

Colliers

±38,500 ADT

Whitesbridge Ave

Fresno
Chandler
Executive

±207,000 ADT

Downtown
Fresno

±4.77 Ac.

Kearney Blvd

Hughes Ave

Thorne Ave

California Ave

Edison
High School

For Sale

Sale Price:

\$650,000

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

Senior Vice President | Principal

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DRE #01269167

Colliers

7485 N. Palm Avenue, #110

Fresno, CA 93711

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www.colliers.com/fresno

Demographic Market Overview

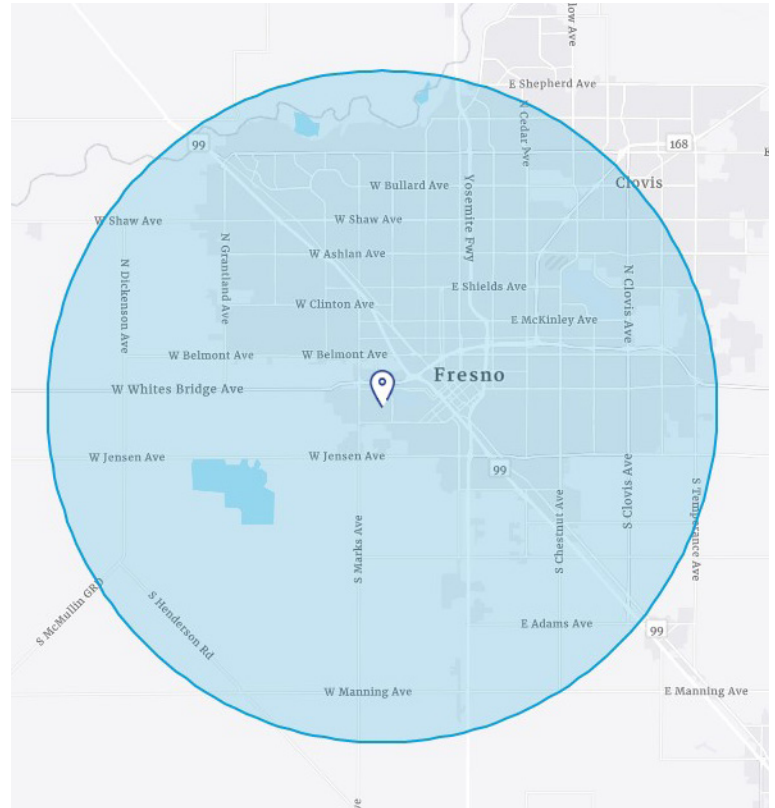
SWC
Kearney & Crystal Avenue | Fresno, CA
±4.77 Acres Available for Sale

Within a 10-Mile Radius

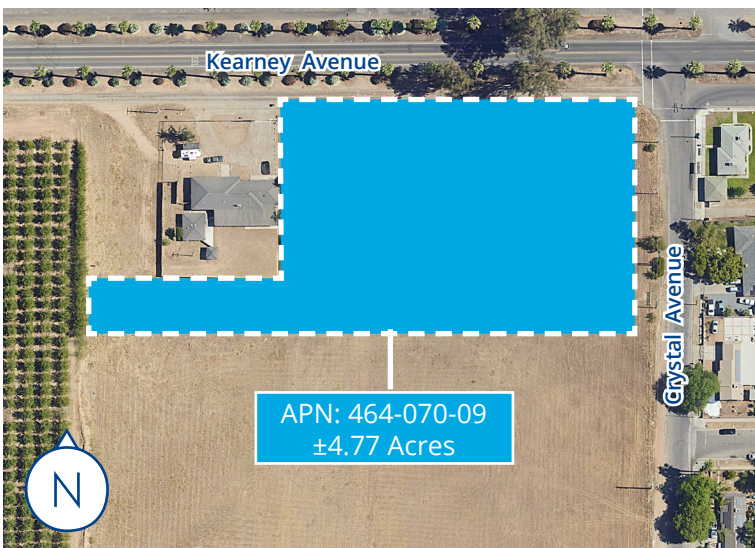
2022 Population	613,960
2027 Projected Population	619,418
2022 - 2027 Annual Rate	0.18%
Daytime Population	665,712
2022 Total Households	200,177
Average Household Size	3.01
2022 Housing Units	210,191
Owner Occupied Housing Units	46.5%
Renter Occupied Housing Units	48.7%
2027 Housing Units	213,232
Owner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



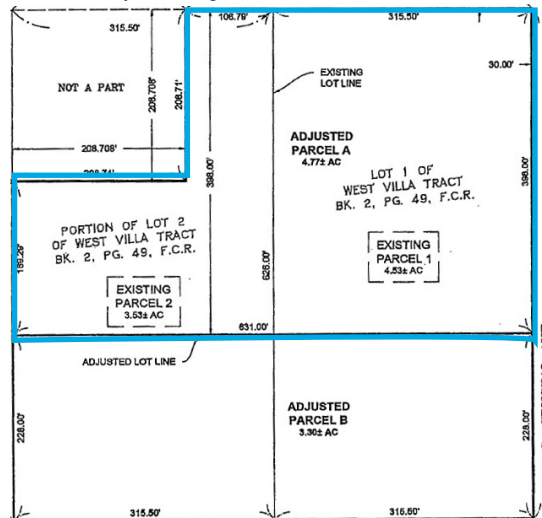
9 Minutes to Downtown Fresno
17 Minutes to North Fresno



Demographics within 10 mile radius of subject Property



Parcel Split/Adjustment



Beau Plumlee

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