

LAND FOR SALE

±0.80 ACRES OF CA-99 HIGHWAY COMMERCIAL DEVELOPMENT LAND

312 W Tuolumne St, Fowler, CA 93625



Sale Price

\$770,000

OFFERING SUMMARY

Available SF:	±34,979 SF
Lot Size:	0.8 Acres
Price / Acre:	\$962,500
Zoning:	Community Commercial
Market:	Fresno
Submarket:	Fowler/Selma
Cross Streets:	Tuolumne St & 10th St
Traffic Count:	±400,489 CPD
APN:	343-110-13

PROPERTY HIGHLIGHTS

- ±0.80 Acres of Commercial Land Off CA-99
- Prime Land W/Nearby Merced Street Access
- High Identity Location | Shovel Ready | Utilities @ Street
- Easy Access to HWY 99 On/Off Ramps
- Optimal Visibility w/ ±400,489 Cars Per Day Via CA-99
- Unmatched Level of Consumer Traffic and High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Average Household Income Is \$85,483 (5 Miles)
- Close to Transit and Public Transportation
- Power @ Site & Water Is Available | Cul-De-Sac In Place
- Quick Freeway Access | Many Nearby Amenities
- North & South Bound Traffic Generators Near Highway 99
- Ideal for Hotel, Mini Storage, Commercial, & More!

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

±0.80 Acres (34,979 SF) Highway Commercial Development located just east of HWY 99. Highly visible location w/ easy highway on and off ramps. The Merced Street exit offers many existing and planned developments, which include restaurants, retail, office and industrial. Proposed nearby Golden State Blvd renovation to include sidewalks, parking lanes & bike paths along the 870' of Golden State frontage. Utilities are located at the street, power is at the property line, alley access on east side, highway frontage/exposure on west side, & cul-de-sac in place on Mariposa St.

Merced Street is a full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, or Vehicle Sales.

LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 99 and the Merced Street exit in Fowler, CA. Location is 1 mile from the most recent growth point of town, surrounded by future housing tracts and commercial developments. Fowler is about ten miles south of the city of Fresno in the center of the San Joaquin Valley, of California. Easy recently upgraded brand new north/south Hwy 99 access & will benefit from this large, expanding commercial market. Parcel is located east of HWY 99 in the cul-de-sac of W Mariposa St just off of N 10th St. Several well known businesses such as McDonald's, Starbucks, Quiznos, Ace Hardware, Bank of America, Chevron, Bobby Salazar's Taqueria, and Arco are already located in this general area of Fowler.

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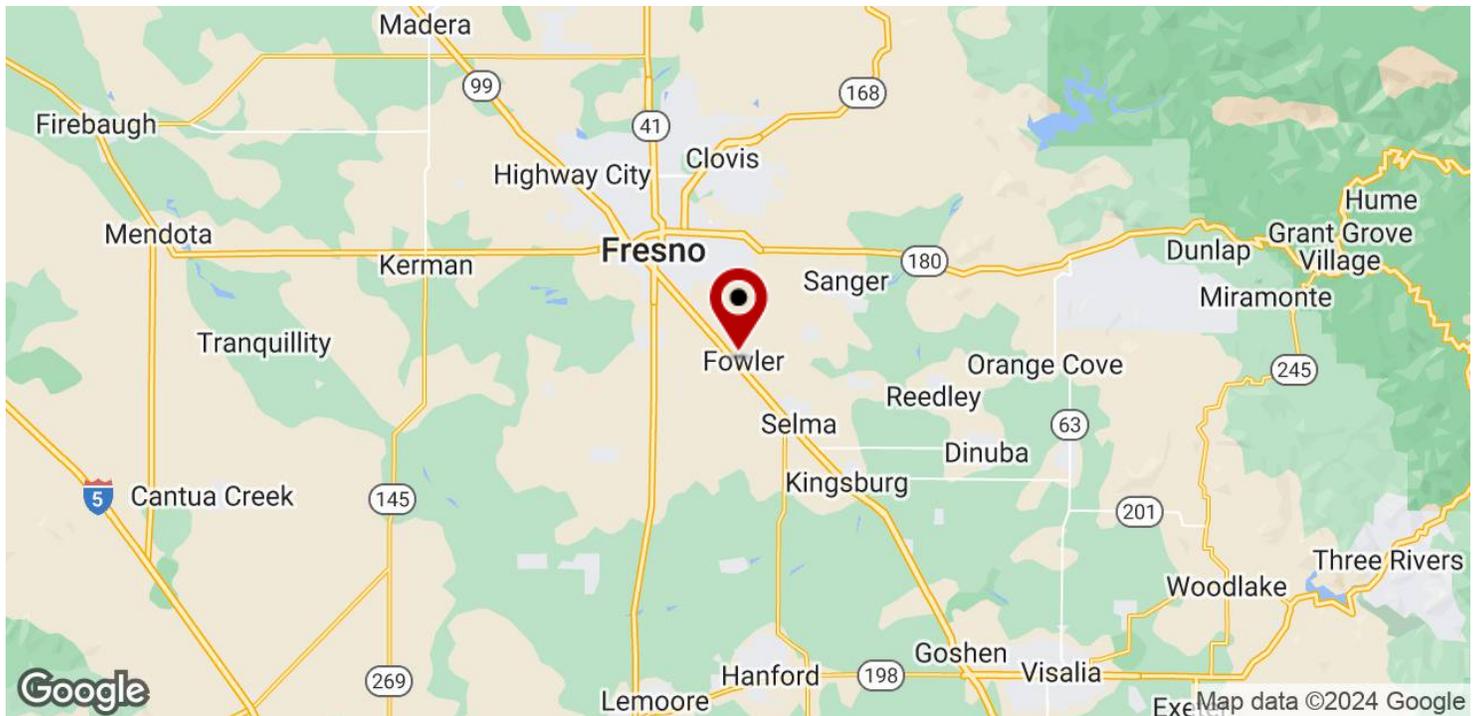
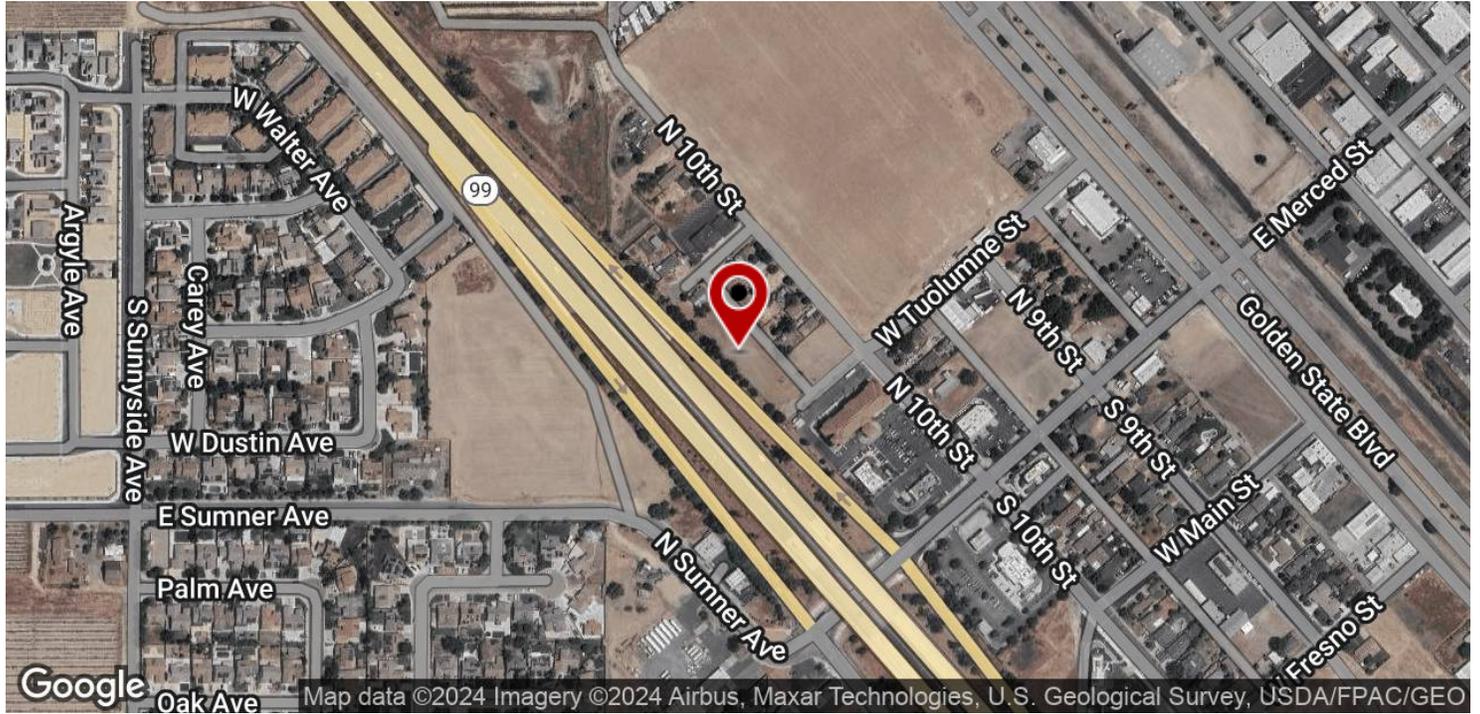
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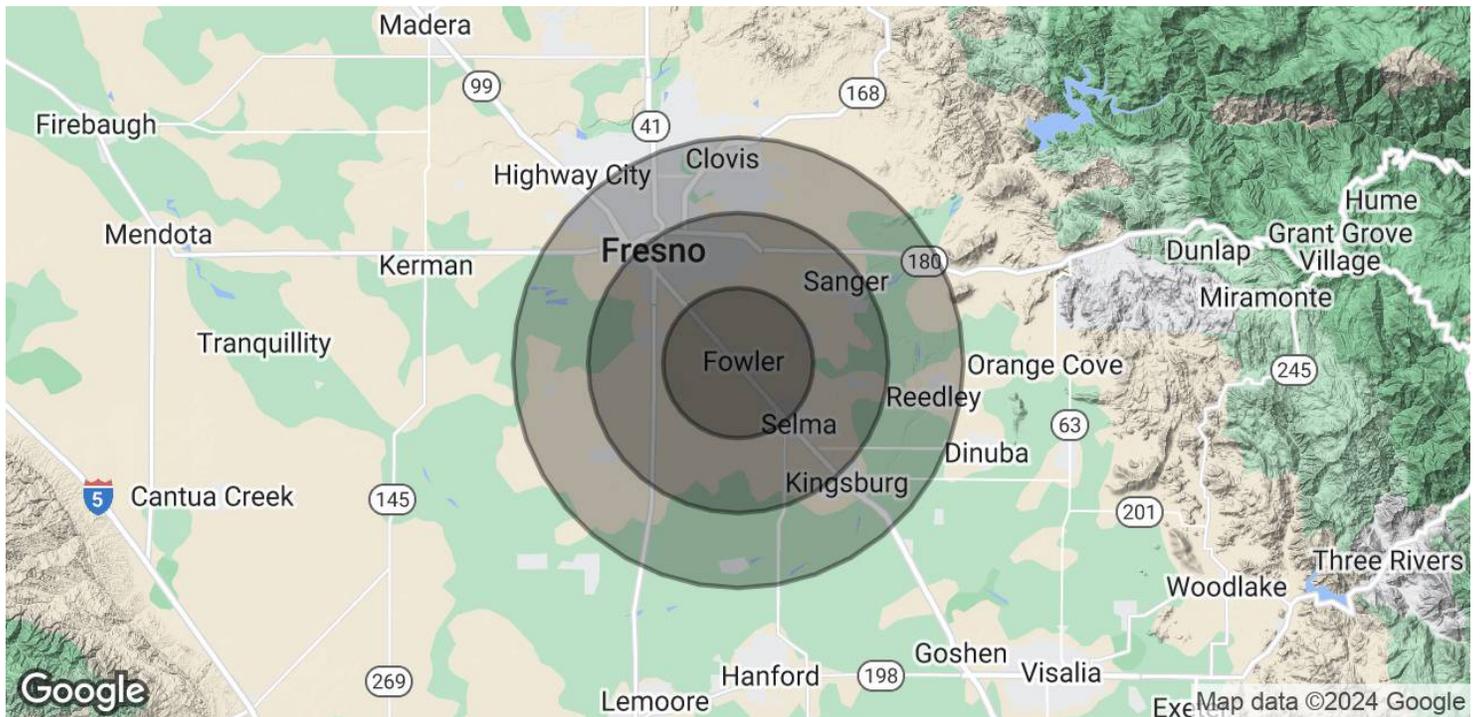
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	22,588	272,089	667,756
Average Age	34.5	31.0	32.4
Average Age (Male)	34.2	30.3	31.6
Average Age (Female)	35.6	31.7	33.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	7,049	80,654	219,743
# of Persons per HH	3.2	3.4	3.0
Average HH Income	\$66,214	\$58,183	\$64,700
Average House Value	\$262,756	\$194,498	\$218,599

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	71.9%	67.5%	56.9%

* Demographic data derived from 2020 ACS - US Census

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