

AVAILABLE FOR SALE
79.10± ACRES

145 S. DEWOLF AVENUE

FRESNO, CA

CALLING FOR ALL OFFERS

180

180

SITE

LOGAN AVENUE

DEWOLF AVENUE

LEONARD AVENUE

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NEWMARK
PEARSON COMMERCIAL

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145 S. DEWOLF AVENUE

FRESNO, CA

PROPERTY

INFORMATION

INCOME

Land Lease: \$55,000 per year

Home Rental: \$7,200 per year

Total Annual Income: \$62,200

PROPERTY DESCRIPTION

79.10± acres across three parcels strategically located at the intersections of Highway 180 and DeWolf Avenue in Fresno County. This expansive property, currently zoned for agricultural use, offers tremendous potential for future development. With a SEDA (Southeast Development Area) designation from the City of Fresno, the land is positioned within the city's sphere of growth, underscoring its importance in Fresno's long-term planning.

HIGHLIGHTS

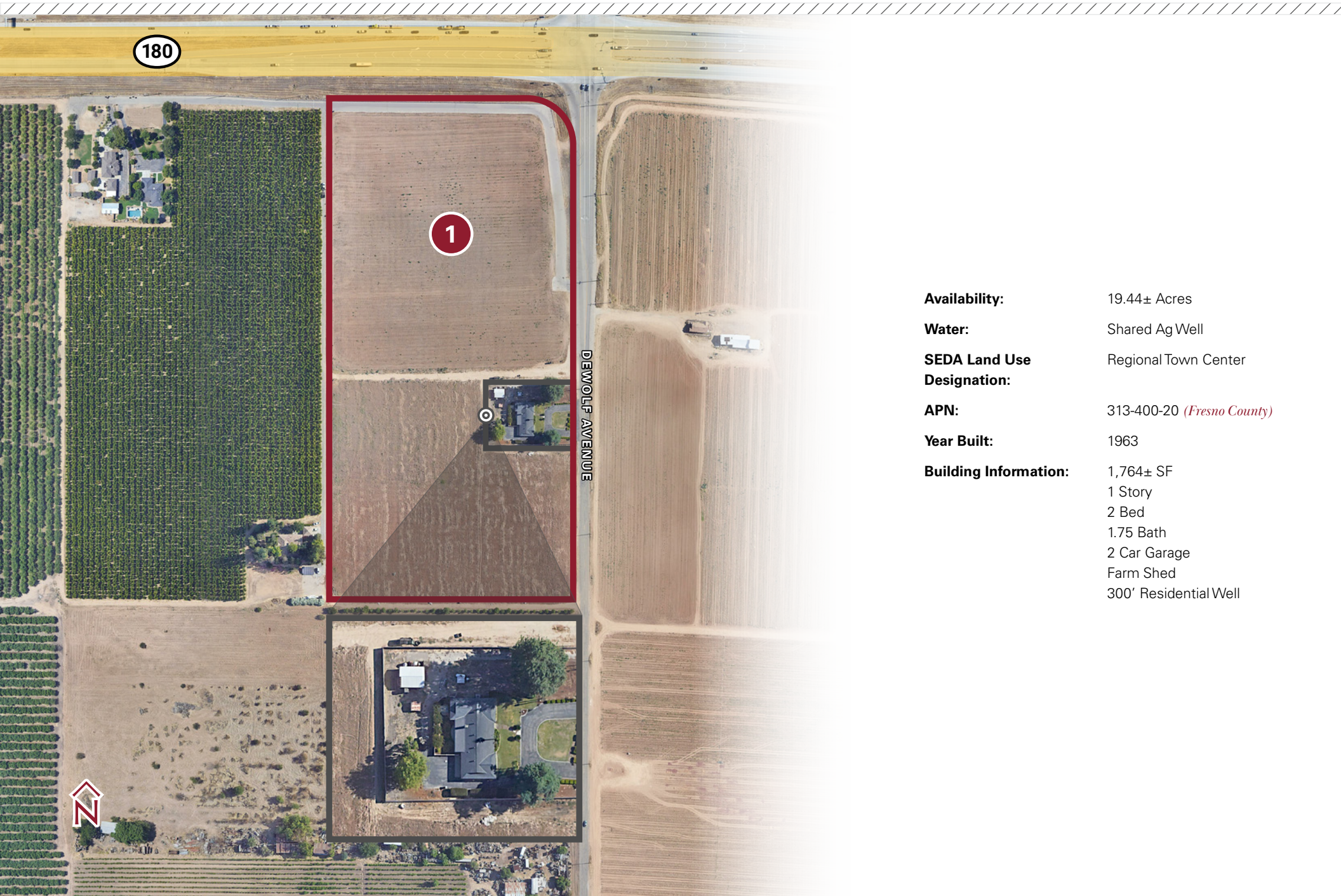
- **Size:** 79.10± acres (available as whole or part)
- **Zoning:** Agricultural (Ag), not within the Williamson Act
- **Income:** Current lease on property(s)
- **Location:** Major frontage on Highway 180 with direct access to DeWolf Avenue, providing visibility and accessibility
- This site is ideal for investors and developers looking to capitalize on Fresno's expanding growth area, with flexible options for those interested in acquiring all or a portion of the available land.



Parcels can be sold together or separately.

145 S. DEWOLF AVENUE
FRESNO, CA

PARCEL 1
INFORMATION



Availability:	19.44± Acres
Water:	Shared Ag Well
SEDA Land Use Designation:	Regional Town Center
APN:	313-400-20 (<i>Fresno County</i>)
Year Built:	1963
Building Information:	1,764± SF 1 Story 2 Bed 1.75 Bath 2 Car Garage Farm Shed 300' Residential Well



PARCEL 2

Availability: 19.66± Acres
Water: Shared Ag Well
SEDA Land Use Designation: Office Center
APN: 313-420-38 (*Fresno County*)

PARCEL 3

Availability: 40± Acres
Water: Shared Ag Well
SEDA Land Use Designation: Regional Town Center
APN: 313-400-04 (*Fresno County*)

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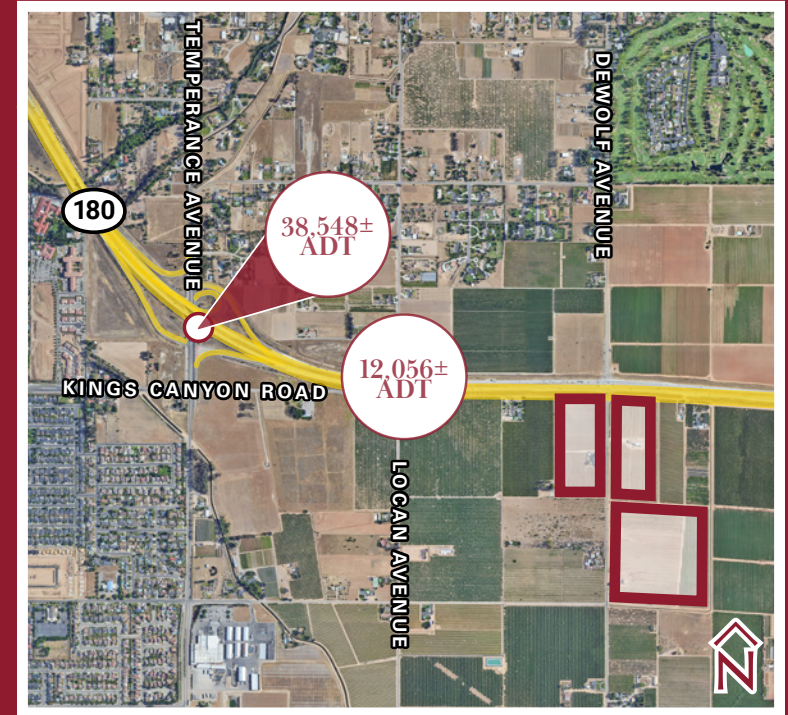
AREA
DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	666	35,555	143,166
2024 Estimate	609	32,141	133,786
Growth 2024-2029	9.43%	10.62%	7.01%
Growth 2020-2024	-78.93%	3.19%	2.77%
Growth 2010-2020	468.56%	44.33%	33.59%
<hr/>			
2029 Projection	180	10,248	42,153
2024 Estimate	162	9,243	39,386
Growth 2024-2029	11.33%	10.87%	7.03%
Growth 2020-2024	-79.73%	3.34%	1.78%
Growth 2010-2020	83.02%	27.28%	24.78%
2024 Est. Average HH Income	\$128,000	\$120,502	\$111,155

Source: Claritas 2024

HOUSEHOLD



TRAFFIC COUNTS

(Within a One Mile Radius)

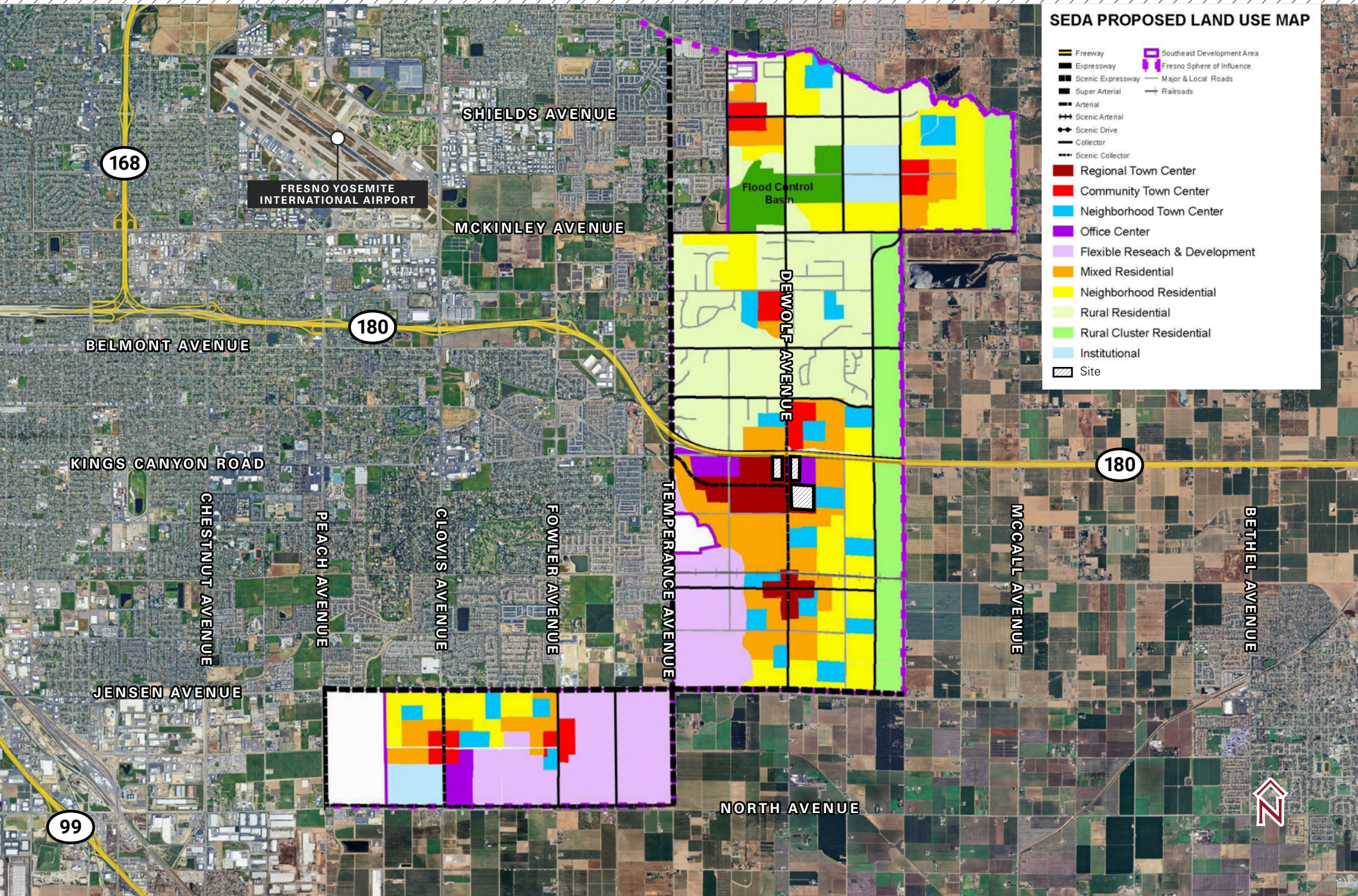
38,548± ADT

CA 180 at Temperance Ave.
(Southbound, Eastbound)

12,056± ADT

Kings Canyon Rd. at Locan Ave.
(Eastbound)

Source: Kalibrate TrafficMetrix 2024



SEDA PROPOSED LAND USE MAP

	Freeway		Southeast Development Area
	Expressway		Fresno Sphere of Influence
	Scenic Expressway		Major & Local Roads
	Super Arterial		Railroads
	Arterial		
	Scenic Arterial		
	Scenic Drive		
	Collector		
	Scenic Collector		
	Regional Town Center		
	Community Town Center		
	Neighborhood Town Center		
	Office Center		
	Flexible Research & Development		
	Mixed Residential		
	Neighborhood Residential		
	Rural Residential		
	Rural Cluster Residential		
	Institutional		
	Site		

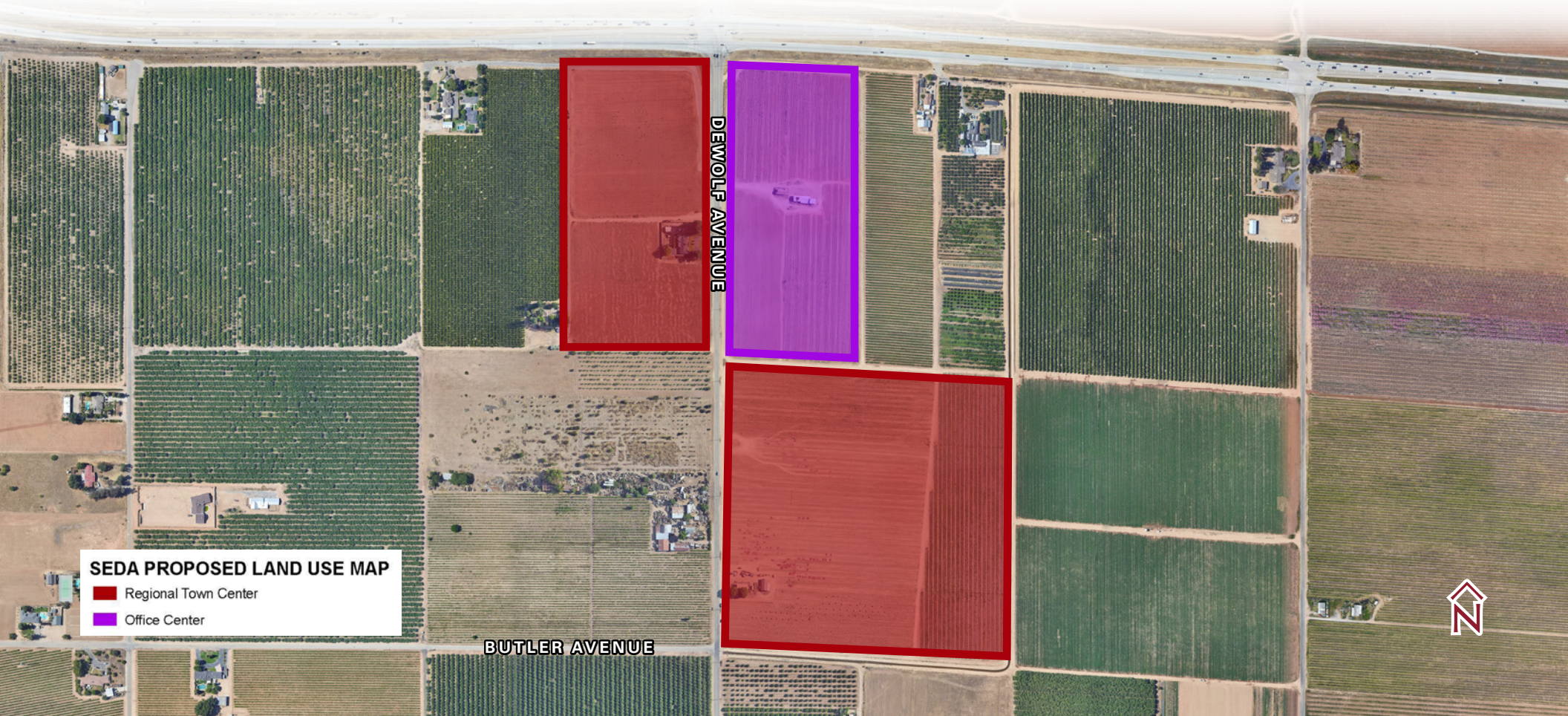


REGIONAL TOWN CENTER

- The Regional Town Center is at the top of the Mixed-Use District hierarchy in the SEDA, serving 40,000 to 60,000 households across the site and within the surrounding communities.
- Focused around one or more major transit stations linked to regional rapid transit network.
- Primary mixed-use employment center, retail destination and cultural attractions in SEDA.
- Medium to higher density housing to help foster a vibrant mixed-use environment.

OFFICE CENTER

- Office centers will accommodate professional office and compatible commercial uses such as restaurants, coffee shops, cafes, banks, book shops, and dry cleaners.



SEDA PROPOSED LAND USE MAP

- Regional Town Center
- Office Center



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