

For Sale | ±4.21 Acre Parcel Available

Northeast Clovis

South Side of Owens Mountain Parkway,
Just west of DeWolf Avenue | Clovis, CA

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Shepherd Avenue

HARLAN RANCH

DeWolf Avenue

Locan Avenue

Nees Avenue

±51,700 ADT

Site

±4.21 AC

Future Site of
CHSU CALIFORNIA HEALTH SCIENCES UNIVERSITY
COLLEGE OF OSTEOPATHIC MEDICINE

Chevron
Starbucks
Riley's Brew Pub

CLOVIS OFFICE BAY
PROVOST & PRITCHARD
Venture Bay
Clovis Storage
PRECISION PLASTICS
PREGENUS KIDNEY CARE

CHSU CALIFORNIA HEALTH SCIENCES UNIVERSITY
COLLEGE OF OSTEOPATHIC MEDICINE

Trauma Center
Hospital Expansion
COMMUNITY MEDICAL CENTERS

Fowler Avenue

Temperance Avenue

Herndon Avenue

HWY 168

Colliers

Accelerating success

Save Mart
Walgreens
Gb3
WELLS FARGO
SONIC
UPS
COLD STONE

FIVE GUYS
crumbl cookies
BLAZE
Chipotle



Property Summary

Prime land offered for sale located on the south side of Owens Mountain Parkway in Clovis, California adjacent to the Harlan Ranch Housing Community. Within the northeast Clovis area submarket, the property is conveniently located near Freeway 168 offering quick access to all of the Fresno and Clovis area. An approximate 4.21 acre parcel that is Proposed R-T zoning offering the potential of Industrial and Mixed/Use/Business uses. The site is in close proximity to Clovis Community Medical Center and other amenities such as shopping, dining and banking.

Location:

West of DeWolf Avenue, on the south side of Owens Mountain Parkway, Clovis, CA

Zoning:

Proposed R-T (Research & Technology Park)

Parcel Size:

±4.21 acres

Purchase Price:

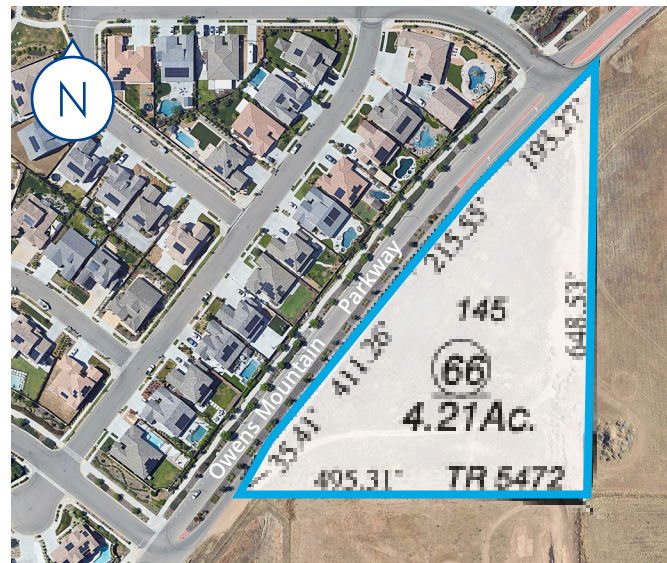
\$2,200,000

APN:

558-033-66

Purchase Price:

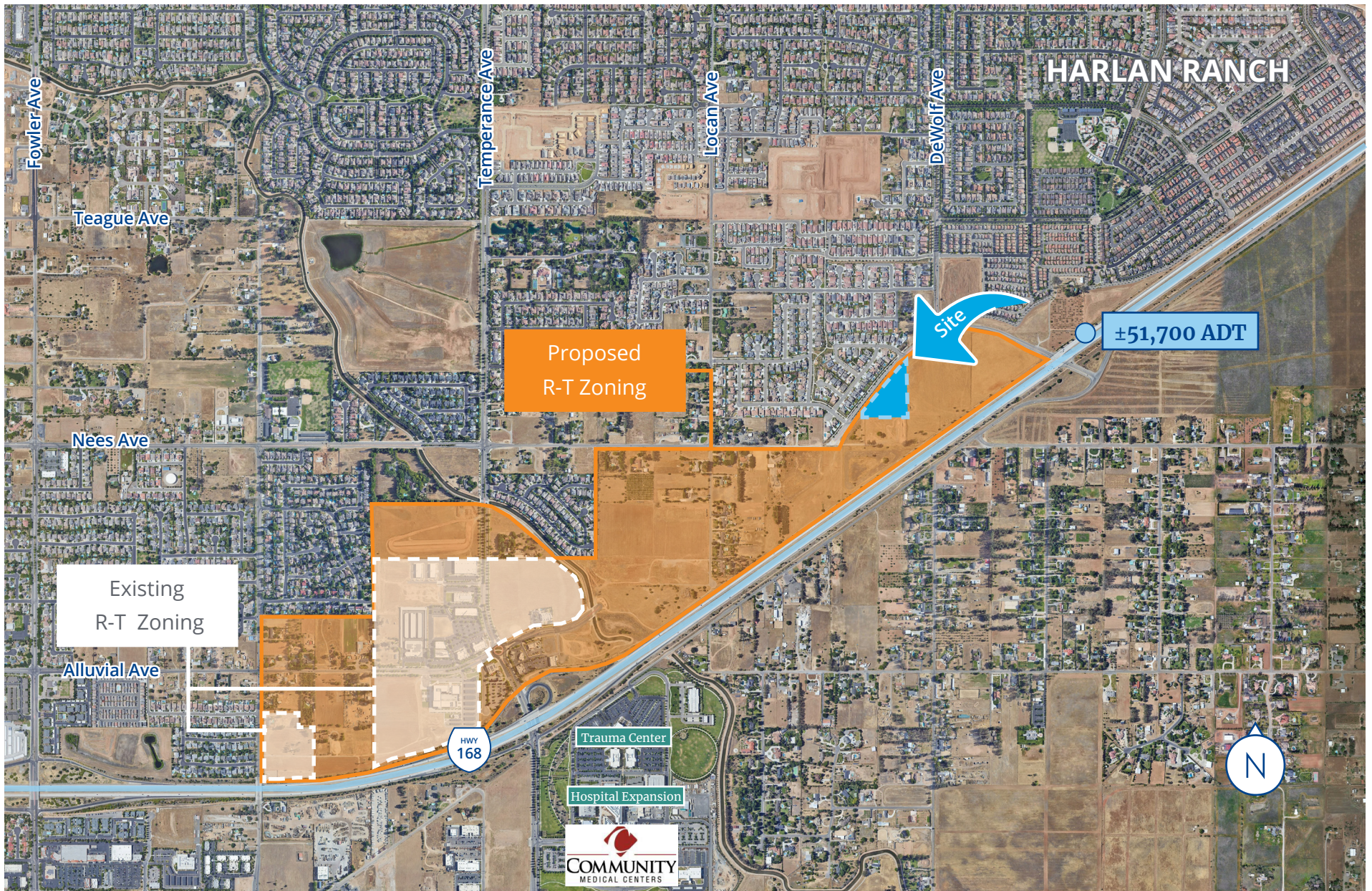
\$2,200,000 All cash to seller



Property Quick Facts

- **Sewer:** There are existing sewer main connections on the west side of the parcel plus 10" sewer service is provided along Owens Mountain Parkway
- **Water:** There are existing water main connections on the west side of the parcel
- **Storm Drain:** Adjacent streets have permanent storm drain constructed
- **Gas & Electricity:** Underground service for both are available adjacent to the site
- In close proximity to Freeway 168 allowing quick access to all of Fresno and Clovis
- Proposed Research & Technology Park zoning (R-T) - Potential Industrial, Retail, Office, Mixed-Uses/Business uses
- Situated within the Clovis housing market and growth area and close to Clovis Community Medical Center
- Part of the Harlan Ranch Community

Proposed R-T Park Rezone Area





Local Area Overview

Harlan Ranch

Harlan Ranch is a master-planned community located in northeast Clovis, California, currently with over 1,500 homes. Offering a Resort Style Living, Harlan Ranch offers their residents from growing families to empty-nesters with a community focused on their needs. The community offers to the residents in the community events in the amphitheater, a clubhouse, oversized pool, gym, playground and lots of green space. Harlan Ranch is also home to Bud Rank Elementary School.

The Clovis Community Campus is also home to the Marjorie E. Radin Breast Care Center, California's premier breast center.

California Health Science University (CHSU)

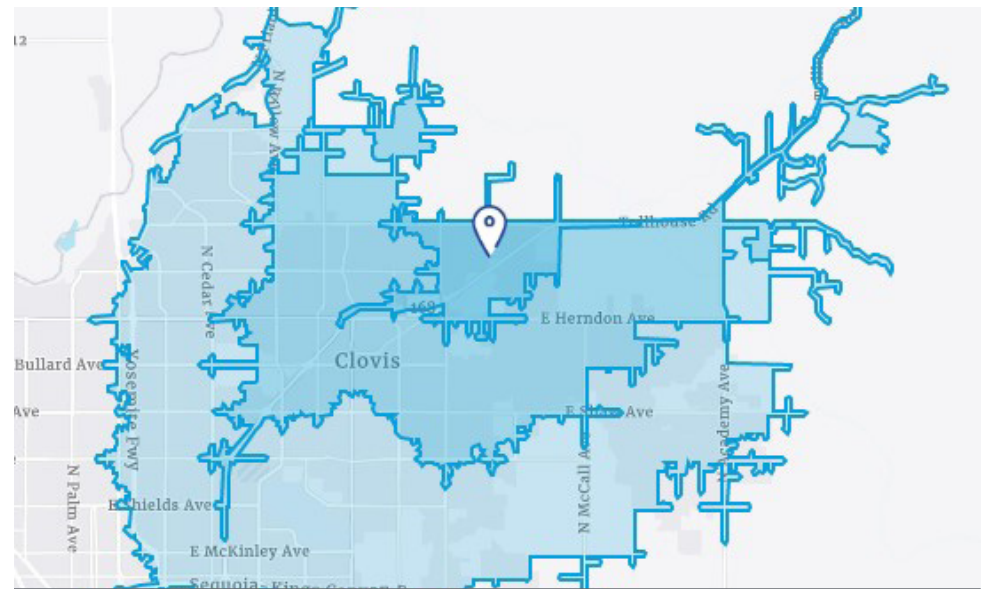
The CHSU campus is located in Clovis, California and is the first university of its kind in the Central Valley. Offering a local option for medical school, CHSU prepares students to be highly trained, collaborative and compassionate healthcare professionals who serve the community. Home to nearly 2,000 students and 300 faculty and staff, CHSU offers a Doctor of Osteopathic Medicine (DO) program and a 4-year Doctor of Pharmacy with views of the Sierra Nevada Mountains.

Clovis Community Medical Center

The award-winning Clovis Community Medical Center is a perfect blend of exceptional care and comfortable accommodations. With 352 all-private rooms, patients can expect excellent care.

Demographic Housing Profile within a 15 minute drivetime

	2022	2027
Total Households	126,594	129,506
Total Housing Units	132,796	135,722
Owner Occupied	53.6%	54.3%
Renter Occupied	41.7%	41.1%
Vacant	4.7%	4.6%



Demographics within 5, 10, 15 minutes drivetime of Subject Property

Demographic Executive Summary

Population In Summary

In the identified area, the current year population is 12,329. The 2010 Census population count in the area was 6,424, and 11,869 in 2020, a 6.3% annual growth rate. The rate of growth since 2020 was 1.7% annually. The five-year projection for the population in the area is 12,778 representing a change of 0.7% annually. Currently, the population is 48.2% male and 51.8% female.

Households In Summary

The household count in this area has changed from 3,934 in 2020 to 4,081 in the current year, a change of 1.82% annually. The five-year projection of households is 4,241, a change of 0.77% annually from the current year total. Average household size is currently 3.02, compared to 3.03 in the year 2020.

Household Income In Summary

The current median household income is \$127,216 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$142,934 in five years, compared to \$84,445 for all U.S. households. The current average household income is \$160,528 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$185,508 in five years, compared to \$122,155 for all U.S. household. The current per capita income is \$53,358 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$61,814 in five years, compared to \$47,064 for all U.S. households

Housing In Summary

Currently, 81.2% of the 4,259 housing units in the area are owner occupied; 118.8% renter occupied; and 4.2% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 2,227 housing units in the area - 78.0% owner occupied, 17.8% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2020 is 2.4%. Median home value in the area is \$433,228, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change to \$499,364.

Population	5 Minutes	10 Minutes	15 Minutes
2022 Population	12,329	112,479	368,394
2027 Population	12,778	114,479	368,394
2010-2020 Annual Rate	6.33%	1.68%	1.26%
2020-2022 Annual Rate	1.70%	0.80%	0.75%
2022-2027 Annual Rate	0.72%	0.39%	0.40%
2022 Male Population	48.2%	48.3%	48.8%
2022 Female Population	51.8%	51.7%	51.2%
2022 Median Age	35.2	36.1	33.9

Households	5 Minutes	10 Minutes	15 Minutes
2022 Total Households	4,081	40,282	126,551
2027 Total Households	4,241	41,266	129,464
2022-2027 Annual Change (CAGR)	0.77%	0.48%	0.46%
2022 Average Household Size	3.02	2.76	2.88

Household Income	5 Minutes	10 Minutes	15 Minutes
Mortgage Income: 2022 Percent of Income for Mortgage	17.9%	21.6%	24.9%
2022 Median Household Income	\$127,216	\$90,378	\$73,228
2027 Median Household Income	\$142,934	\$105,258	\$87,533
2022-2027 Annual Change (CAGR)	2.36%	3.10%	3.63%
2022 Average Household Income	\$160,528	\$117,719	\$100,018
2027 Average Household Income	\$185,508	\$139,433	\$120,192
2022-2027 Annual Change (CAGR)	2.93%	3.44%	3.74%
2022 Per Capita Income	\$53,358	\$41,980	\$34,363
2027 Per Capita Income	\$61,814	\$49,925	\$41,408
2022-2027 Annual Change	2.99%	3.53%	3.80%

Housing	5 Minutes	10 Minutes	15 Minutes
2022 Housing Affordability Index	131	111	97
2022 Total Housing Units	4,259	41,917	132,753
2027 Total Housing Units	4,410	42,920	135,678

Market Data sourced by: 

For Sale | Land Parcel Available - ±4.21 Acres

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Broker Disclosure

Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Buyers and their Broker/Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also is a member of the Board of Directors of the Seller - Hinds Hospice and, as such, will benefit directly and indirectly from the Sale of the subject property.

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