

## LAND FOR SALE

±2.23 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF CA-180

1800 W Dan Ronquillo Dr, Fresno, CA 93706



Sale Price

**\$849,000**

### PROPERTY HIGHLIGHTS

- ±2.23 Acres Of Commercial Land in Fresno, CA
- Prime Land w/ Nearby CA-180 & CA-99
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ ±75,947 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 180 & 99
- Ideal for Hotel, Mini Storage, Commercial, & More!
- Water Lines & Street Access Is Existing
- Outstanding Access To Freeway 99 From CA-180

### OFFERING SUMMARY

Available SF:	±97,139 SF
Lot Size:	2.23 Acres
Zoning:	IL
Market:	Fresno
Submarket:	West Fresno
APN:	458-060-65
Cross Streets:	Dan Ronquillo Dr & S Roeding Dr

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### PROPERTY DESCRIPTION

±2.23 Acres Highway Commercial Development located directly off State Route CA 180, in Fresno, CA. Highly visible location w/ easy Highway Exit and Entrance with long frontage along HWY 180. High traffic attracted to the site via the newly developed highway overpass/exit, nearby the Airport, Industrial park, and various residential developments. This parcel is fully graded with flexible zoning that creates endless opportunities. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±75,947 cars per day. Water and sewer lines are stubbed at the site the street leading to the property. The property has quick access to both Highway's 99 and 180, which allows for convenient access to all the major highways in the area.

### LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 180 & S Roeding Dr in Fresno, CA. This parcel is surrounded by future housing tracts and commercial developments. Easy recently upgraded brand new north/south Hwy 99 access & will benefit from this large, expanding commercial market. They are located within the City of Fresno Enterprise Zone & just minutes from Downtown Fresno.

Fresno County, located in the central portion of the U.S. state of CA, boasts a population of 1,007,229. The county seat is Fresno, the fifth-largest city in CA, south of Stockton and north of Bakersfield. It is ideally part of the Fresno-Madera Metropolitan Area with a 13,964 square mile trade area including Clovis, Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma & more.



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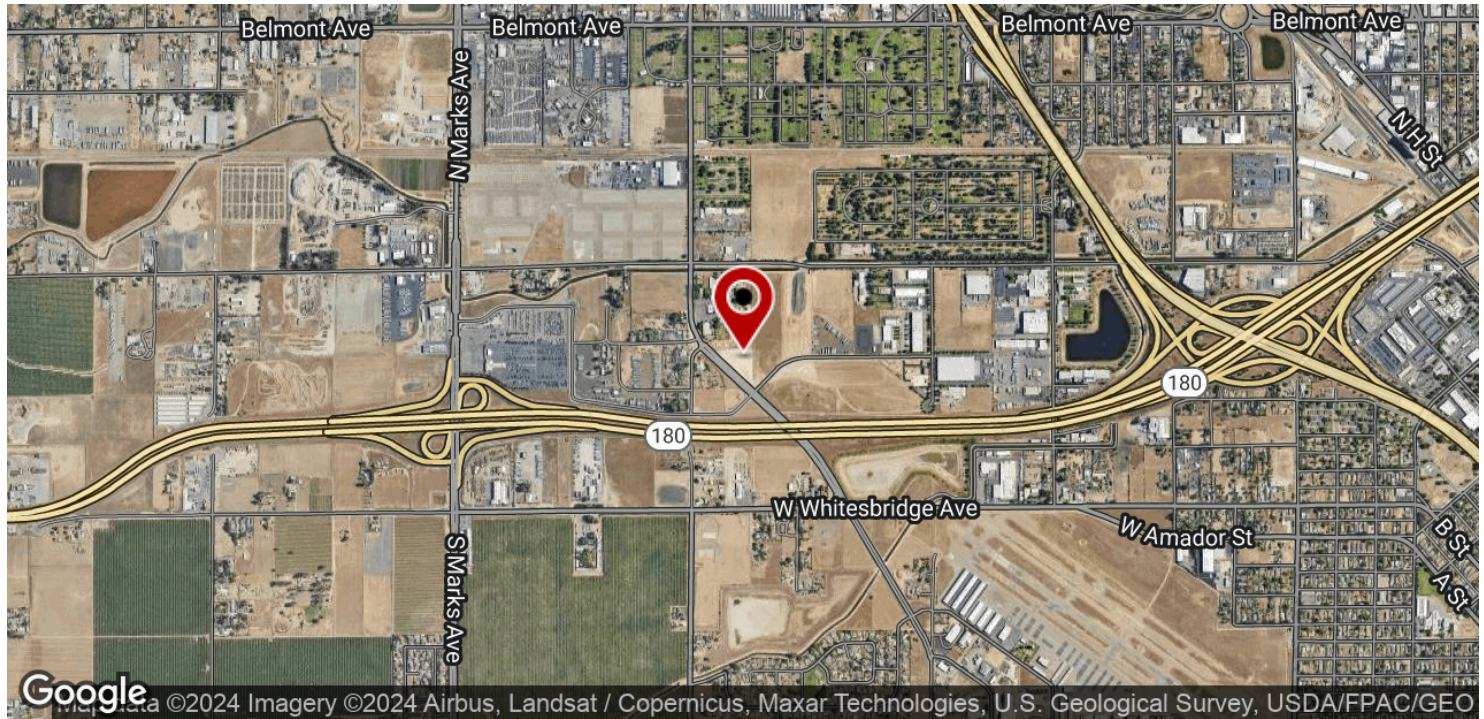
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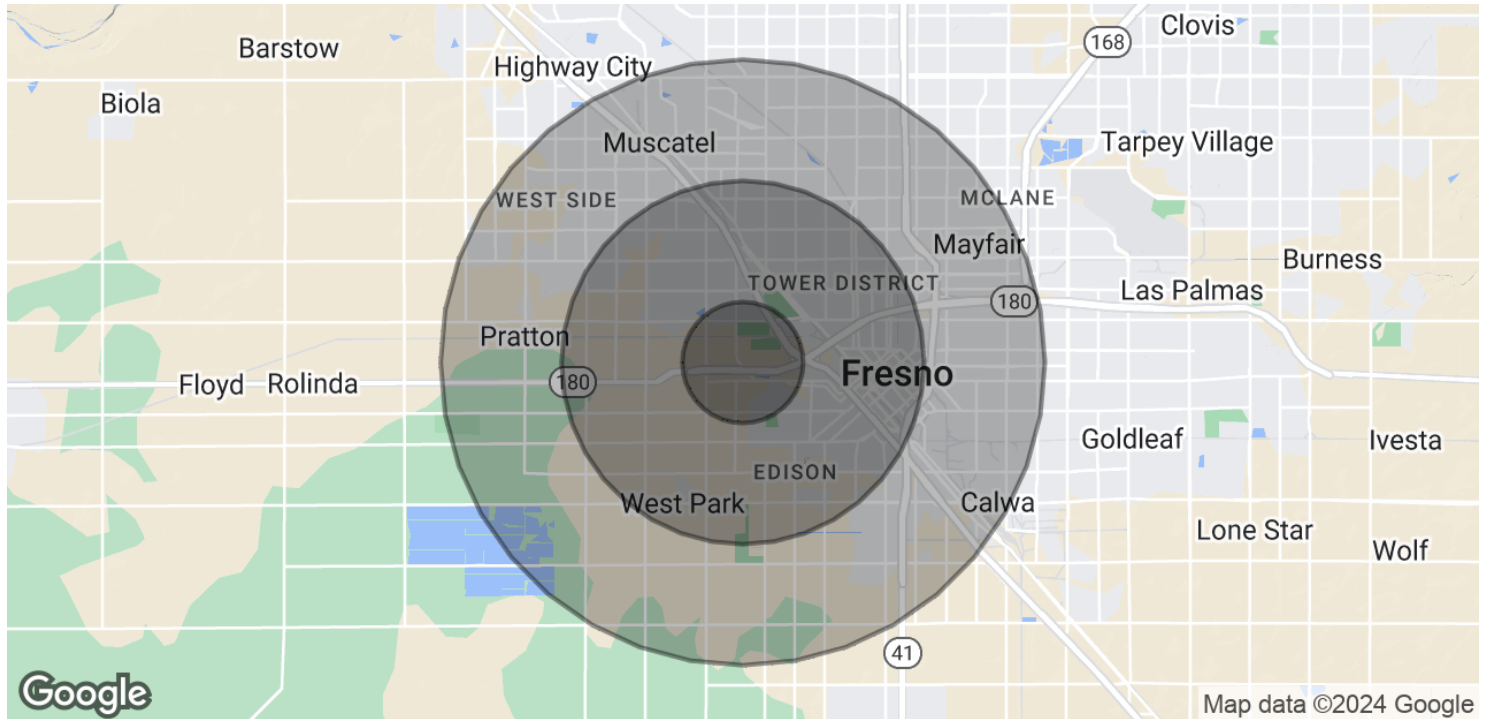
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,889	26,753	37,948
Average Age	27.1	32.9	33.2
Average Age (Male)	25.9	31.0	31.6
Average Age (Female)	25.3	34.1	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,124	7,906	11,296
# of Persons per HH	3.5	3.4	3.4
Average HH Income	\$38,935	\$66,490	\$68,542
Average House Value	\$123,106	\$221,795	\$242,122

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	92.1%	80.2%	78.1%

\* Demographic data derived from 2020 ACS - US Census

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