

## LAND FOR SALE

±19.65 ACRES OF MULTIFAMILY DEVELOPMENT LAND IN FRESNO, CA

3308 N Cornelia, Fresno, CA 93722



### OFFERING SUMMARY

Sale Price (A):	\$2,400,000
Sale Price (B):	\$1,000,000
Lot Size (A):	±15.65 Acres
Lot Size (B):	±4 Acres
Total Lot Size:	±19.65 Acres
Price / Acre:	\$173,028
Zoning:	RMH - Residential - Medium High Density
Total Parcels:	5 Parcels
A.P.N:	551-220-34S, -30S, & -31S 511-220-33S, & -32S
Cross Streets:	Cornelia Ave & Dakota Ave

### PROPERTY HIGHLIGHTS

- ±15.65 to 19.65 Acres Near City Annexation Plan
- Ideal For Single Family Residential Lots or Multi-Family
- Parcels Can Be Purchased Together Or Separate
- Convenient & Close Access To Retail; & Amenities Access
- Regional Retail Developments Just Minutes Away
- Former Trees/Fences Recently Removed – Ready For Development
- Great Access & Exposure In High Traffic Developing Area
- Situated Near Existing Newer Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Growth Area of Fresno - New Schools/Residential Projects Recently Built/Planned

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### PROPERTY DESCRIPTION

±15.65 to 19.65 acres of prime multifamily shovel-ready development land located in Fresno, California. Highly visible location with excellent existing access from Cornelia Ave, just South of Dakota Ave. The roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and the parcels are ready for development. Existing house structure is on the property with all utilities active. The former trees, debris, fences, and other structures have been removed leaving a blank canvas for development. The parcels are near major corridors servicing college, airport, downtown, & schools.

### LOCATION DESCRIPTION

This property is located north of W Shields Avenue, east of N Cornelia Avenue, south of W Dakota Avenue and west of N Blythe Avenue in Fresno, CA.

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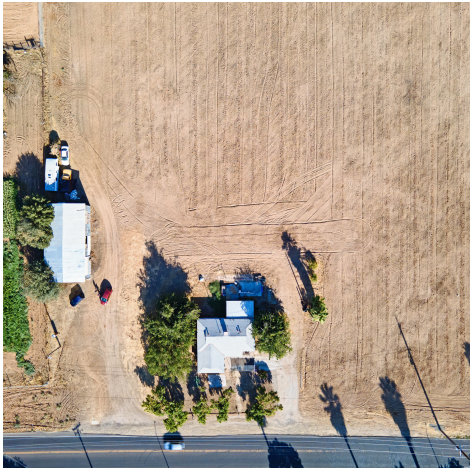
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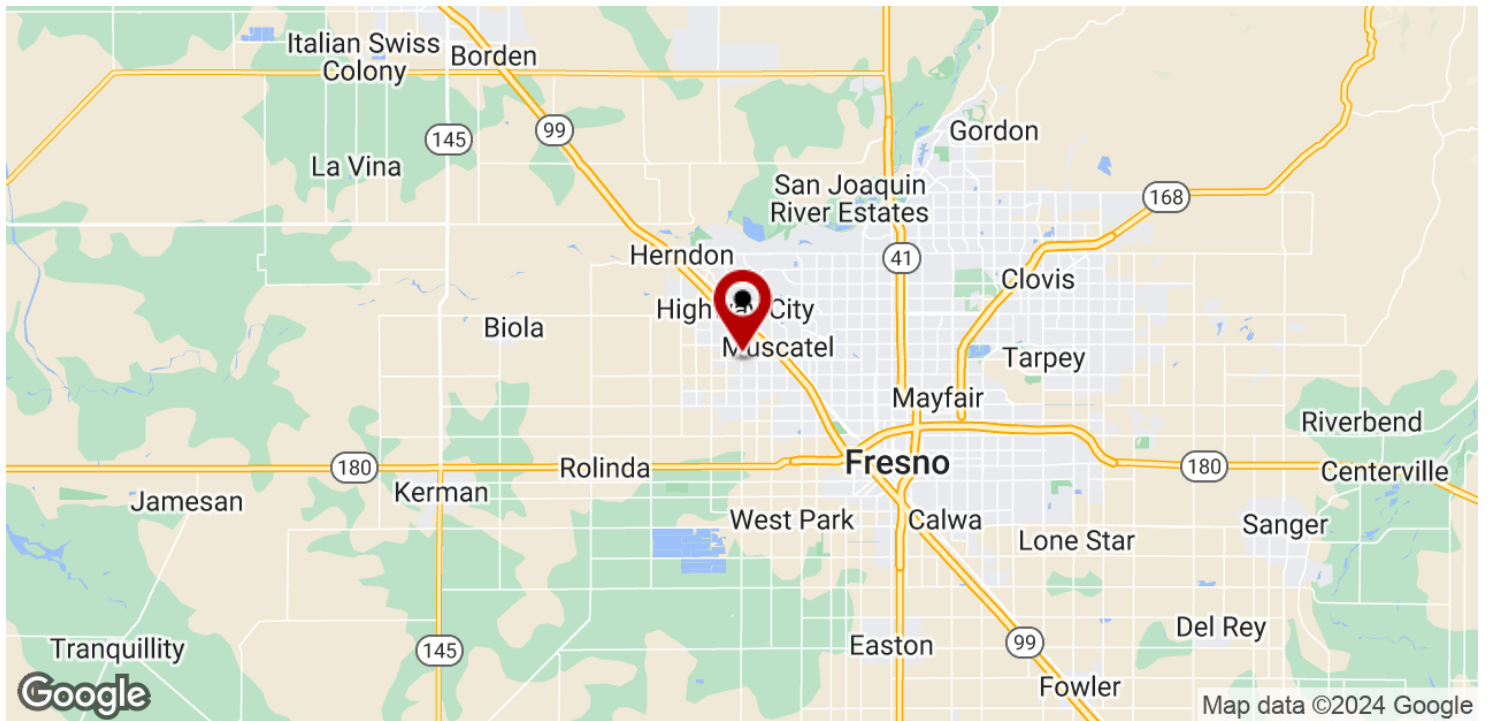
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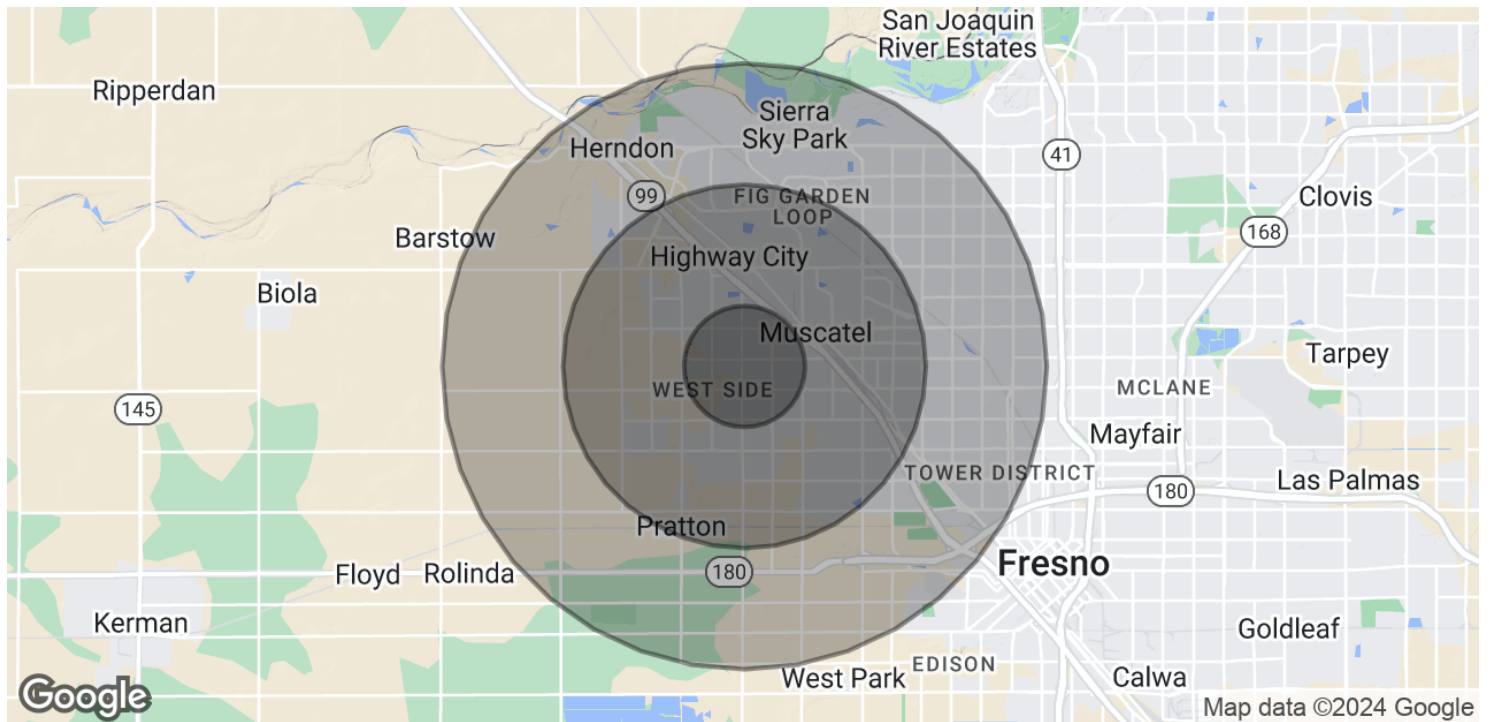
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,793	100,181	206,106
Average Age	29.6	31.1	34.6
Average Age (Male)	28.0	30.2	33.8
Average Age (Female)	30.3	32.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,737	32,346	72,740
# of Persons per HH	3.5	3.1	2.8
Average HH Income	\$79,010	\$64,395	\$77,129
Average House Value	\$254,458	\$205,561	\$252,749

\* Demographic data derived from 2020 ACS - US Census

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