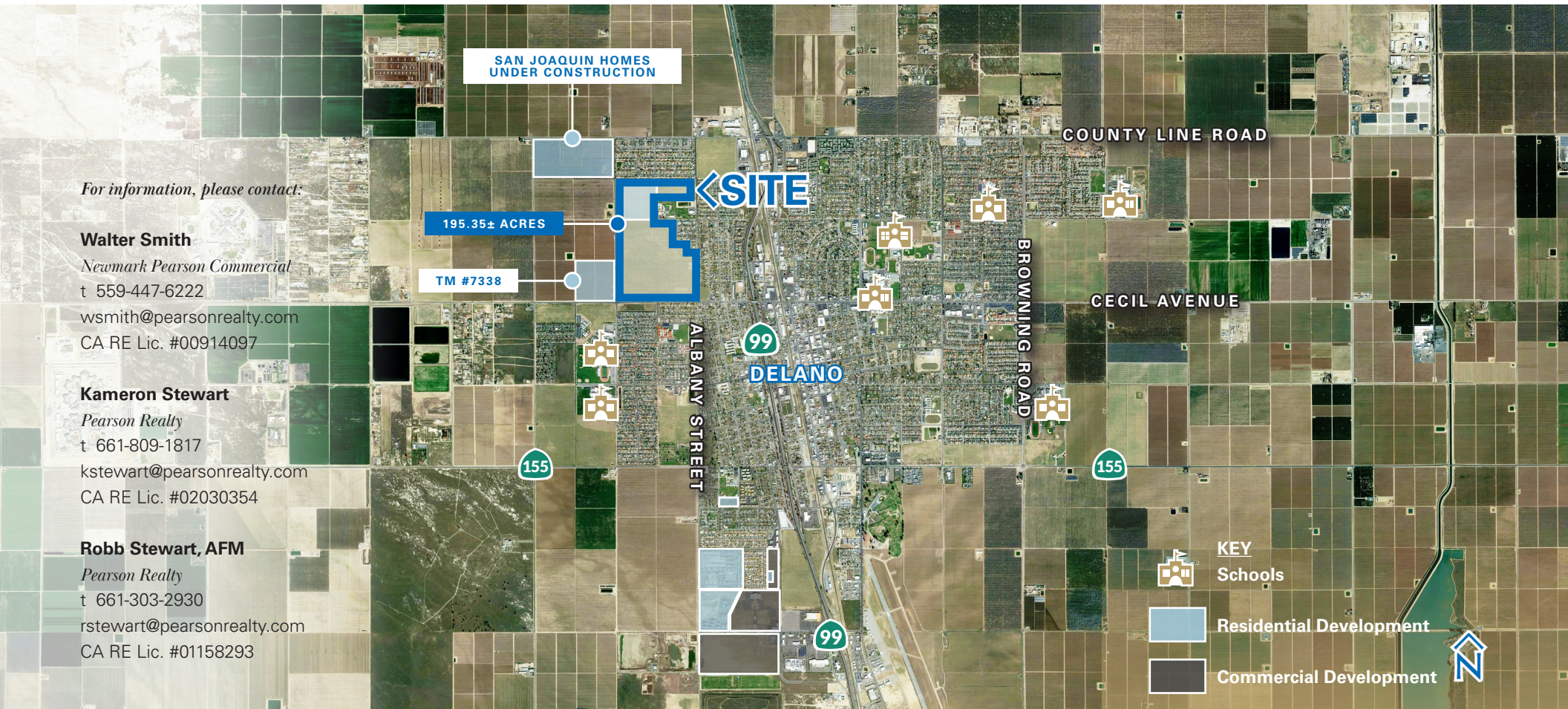


195.25± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

AVAILABLE FOR SALE

# NWC of Albany Street & Cecil Avenue | Delano, California



**NEWMARK**  
PEARSON COMMERCIAL

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | VISALIA OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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**PEARSON**  
REALTY



## 195.25± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

### PROPERTY INFORMATION

<b>Total Land Area:</b>	195.25± Acres
<b>Location:</b>	NWC of Albany Street & Cecil Avenue
<b>Parcel:</b>	520-010-25, 26, 27 & 39
<b>Proposed Land Use:</b>	<a href="#">Contact agents for phasing</a>
<b>Zoning:</b>	Commercial, multi-family, single-family residential
<b>Utilities:</b>	<a href="#">Contact agents or see link on page 4</a>
<b>Purchase Price:</b>	<a href="#">Contact agents for pricing &amp; services</a>

### PROPERTY DESCRIPTION

Approximately 195.25± acres ([see Exhibits A & B](#)) provides for retail development, up to 10± acres on the hard corner. The site will phase in multi-family development and single-family development to the north, allowing a developer/investor to make a longer term commitment in Delano.

### LOCATION DESCRIPTION

Located in Delano, California, the site enjoys immediate access to US State Highway 99 and nearby retail amenities. The sites are specifically located on the SEC of County Line Road & Albany Street and on the NWC of Albany Street & Cecil Avenue.

### Demographics

	<b><u>1 Mile:</u></b>	<b><u>3 Miles:</u></b>	<b><u>5 Miles:</u></b>
<b><i>Population Trend</i></b>			
2026 Projection:	11,879	46,516	58,602
2021 Estimate:	11,713	45,493	57,346
2010 Census:	11,431	43,700	55,884
2000 Census:	10,709	36,812	42,356

<b><i>Population Growth</i></b>			
Growth 2021-2026:	1.42%	2.25%	2.19%
Growth 2010-2021:	2.47%	4.10%	2.62%
Growth 2000-2010:	6.74%	18.71%	31.94%

<b><i>Households</i></b>			
2026 Projection:	2,861	11,139	11,589
2021 Estimate:	2,818	10,910	11,345
2010 Census:	2,739	10,543	10,950
2000 Census:	2,492	8,786	9,068

<b><i>Household Growth</i></b>			
Growth 2021-2026:	1.54%	2.10%	2.15%
Growth 2010-2021:	2.89%	3.48%	3.60%
Growth 2000-2010:	9.91%	20%	20.76%

<b><i>2021 Est. Avg. Household Income:</i></b>	\$58,021	\$60,337	\$60,167
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*Source: Claritas 2022*

## 195.25± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

### Demographics Continued

	1-mile	Percentage	3-miles	Percentage	5-miles	Percentage
<i>2021 Estimated Population by Race</i>	11,713	—	45,493	—	57,346	—
White Alone	4,050	34.58%	17,179	37.76%	22,994	40.10%
Black or African American Alone	215	1.84%	1,215	2.67%	3,523	6.14%
American Indian and Alaska Native Alone	90	0.77%	462	1.02%	544	0.95%
Asian Alone	1,807	15.43%	5,963	13.11%	6,426	11.21%
Native Hawaiian and Other Pacific Islander Alone	9	0.08%	28	0.06%	34	0.06%
Some Other Race Alone	5,081	43.38%	18,809	41.34%	21,714	37.86%
Two or More Races	460	3.93%	1,836	4.04%	2,111	3.68%
<i>2021 Estimated Population by Ethnicity</i>	11,713	—	45,493	—	57,346	—
Hispanic or Latino	9,295	79.36%	23,716	80.63%	44,105	76.91%
Not Hispanic or Latino	2,418	20.64%	21,777	19.37%	13,241	23.09%

Source: Claritas 2022

### Aerial View



195.25± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

Exhibits

Exhibit A

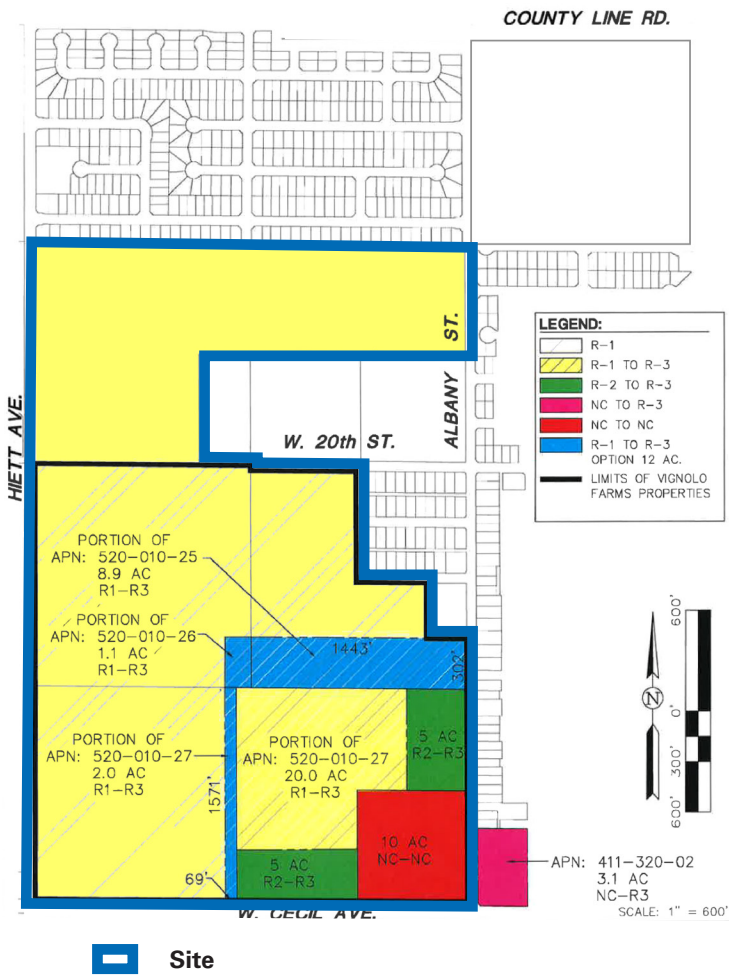


Exhibit B

ASSESSORS PARCEL NUMBER	PARCEL SIZE	PROPOSED REZONE	DENSITY CHANGE (UNITS PER ACRE)	INCREASE IN PERMITTED UNITS	DEVELOPMENT CONSTRAINTS
411-320-02 *	3.1 AC	NC TO R-3	0 TO 24	62	NONE
520-010-25	8.9 AC	R-1 TO R-3	7.26 TO 24	114	NONE
520-010-26	1.1 AC	R-1 TO R-3	7.26 TO 24	15	NONE
520-010-27 (PORTIONS)	2 AC	R-1 TO R-3	7.26 TO 24	25	LARGE SITE
	10 AC	NC TO NC	N/A	N/A	LARGE SITE
	10 AC	R-2 TO R-3	14 TO 24	60	LARGE SITE
	20 AC	R-1 TO R-3	7.26 TO 24	255	LARGE SITE, ACCESS
TOTALS:	55.1 AC			531	

\*Not included in sale

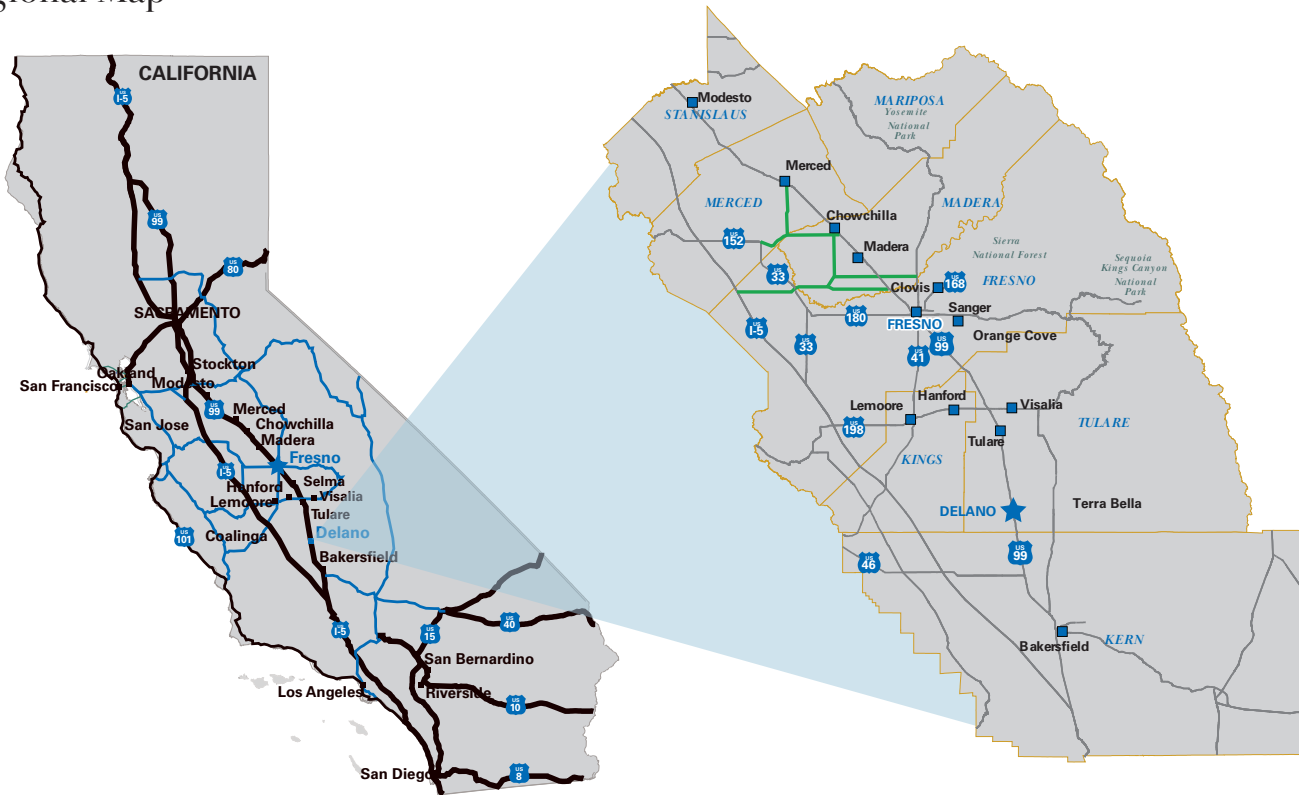
Housing Element Update - Vignolo Farms

APN(s): 411,320,02; 410-020-01; and 520-010-25 through 27  
Proposed Zoning Designations

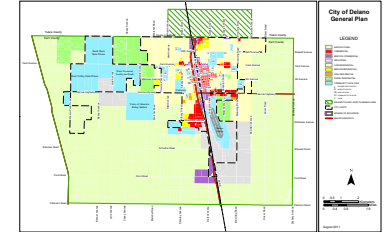


## 195.25± ACRES OF PROPOSED SINGLE-FAMILY RESIDENTIAL LAND

### Regional Map



*Click images below for larger view*



*Delano General Plan*



**CITY OF DELANO**

*Utilities*

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