

## LAND FOR SALE

±12 ACRES OF VACANT LAND ZONED COMMERCIAL

1000 Rose Ave, Selma, CA 93662



Sale Price

**\$1,100,000**

### OFFERING SUMMARY

Available SF:	±522,720 SF
Lot Size:	12 Acres
Price / Acre:	\$91,667
Zoning:	P-M-D (Flexible)
Market:	Selma
APN:	389-030-78
Cross Streets:	Rose & Amber Ave
Traffic Counts:	±258,607 CPD

### PROPERTY HIGHLIGHTS

- Flexible Zoning For Mixed-Use, Residential or Commercial
- ±12 Acres of Vacant Land Zoned Commercial
- (2) New Sewer Lift Stations In Process
- High Identity Location | Shovel Ready | Square Parcel
- Adjacent 20.2 Ac Project in Review (41-Single Family Homes)
- Prime Land w/ Rose Avenue Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Located Next To Selma Hospital & Adventist Health Clinics
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ ±258,607 Cars Per Day
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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#### PROPERTY DESCRIPTION

±12 Acres of Vacant Land Zoned Commercial. Prime Development land located near significant residential offering a great location for office, retail, or apartment development. Highly visible location with easy nearby Highway Exit and Entrance off 2nd St. Cal-trans and the City of Selma made a significant investment in new road infrastructure in the area and has been supportive of a variety of mixed use commercial developments in the proximity. Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Selma, Fresno, Clovis, Madera, Fowler, Kerman, and more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps dispense traffic near the subject property. All wet & dry utilities at site.

The full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.

#### LOCATION DESCRIPTION

Parcels are located on Rose Ave in between Country Club Ln and S Amber Ave on the south side of street. Servicing the Selma, Fresno, Madera, Kingsburg, Reedley, Visalia, and Tulare Markets. Strategically located off the interchange of CA State Highway 99 & 2nd St in Selma, CA. Location is 1 intersection north of the most recent West Side growth point of town, surrounded by a large housing tracts, agriculture and commercial developments. Property benefits directly from the CA 99 Highway, with traffic passing in front of this property. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market.

Selma is widely known for its small town charm as well as its big city development. Team Selma, an economic development partnership comprised of public and private entities, spreads the welcome mat for potential business owners and developers with phenomenal results. Selma's location, at the crossroads of State Routes 99 and 43, makes it a regional hub for southeast Fresno County as well as neighboring Tulare and Kings Counties. Selma has an industrial space available for most any type of business and industrial land available for development. Both new and long-time residents are discovering and rediscovering the joys of living in this delightful community. Selma provides an ideal location for shopping in its beautiful downtown and other shopping centers. Many new car dealerships also add to its appeal. Countless events offered through the City, the Chamber of Commerce, schools, churches and other community groups make Selma a great place to live, work and play.



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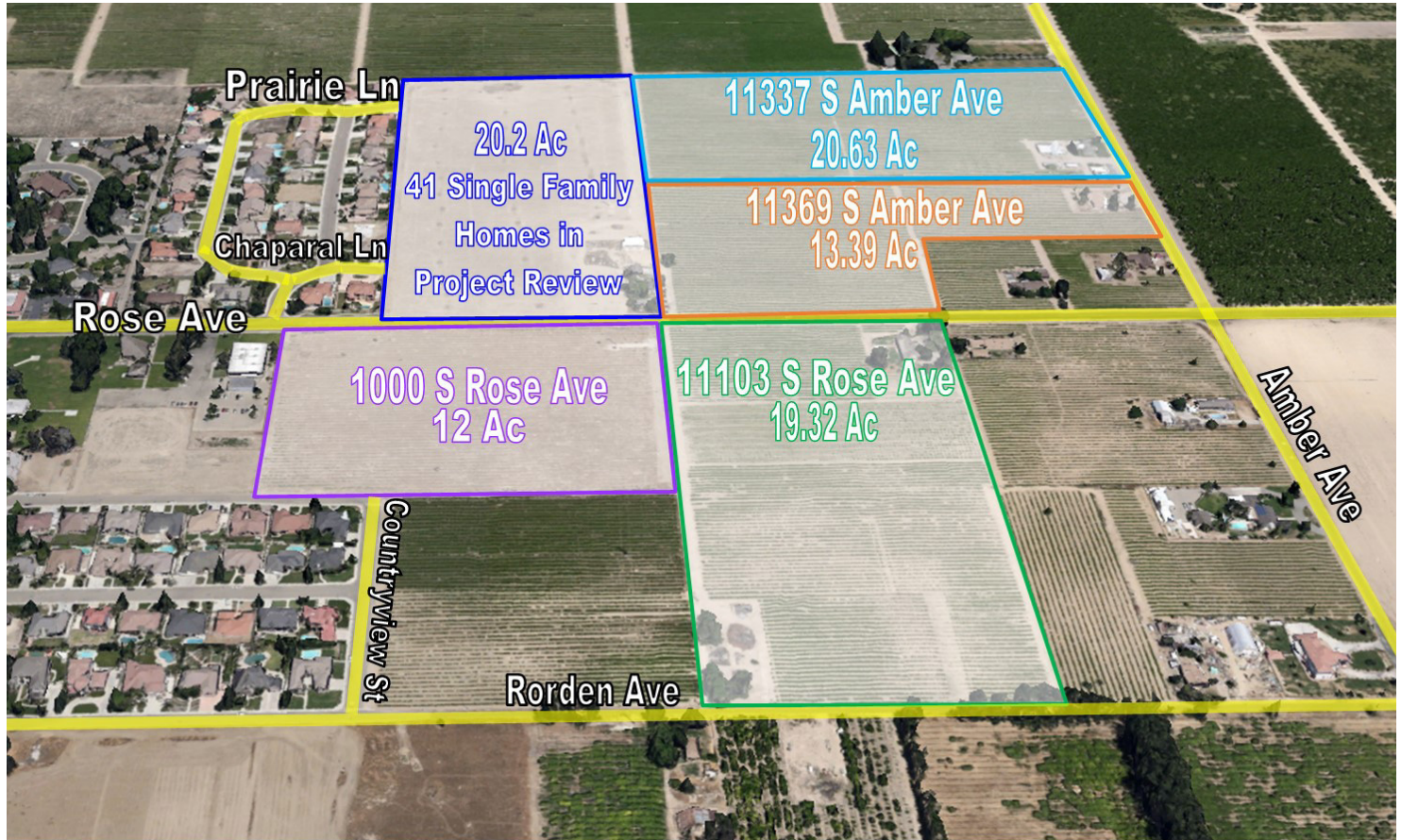
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Map  
data  
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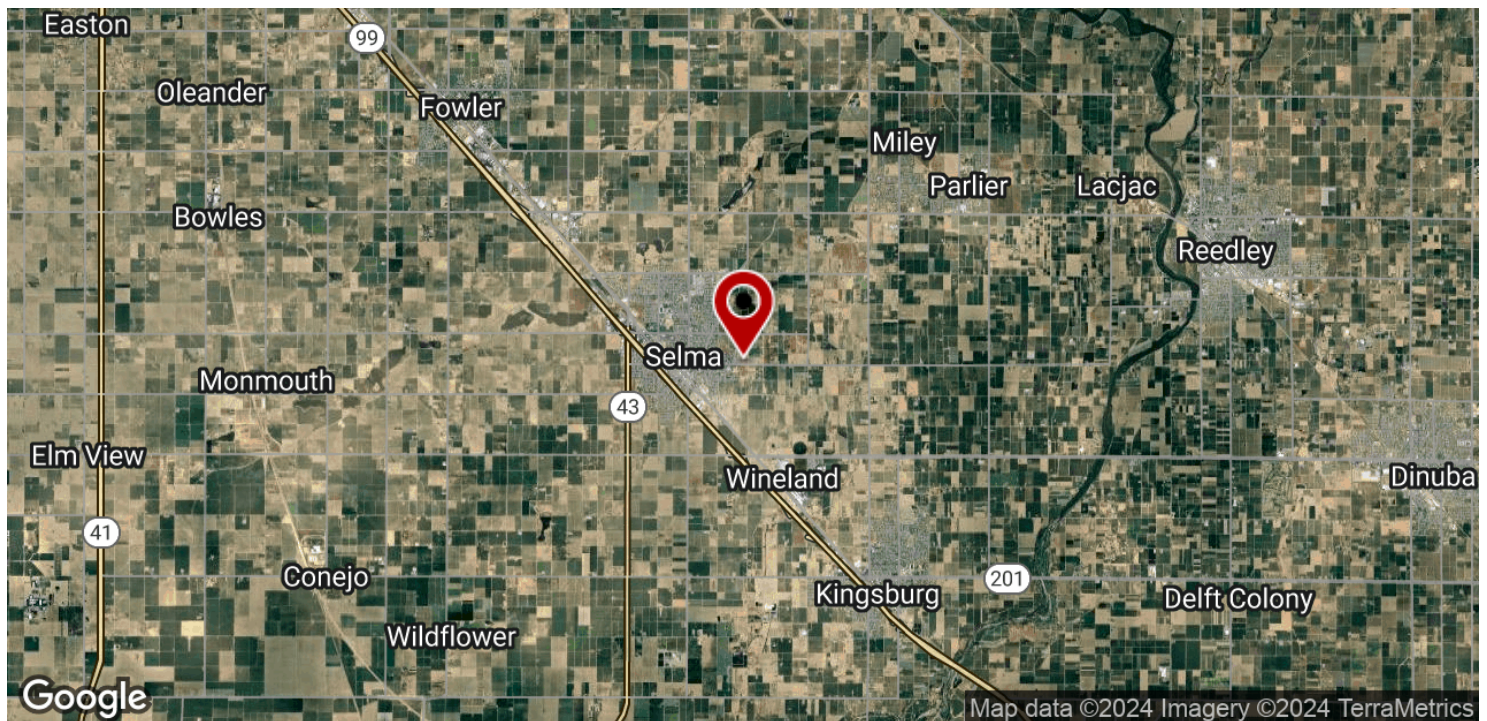
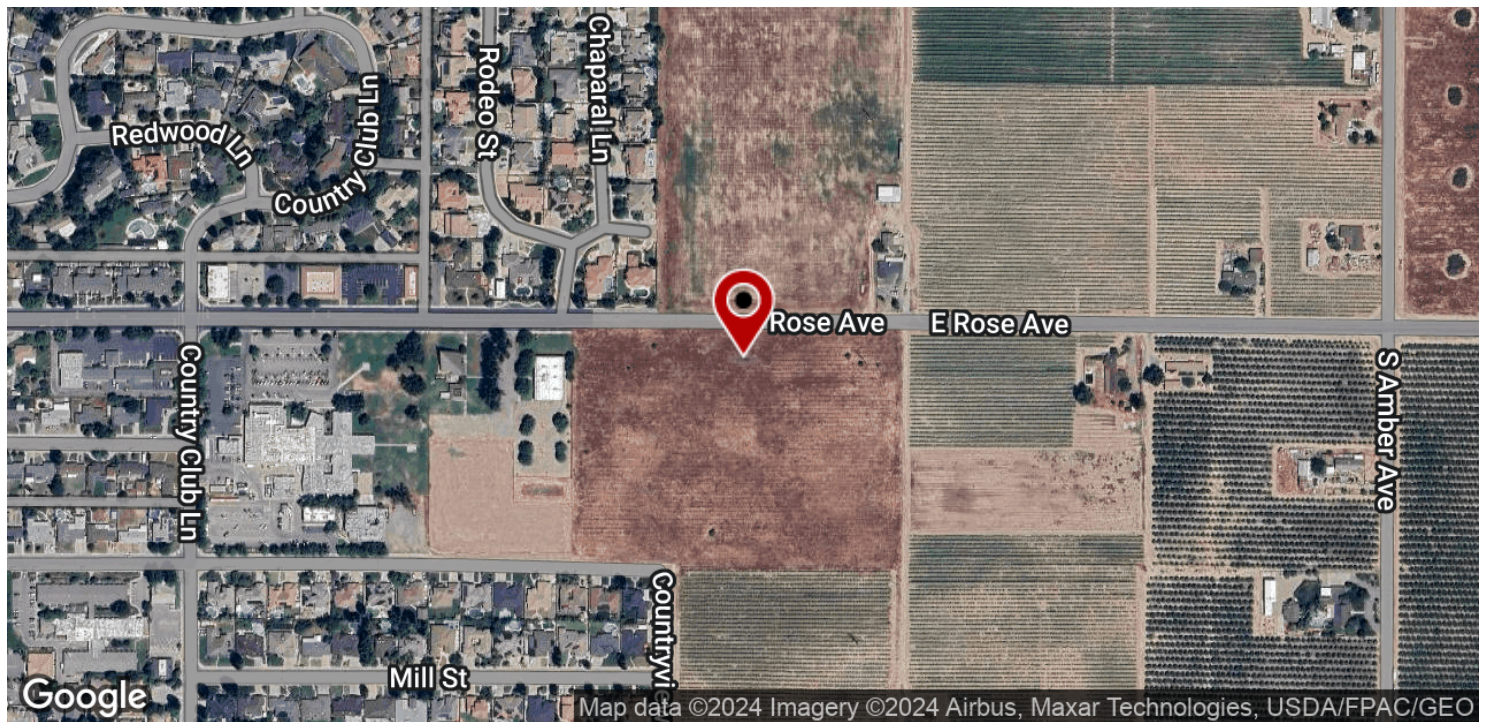
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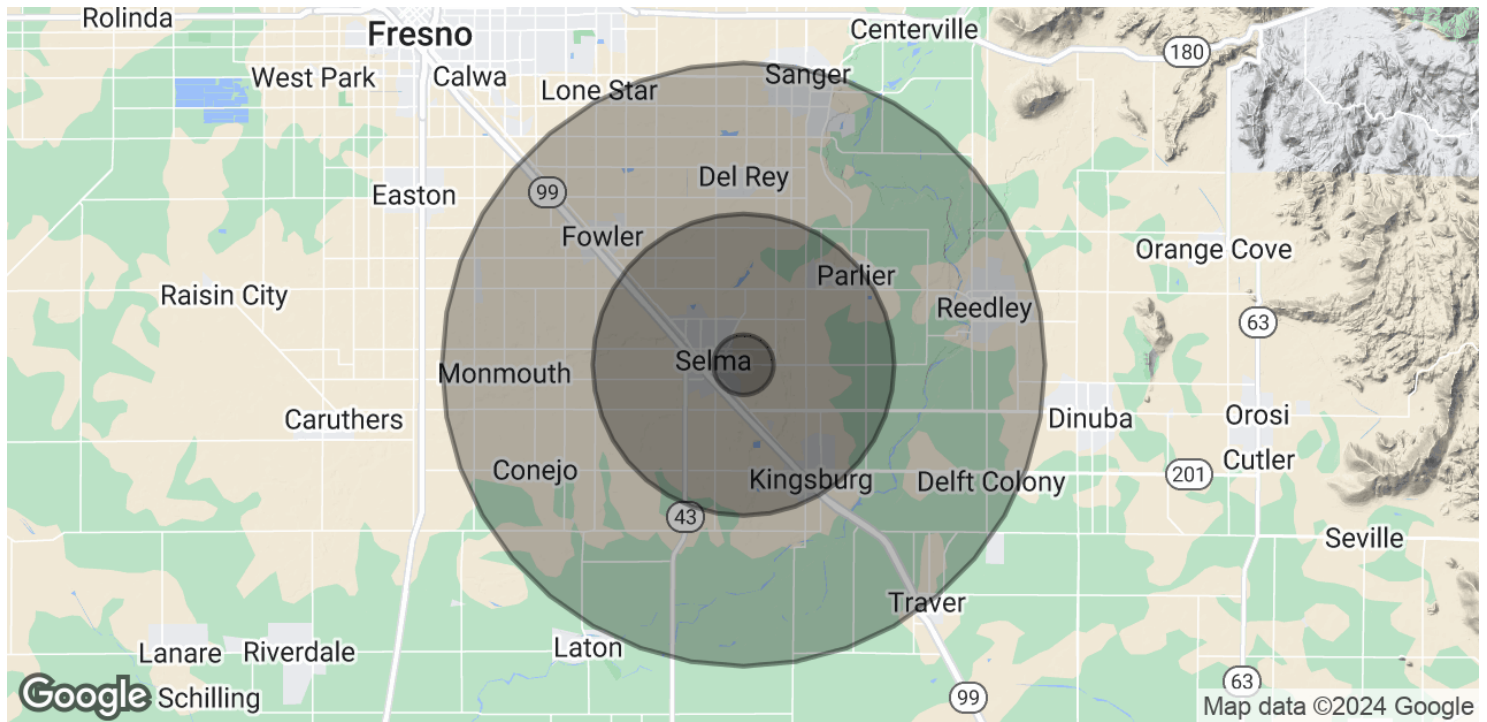
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,021	57,071	116,746
Average Age	31.0	29.4	30.1
Average Age (Male)	30.8	29.1	28.8
Average Age (Female)	31.1	30.1	31.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,555	15,785	32,385
# of Persons per HH	3.2	3.6	3.6
Average HH Income	\$52,640	\$55,998	\$58,842
Average House Value	\$257,717	\$258,758	\$293,708
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	72.3%	73.4%	69.4%

\* Demographic data derived from 2020 ACS - US Census

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