



SPRAWLING ± 15.09 ACRE PARCEL WITH
DEVELOPMENT POTENTIAL LOCATED WITHIN
FRESNO'S SOUTHEAST GROWTH AREA

For Sale

878 S. Temperance Avenue | Fresno, California

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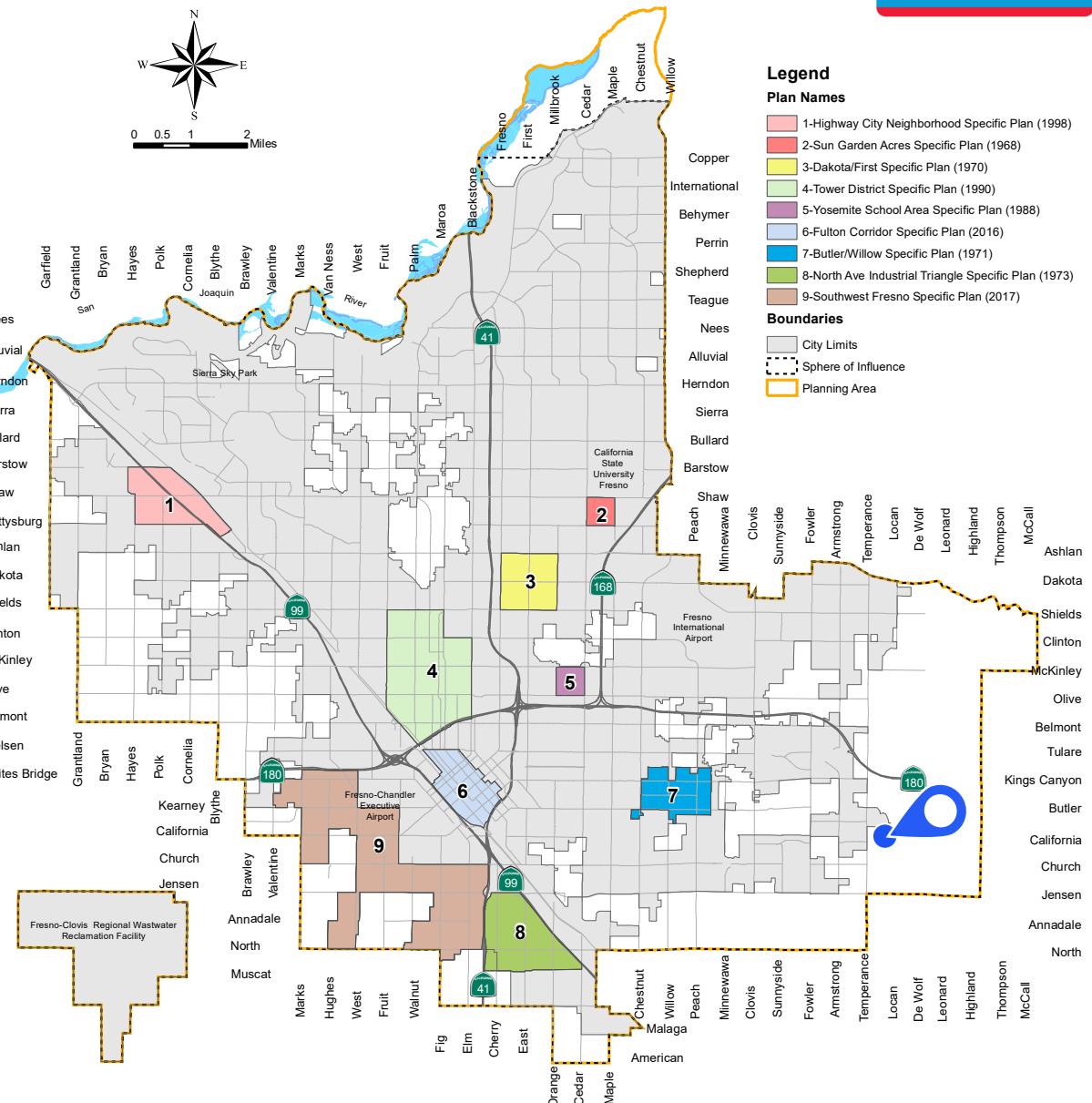
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Property Summary



Address:	878 S. Temperance Ave. Fresno, CA
Sale Price:	Contact Brokers
Size:	±15.09 acres (657,320 SF)
APN:	313-051-24S
Zoning:	AE20, County of Fresno
Land Use:	Open Space/Ag (Per General Plan)
	Regional Business Park (Planned Land Use)
Sewer:	Adjacent to property
Water:	Adjacent to property
Comments:	The property is located with the City of Fresno's Sphere of Influence, positioning the property for future annexation and growth as the city continues expanding southeast.



FOR SALE

Property location within the Sphere of Influence



**SANGER WEST
HORNETS**



Site | ±15.09 Acres

Area Demographics within a 5 Mile Radius



Population
148,770



2030 Projected Population
154,236



Households
43,175



Avg. Household Income
\$103,311



Median Age
32.6



Education Attainment 25+
90,969



Avg. Home Value
\$460,945



Daytime Population
132,025

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