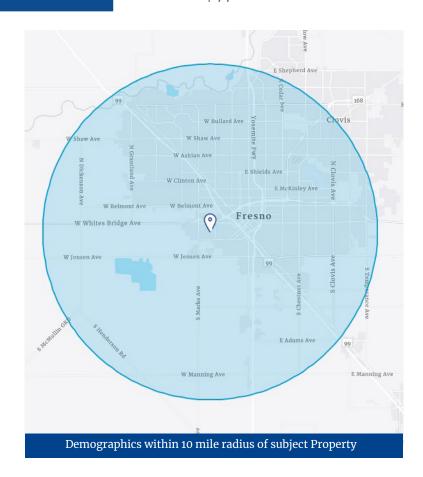
Kearney & Crystal Avenue | Fresno, CA ±4.77 Acres Available for Sale

Within a 10-Mile Radius

2022 Population	613,960
2027 Projected Population	619,418
2022 - 2027 Annual Rate	0.18%
Daytime Population	665,712
2022 Total Households	200,177
Average Household Size	3.01
2022 Housing Units	210,191
Owner Occupied Housing Units	46.5%
Renter Occupied Housing Units	48.7%
2027 Housing Units	213,232
Owner Occupied Housing Units	46.8%
Renter Occupied Housing Units	48.2%
Median Household Income	\$55,674
Average Household Income	\$79,530
Median Age	32



9 Minutes to Downtown Fresno17 Minutes to North Fresno

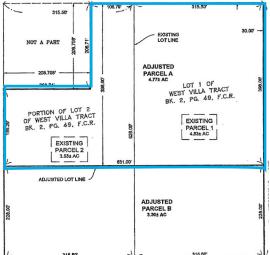




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Parcel Split/Adjustment



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