

LAND FOR SALE

±18.93 ACRES OF VACANT RESIDENTIAL LAND IN FRESNO, CA

4260 W McKinley Ave, Fresno, CA 93722



Sale Price

\$1,893,000

PROPERTY HIGHLIGHTS

- ±18.93 Acres of Vacant Land Zoned Residential
- Convenient and Close Highway Access
- All Utilities Near Site | Shovel Ready For Development
- Regional Retail Developments Just Minutes Away
- Easy Access & Multiple Entrances/Exits
- Convenient & Close Access To Retail; & Amenities Access
- Great Access & Exposure In High Traffic Developing Area
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- *±12.34 Acres Also Available Blocks Away*

OFFERING SUMMARY

Lot Size: 18.93 Acres
Price / SF: \$2.29
Zoning: Residential - Medium Density
Market: Northwest Fresno
Submarket: Central Unified Submarket
APN: 312-082-16
Cross Streets: Blythe & McKinley Ave

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PROPERTY DESCRIPTION

Prime ±18.93 Acres (±824,590 SF) residential shovel-ready lots located off of McKinley and Blythe Avenue in Fresno, California. All utilities are stubbed to the site including power, city water, and city sewer. This parcel has excellent access, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Seller is also selling ±12.34 Acres just a few blocks away: NEC Dakota & Cornelia Ave, Fresno. Seller Carry Available.

LOCATION DESCRIPTION

This property is located north of W McKinley Ave, east of N Blythe Ave, south of W Weldon Ave and west of N Sonora Ln in Fresno, CA.

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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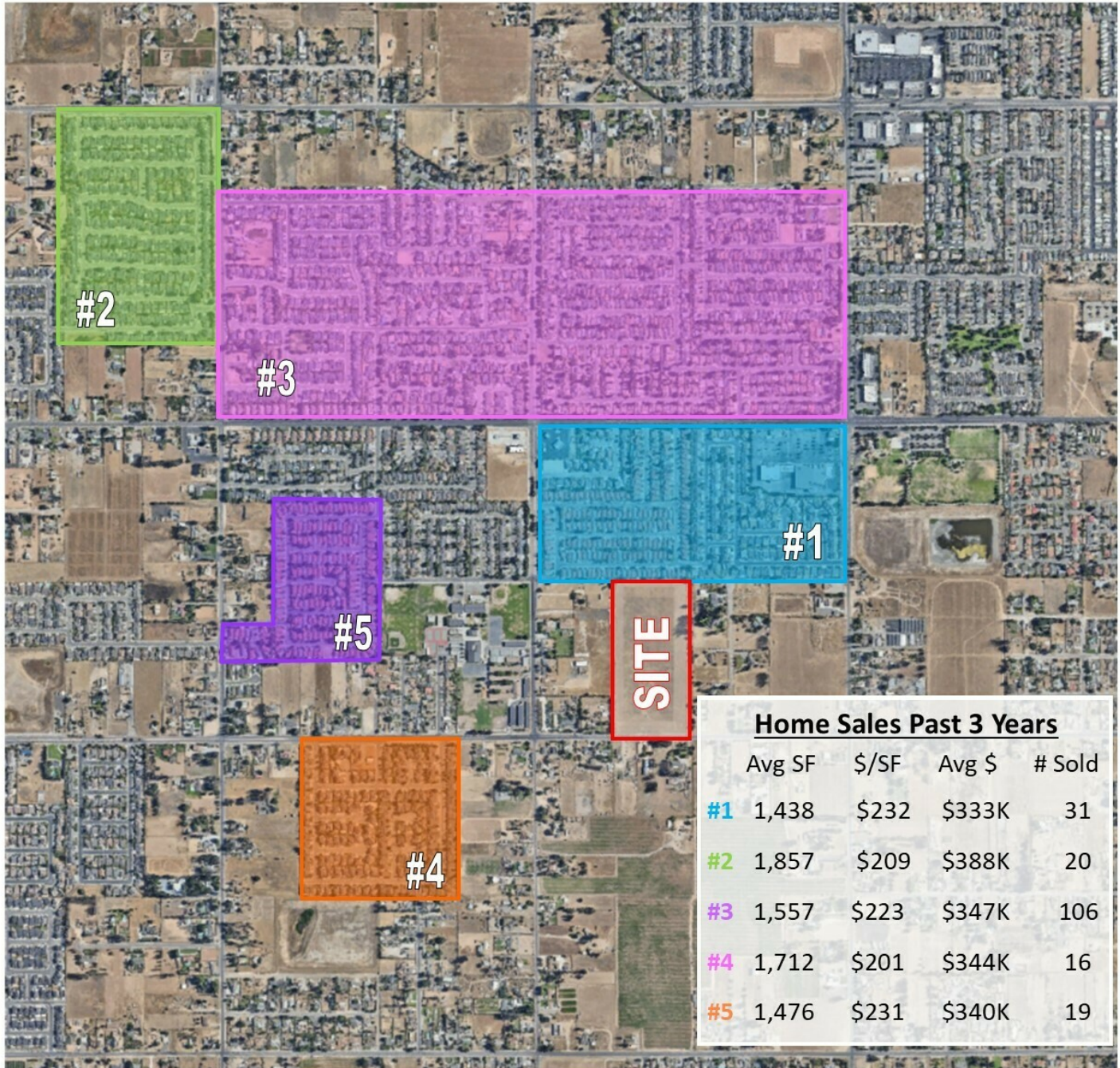
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Nearby Communities in Development

DAKOTA BY EXPRESS HOMES



Community Size:

74 Residents

Range in Size:

1,440 sq. ft. - 2,819 sq. ft.

3-5 Bedrooms

Price:

Mid 200's- Mid 300's

WESTERRA BY

WATHEN CASTANOS



Community Size:

266 Residents

Range in Size:

1,163 sq. ft. - 3,243 sq. ft.

2-5 Bedrooms

Price:

Mid 300's- Low 600's

LENNARR AT CATALINA PARK



Community Size:

125 Residents

Range in Size:

1,650 sq. ft. - 3,383 sq. ft.

3-6 Bedrooms

Price:

Low 400's - Mid 500's

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Residential Property Analysis 4260 W Mckinley Ave, Fresno, CA 93722

Assumptions:

Total Acreage	18.93
Minimum 6,000 SF Lots	
Lot Yield Per Acre Assumption	5
Total Lots =	95

Average Home Values

Average Home Size	1,800
Value per Square Foot	\$205.00
Average Home Value	\$369,000

Land Residual Calculation (per lot)

Home Sales Price		\$369,000
Incentives		-\$5,000
Home Construction Cost PSF	\$95.00	-\$171,000
Builder Gross Profit	20%	-\$73,800
Commissions and Closing Costs	5%	-\$18,450
Model Expense @\$150,000 per model	3	-\$4,754
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$7,380
Building Permit Fees		-\$2,500
Land Entitlement Costs	\$1,500.00	-\$1,500
Land Development Costs	\$45,000.00	-\$45,000
Residual Land Value Per Lot		\$23,431
Current Land Value (Total)		\$2,217,710
Current Land Value Per Acre		\$117,153.21

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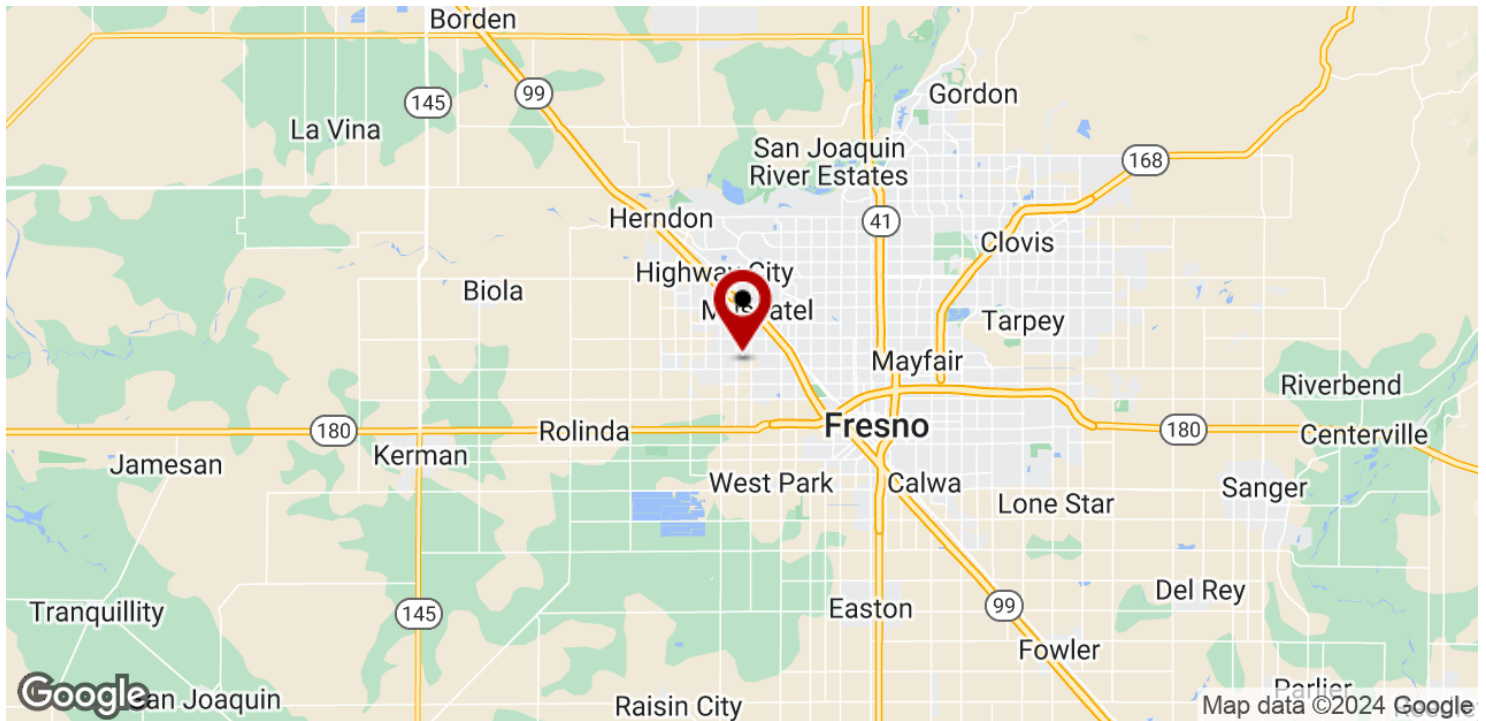
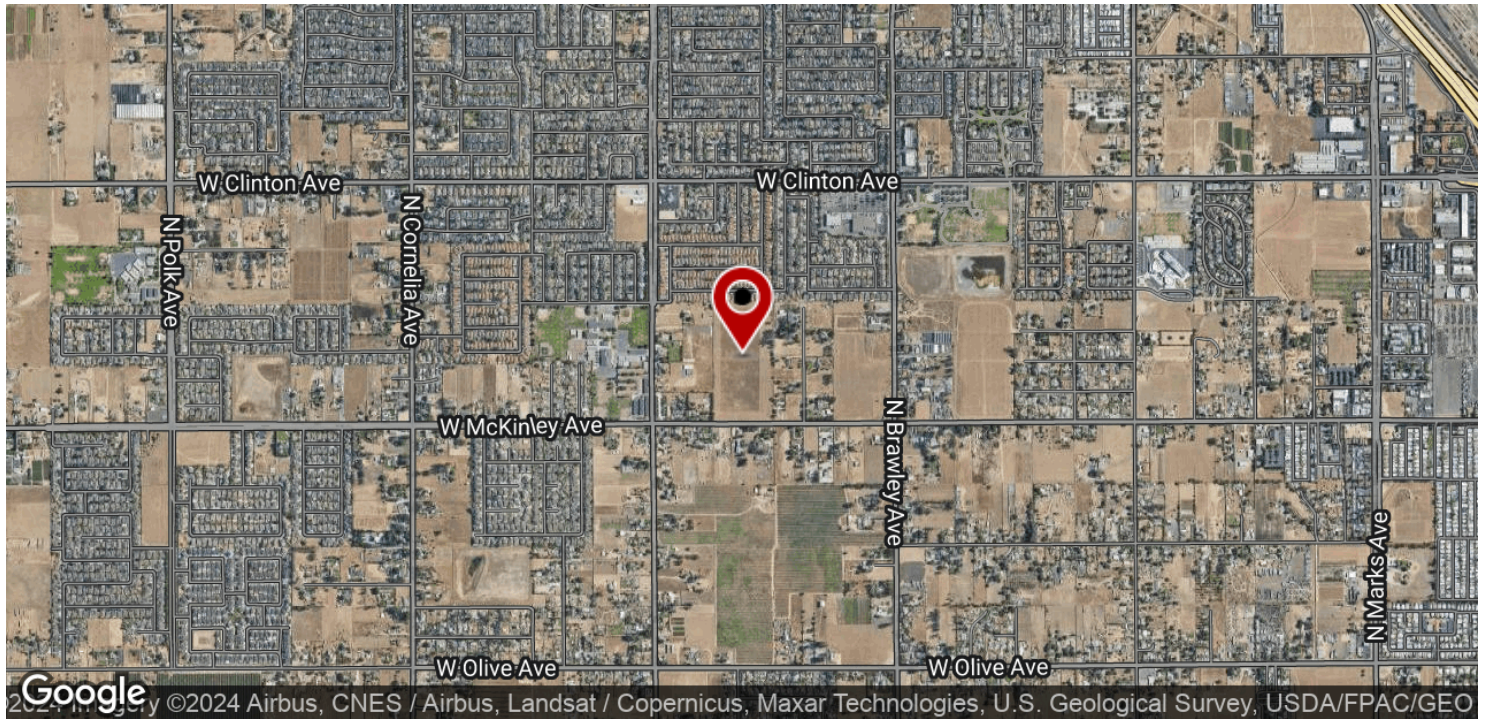
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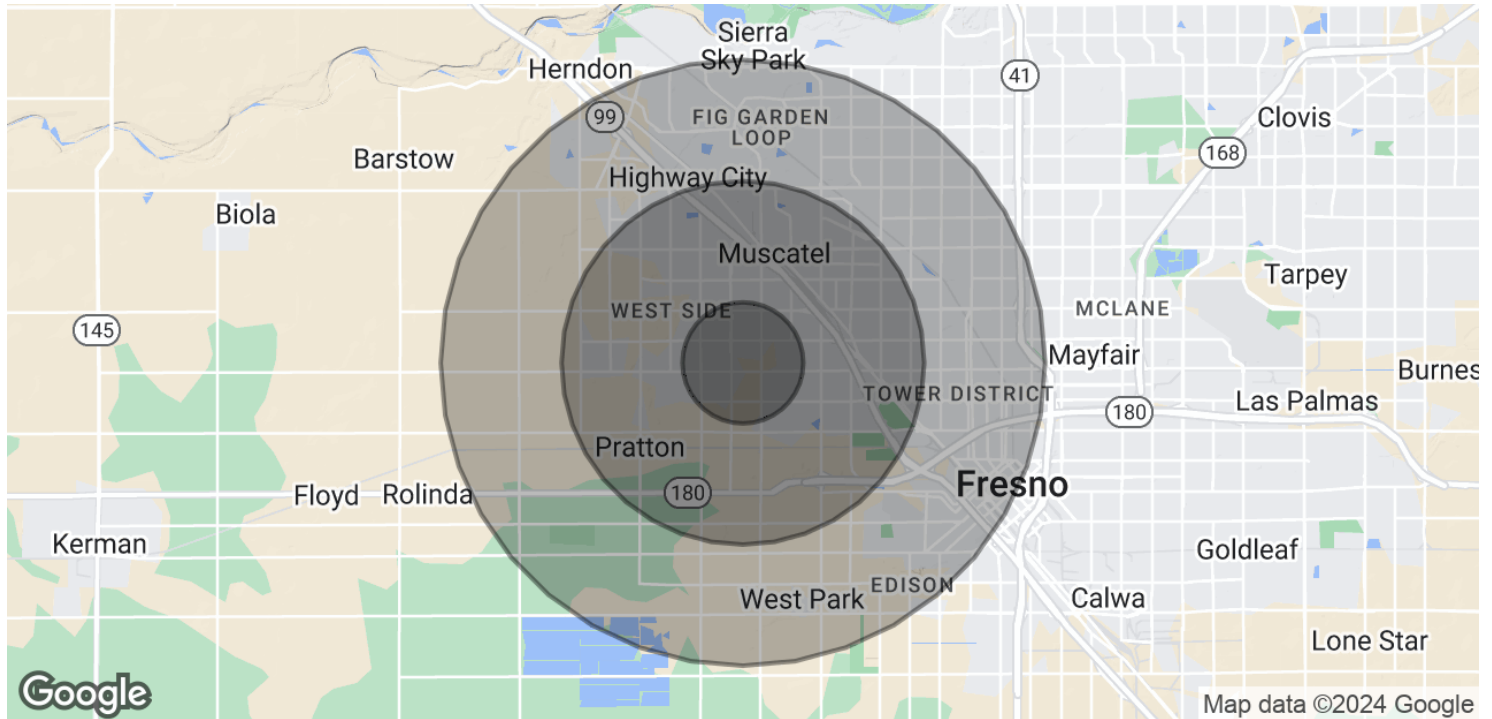
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,100	88,957	219,956
Average Age	29.2	30.7	33.3
Average Age (Male)	29.1	29.9	32.5
Average Age (Female)	29.0	32.1	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,103	28,002	76,692
# of Persons per HH	3.4	3.2	2.9
Average HH Income	\$72,209	\$58,999	\$66,063
Average House Value	\$229,136	\$190,463	\$214,613
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	53.3%	53.1%	51.1%

* Demographic data derived from 2020 ACS - US Census

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