

LAND FOR SALE

FUTURE INDUSTRIAL LAND OFF JENSEN, NORTH & PEACH AVENUES

2745 S Peach Ave, Fresno, CA 93725



SALE PRICE:	\$1,400,000
LOT SIZE:	33.56 Acres
RAIL SERVICE:	SJVR; Adjacent To Subject
APN #:	316-040-34
ZONING:	AL20
MARKET:	Southwest Fresno
SUB MARKET:	Jensen/CA-99 Industrial
CROSS STREETS:	E Jensen Avenue

PROPERTY FEATURES

- Price Reduction!!
- Lot Consists of 1,461,873 SF (±33.56 Acres)
- Established Central California Industrial Area
- Excellent Access to Freeway 99 and 41
- Manufacturing, Shop space, Office/Warehouse w/ Yard
- Union Pacific Line Operated By SJVR
- Utilities (sewer, water, & storm drain) are in place
- Water Lines & Street Access Is Existing

KW COMMERCIAL
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Fresno, CA 93711

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PROPERTY OVERVIEW

Price Reduction!! Future Industrial land of ± 33.56 Acres located very close to Highway 99, with quick access via Clovis Ave and Jensen Ave. Excellent opportunity for Manufacturing, Shop space, Office/Warehouse w/ Yard. The City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of new industrial development in the area. The property has quick access to both Highway's 99 and 41, which allows for convenient access to all the major highways in the area. Although current City limits are at Jensen Ave just 3 parcels north (annexed in 2008), property is within the City of Fresno "Community Plan Area"; however, presently in the County with narrowing developments consistent with cbp - Employment - Business Park zoning.

Major 42-84" Diameter sewer line along Peach

LOCATION OVERVIEW

Property is located north of E North Ave, east of South Willow Ave, south of E Jensen Ave, and west of S Clovis Ave. Quick Access to CA 99 and Hwy 41, excellent location for distribution related businesses. Currently, access to CA-99 is at Jensen Avenue, which is less than 7 minutes from the subject property. Highway 99 offers quick access to I-5, Highway 180 and Highway 41. Excellent location for distribution related businesses. Central geographic location within the state of California. The Bay Area is approximately 180 miles away and southern California is approximately 224 miles away.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles.



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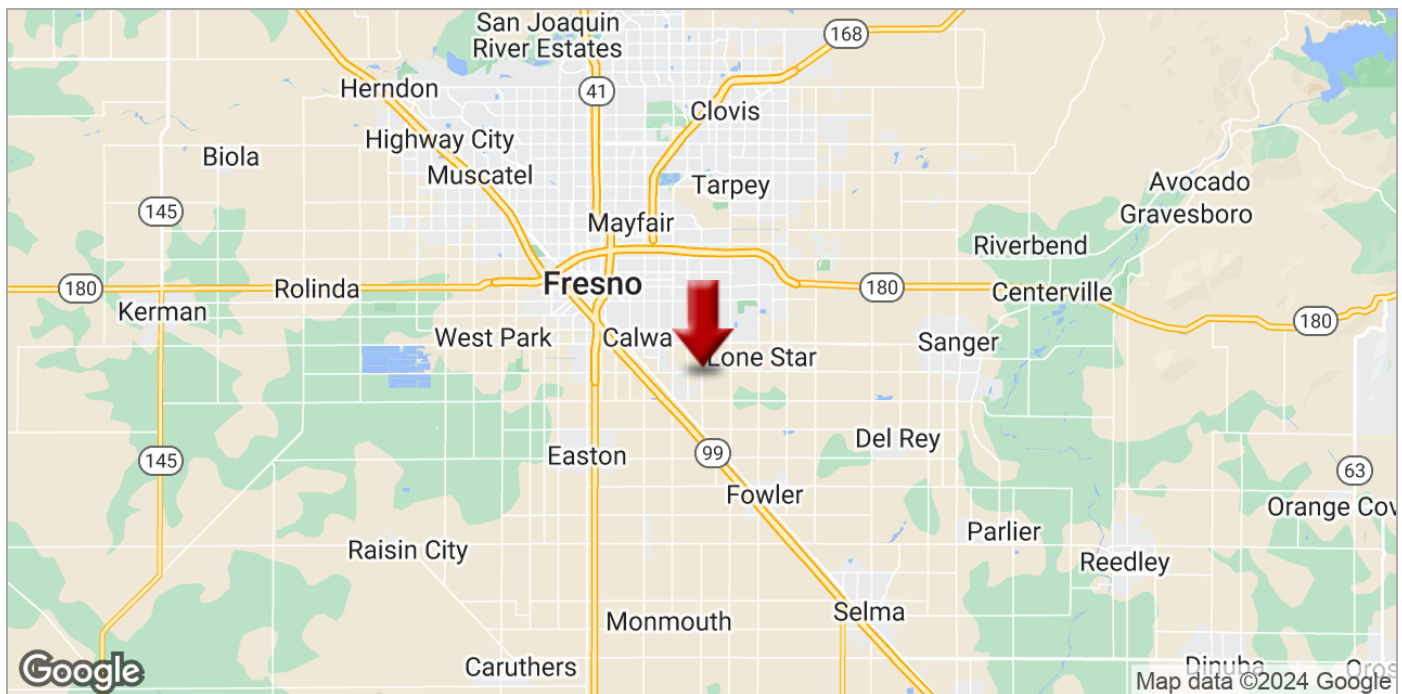
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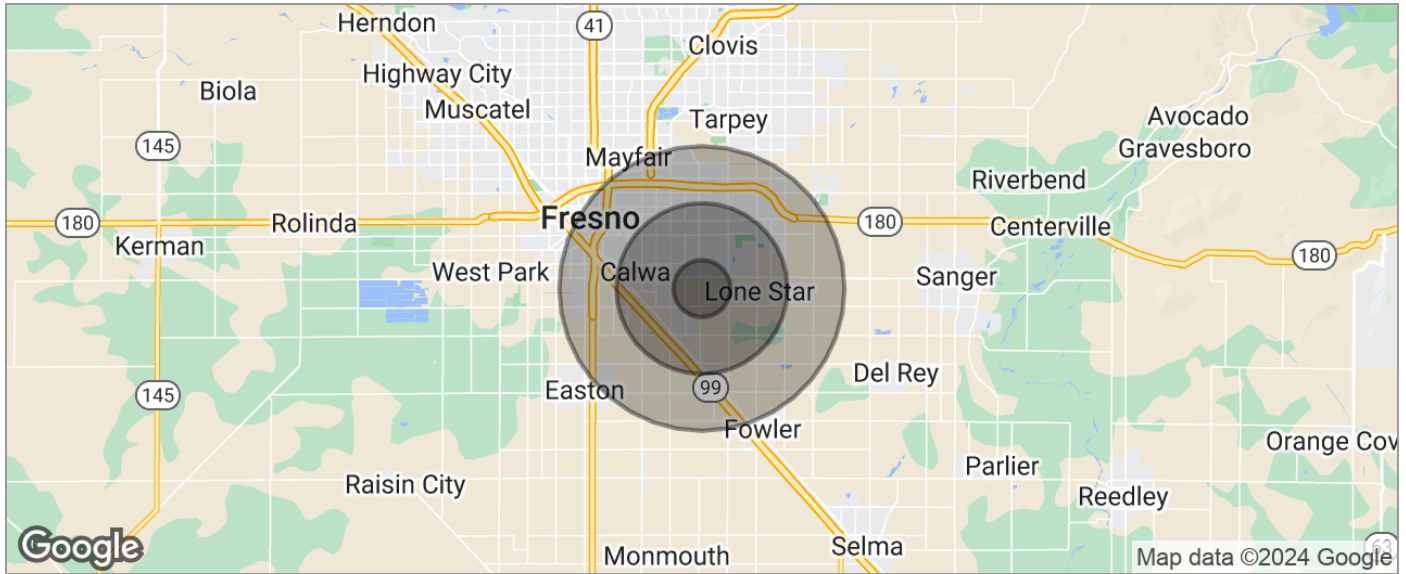
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,779	57,578	188,494
MEDIAN AGE	34.4	29.9	30.1
MEDIAN AGE (MALE)	31.5	28.7	28.9
MEDIAN AGE (FEMALE)	36.3	31.1	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,195	17,646	60,649
# OF PERSONS PER HH	3.2	3.3	3.1
AVERAGE HH INCOME	\$58,674	\$48,075	\$48,227
AVERAGE HOUSE VALUE	\$262,805	\$196,365	\$232,803
RACE	1 MILE	3 MILES	5 MILES
% WHITE	50.9%	53.2%	56.0%
% BLACK	5.1%	10.9%	10.2%
% ASIAN	13.9%	11.1%	8.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.7%	1.2%	1.1%
% OTHER	22.2%	19.2%	19.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	55.8%	53.6%	52.8%

* Demographic data derived from 2020 ACS - US Census

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