

1722 S. Brawley Ave
Fresno, CA 93706

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OFFERING MEMORANDUM

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FRESNO

About Fresno



SUMANJEET SINGH

Mobile: 6264505450
suman@soldbysumanjeet.com
License #: 02107827



HomeSmart PV & Associates

6535 N Palm Ave
Fresno, CA 93704

Office: (559) 709-7221
www.soldbysumanjeet.com

Built By: www.crebuilder.com



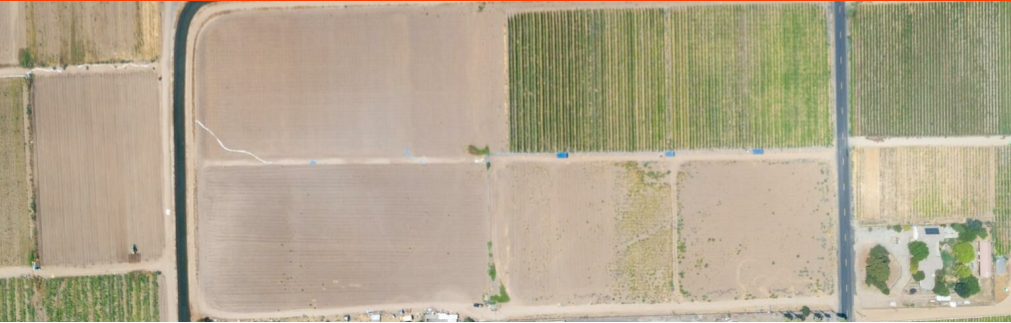


INVESTMENT SUMMARY

Welcome to 1722 S Brawley Ave, Fresno, CA, 93706 – an exceptional investment opportunity nestled in the heart of California's vibrant agricultural landscape. This expansive property offers unparalleled potential for various agricultural endeavors, commercial developments, or residential projects.

PROPERTY SUMMARY

Offering Price	\$2,950,000.00
Building SqFt	0 SqFt
Lot Size (acres)	38.35
Parcel ID	327-120-20
Zoning Type	AGRICULTURE / FARMING
County	Fresno
Frontage	1,300.00 Ft
Coordinates	36.707478,-119.860093



PROPERTY HIGHLIGHTS

- **Prime Location:** Corner property in Fresno County, offering excellent visibility and accessibility.
Growth Potential: High potential for future growth and development, making it a strategic long-term investment.
- **Significant Acreage:** Nearly 40 acres of fertile cropland divided into two parcels (19.55 acres and 18.80 acres), separated by Dry Creek Canal.
- **Revenue-Generating:** Currently leased at \$30,000 per year, providing immediate income.
Versatile Opportunity: Ideal for agricultural expansion or development projects, ensuring a versatile and profitable investment.





LOCATION HIGHLIGHTS

- Located on Brawley Ave, a major thoroughfare and a premier location in the submarket.
- One of the fastest growing cities in California.



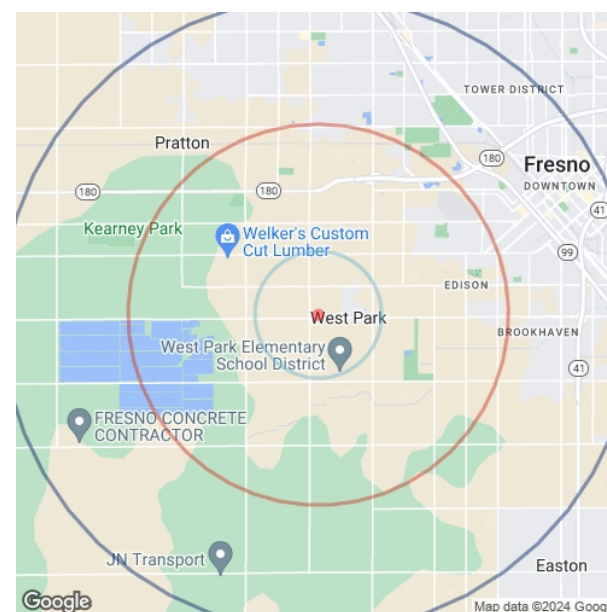


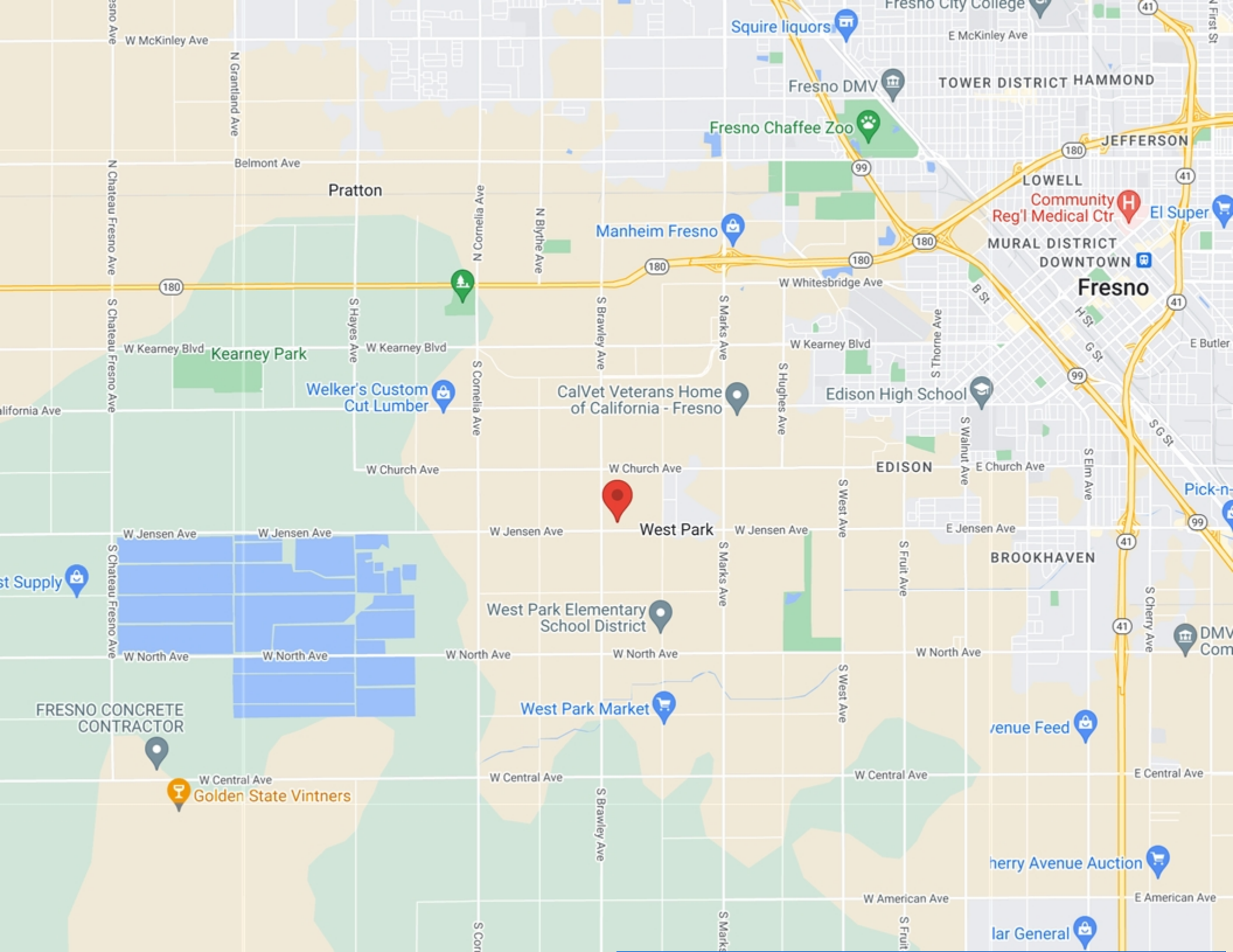
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,085	9,469	78,122
2010 Population	1,125	10,293	88,542
2024 Population	1,054	10,406	92,622
2029 Population	1,052	10,348	93,358
2024-2029 Growth Rate	-0.04 %	-0.11 %	0.16 %
2024 Daytime Population	716	10,466	126,970

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	315	2,642	22,899
2010 Total Households	326	2,754	25,276
2024 Total Households	302	3,142	27,864
2029 Total Households	305	3,171	28,449
2024 Average Household Size	3.49	3.27	3.16
2024 Owner Occupied Housing	185	1,479	11,799
2029 Owner Occupied Housing	192	1,550	12,597
2024 Renter Occupied Housing	117	1,663	16,065
2029 Renter Occupied Housing	113	1,621	15,852
2024 Vacant Housing	8	182	1,491
2024 Total Housing	310	3,324	29,355

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	44	767	5,574
\$15000-24999	11	305	2,873
\$25000-34999	12	279	2,819
\$35000-49999	30	366	3,307
\$50000-74999	56	394	4,019
\$75000-99999	30	247	3,013
\$100000-149999	61	389	3,751
\$150000-199999	28	192	1,177
\$200000 or greater	31	203	1,331
Median HH Income	\$ 74,052	\$ 42,941	\$ 46,359
Average HH Income	\$ 100,895	\$ 73,659	\$ 70,183





Pratton

TOWER DISTRICT HAMMOND

JEFFERSON

LOWELL

Community Reg'l Medical Ctr

El Super

MURAL DISTRICT DOWNTOWN

Fresno

Kearney Park

Welker's Custom Cut Lumber

CalVet Veterans Home of California - Fresno

Edison High School

EDISON

West Park

BROOKHAVEN

West Park Elementary School District

West Park Market

venue Feed

FRESNO CONCRETE CONTRACTOR

Golden State Vintners

Cherry Avenue Auction

lar General

CITY OF FRESNO

INCORPORATED

10/20/1885

AREA

CITY 116 SQ MI
LAND 114.8 SQ MI
WATER 1.2 SQ MI
ELEVATION 308 FT

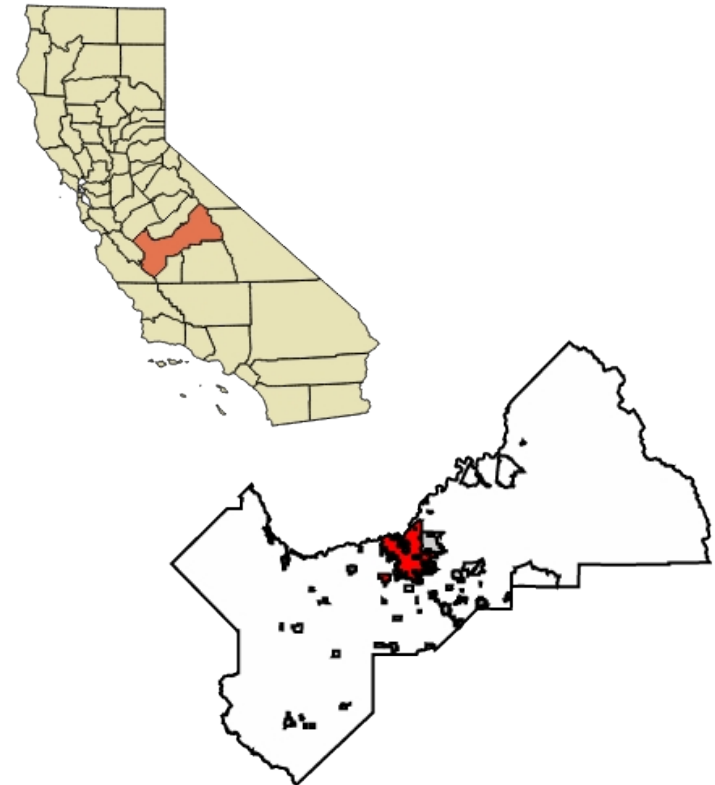
POPULATION

POPULATION 542,107
RANK 94
DENSITY 4,722.60 SQ MI
URBAN 717,589



ABOUT FRESNO

Fresno (; Spanish for 'Ash') is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles (300 km²) and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE HOMESMART PV & ASSOCIATES ADVISOR FOR MORE DETAILS.

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