

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

For Sale

878 S. Temperance Avenue | Fresno, California

Temperance Ave

Site | ±15.09 Acres

Ted Fellner
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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

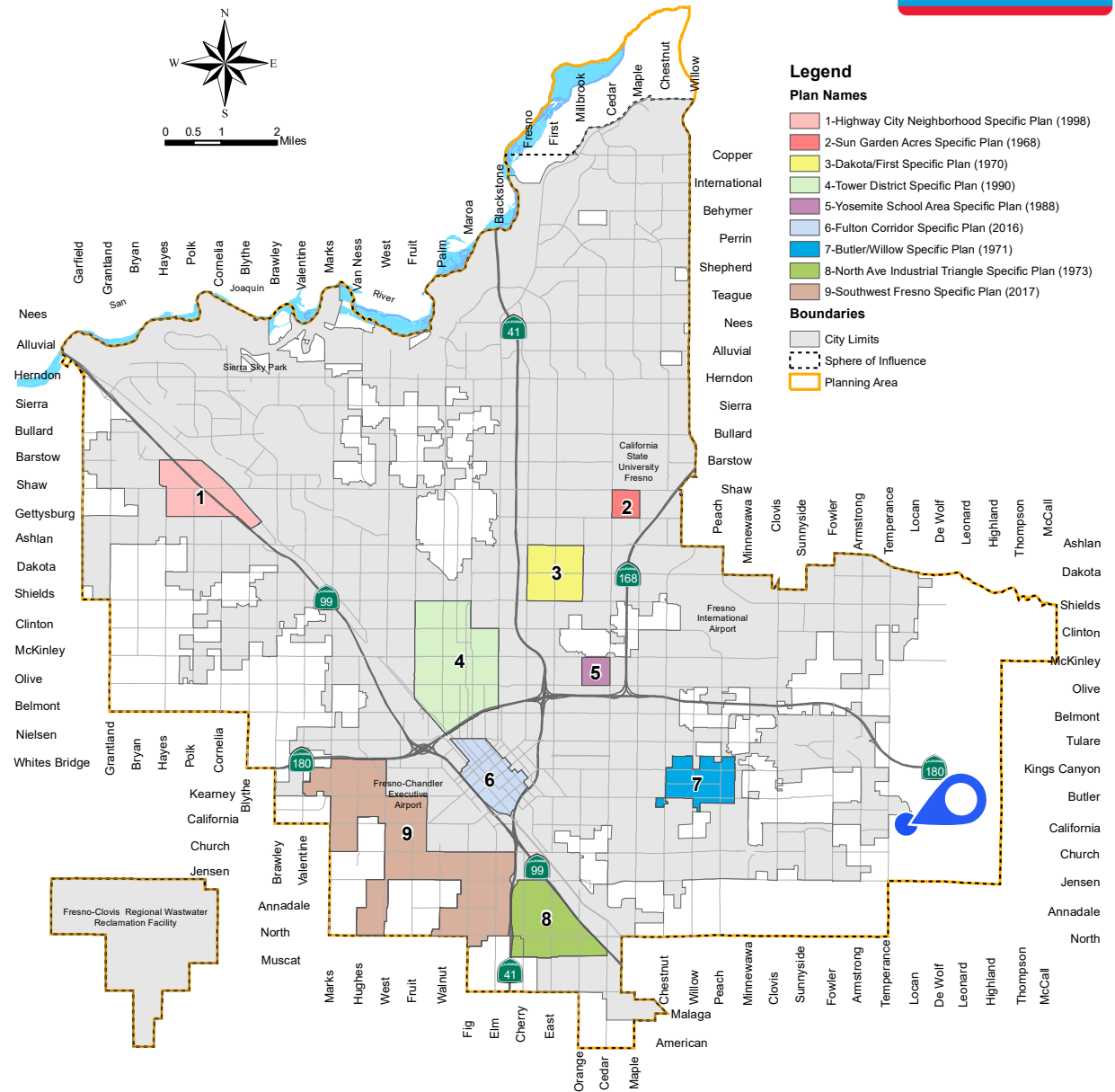
Land Use: Open Space/Ag
(Per General Plan)

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



Households
43,175



Median Age
32.6



Avg. Home Value
\$460,945



2030 Projected Population
154,236



Avg. Household Income
\$103,311



Education Attainment 25+
90,969



Daytime Population
132,025



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