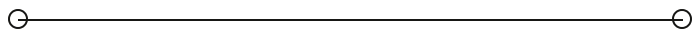


VACANT MULTI-FAMILY LAND FOR SALE

## 4516 N Chestnut Ave

Fresno, CA 93726



**PRESENTED BY:**

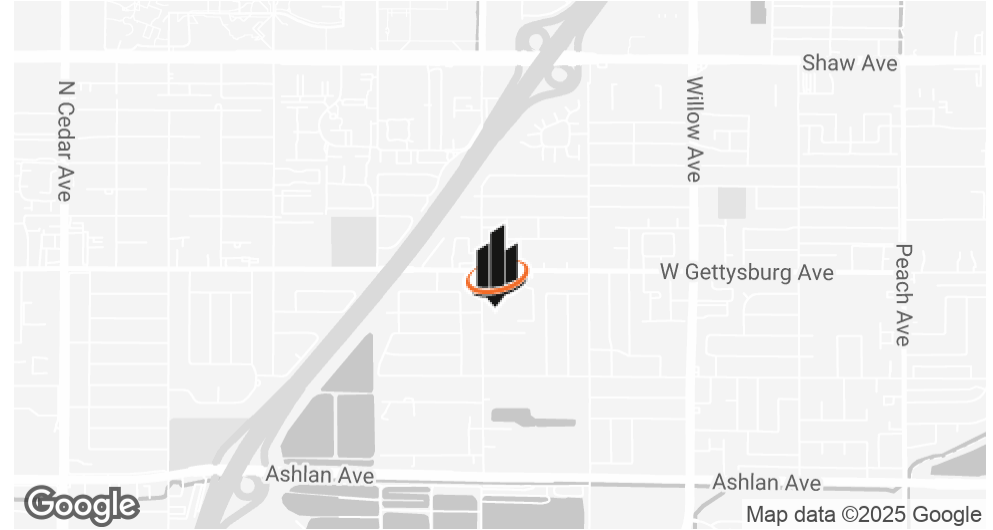
**CAMERON GRAHAM**

O: 559.400.0830

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CalDRE #01970844

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$435,000
<b>LOT SIZE (ACRE):</b>	1.25 Acres
<b>LOT SIZE (SF):</b>	54,450 SF
<b>PRICE/SF:</b>	\$7.99
<b>ZONING:</b>	RM-1 (Residential Multi-Family, Medium High Density)
<b>ALLOWED BUILDABLE UNITS:</b>	17 Units

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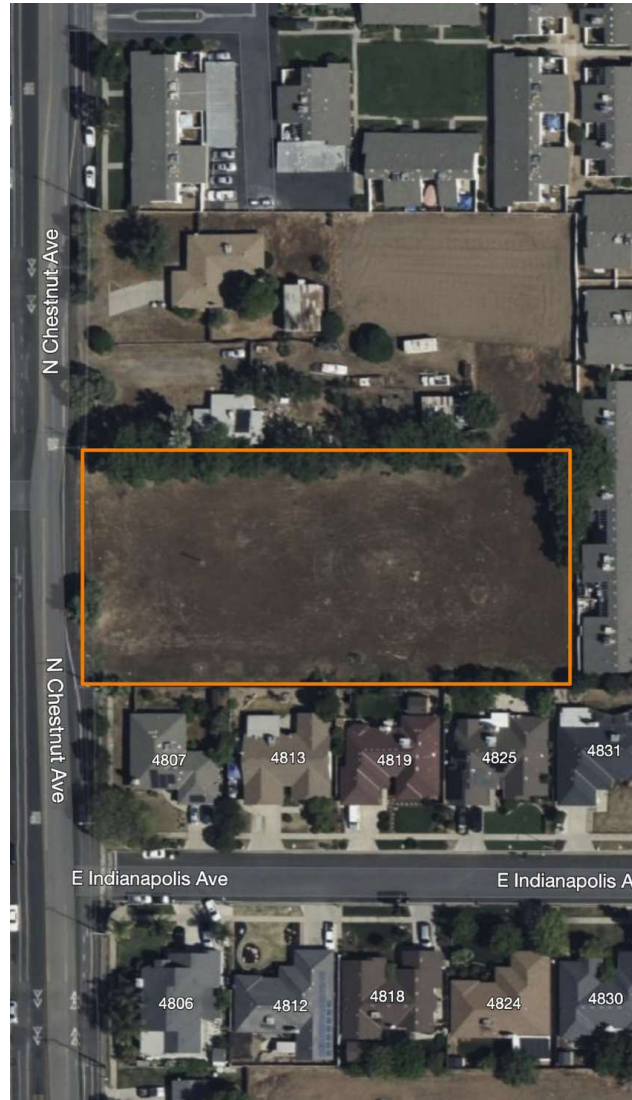
## PROPERTY DESCRIPTION

Located at 4516 N Chestnut Ave in Fresno, CA, this 1.25-acre parcel presents an excellent multifamily development opportunity within the RM-1 zoning designation. With an allowable density of 12-16 dwelling units per acre, the site can accommodate 17 apartment units, making it ideal for developers looking to capitalize on Fresno's growing housing demand. Positioned in a well-connected area, the property offers convenient access to major roadways, essential amenities, and employment centers, enhancing its desirability for future residents and investors alike.

## PROPERTY HIGHLIGHTS

- Zoned RM-1
- Ideal for multifamily development
- Located in the vibrant Fresno area

## ADDITIONAL PHOTOS



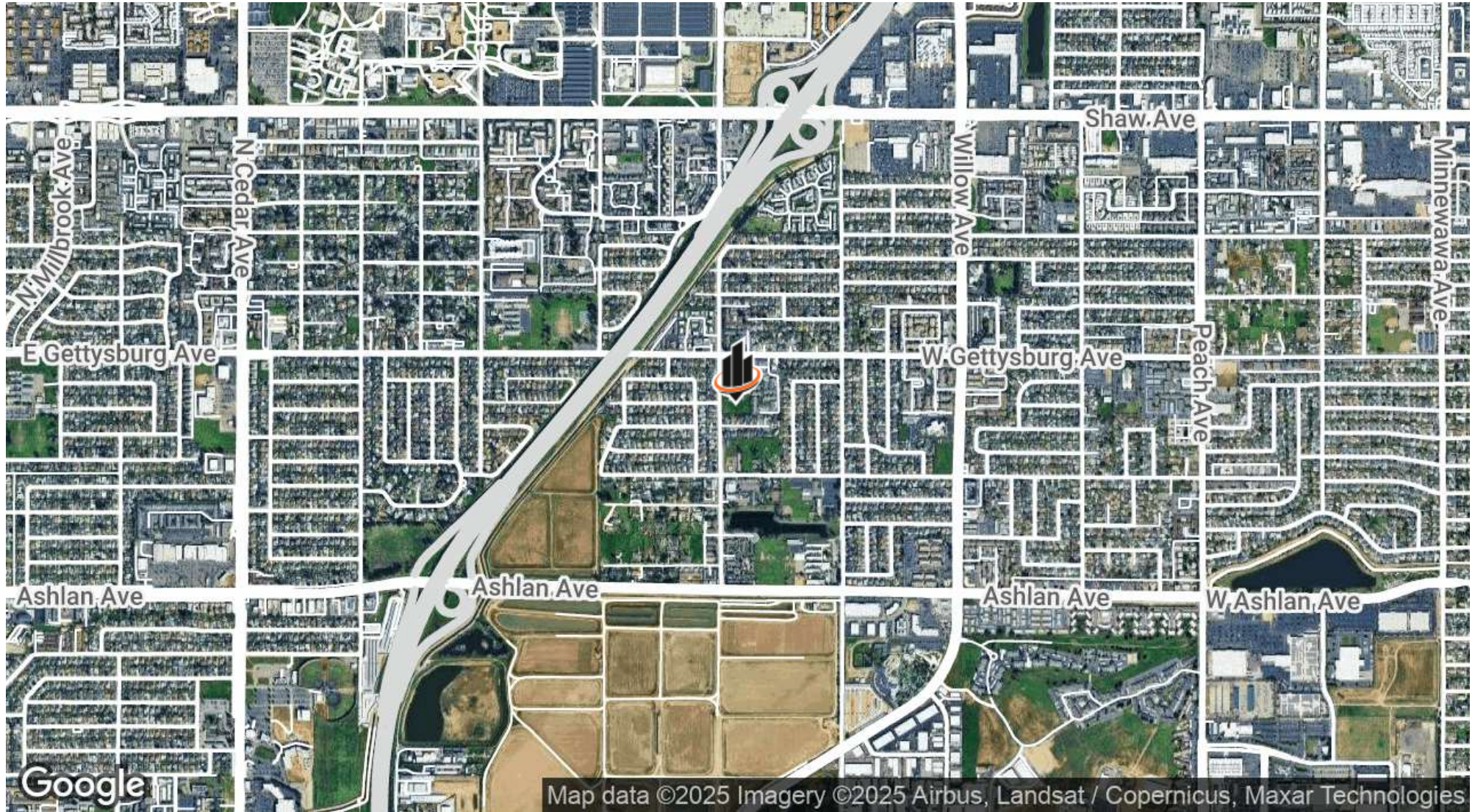
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# LOCATION MAP



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# AREA ANALYTICS

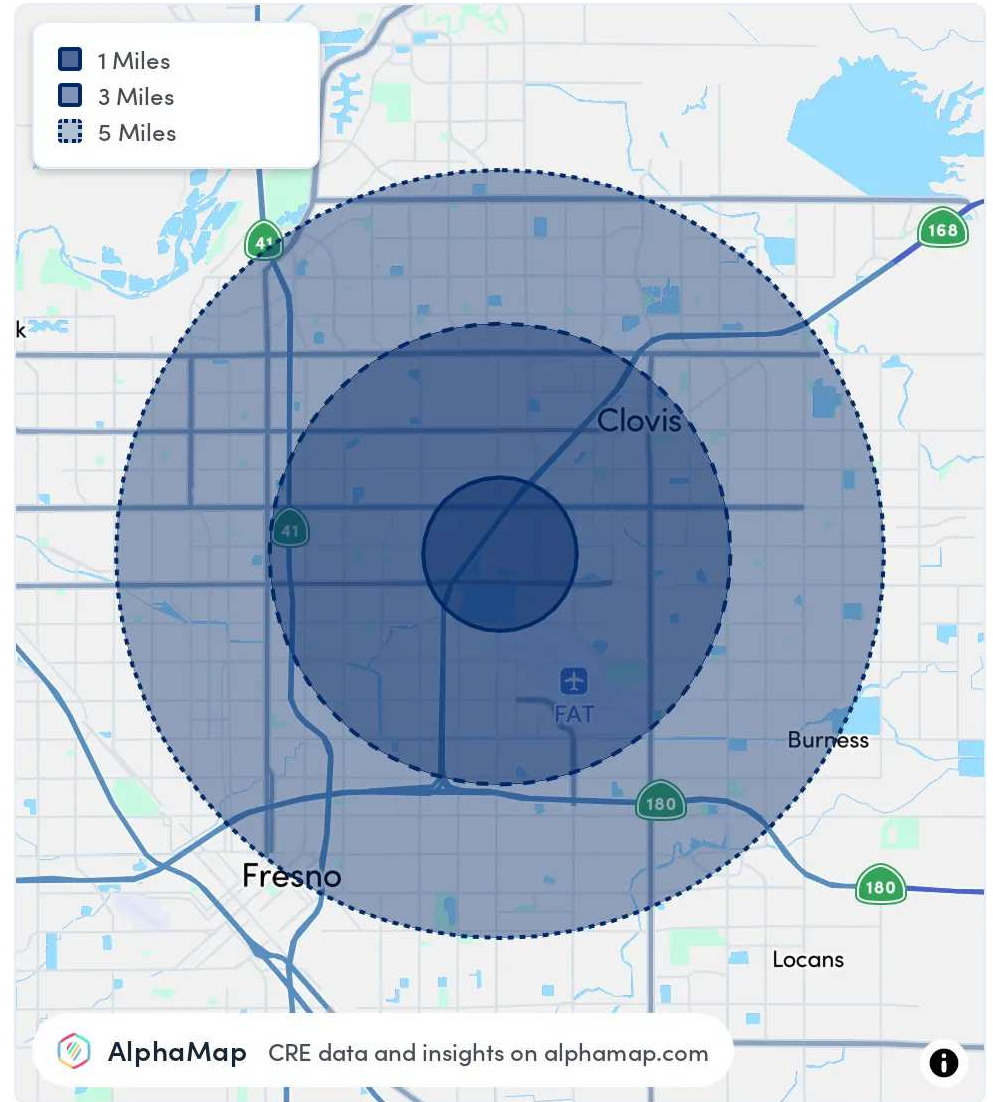
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,334	155,572	388,482
AVERAGE AGE	33	36	37
AVERAGE AGE (MALE)	32	35	36
AVERAGE AGE (FEMALE)	34	37	38

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,601	54,877	134,272
PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$64,523	\$74,320	\$92,906
AVERAGE HOUSE VALUE	\$287,377	\$335,906	\$389,918
PER CAPITA INCOME	\$23,043	\$26,542	\$32,036

Map and demographics data derived from AlphaMap



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