

LAND FOR SALE

HIGHWAY COMMERCIAL DEVELOPMENT LAND OFF CA-99 IN KINGSBURG, CA

1700 California St, Kingsburg, CA 93631



Sale Price

\$10.00 / SF

OFFERING SUMMARY

Total Available SF:	±120,966 SF
Lot 2:	1.431 AC
Lot 3:	1.346 AC
Total Lot Size:	2.777 Acres
Zoning:	CC - Central Commercial
Market:	Fresno
Submarket:	E Outlying Fresno County
APN's:	396-031-12 & 396-043-19

PROPERTY HIGHLIGHTS

- ±2.77 Acres of Shovel Ready Commercial Development Land
- Roads, Sidewalks, & Crosswalks In Place | All Utilities Nearby
- Expedient Building Jurisdiction | Utilities Adjacent to Site
- Surrounded By Kingsburg's Highest Trafficked Roads & Major Arterials
- High Identity Location | Prime Retail Lots | Cross Access In Place
- Direct Access to Upgraded Simpson St & CA-99
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 99
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Flexible Zoning For Mixed-Use, Retail or Commercial
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Surrounded By Planned Residential & Commercial Developments

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PROPERTY DESCRIPTION

(2) adjacent shovel ready parcels totaling ± 2.77 AC in Kingsburg, CA that can be purchased separate or together. Ideal for $\pm 10,000$ to 20,000 SF of office or retail pad buildings (see page 3). Ready to install utilities and building pads – water, fire and sewer main lines run along property and ready to connect into parcel. Curb, gutter, asphalt drive-path and storm water drainage installed. Prime location boasting great visibility both from CA-99 & Simpson St. The property has trade population of $\pm 120,007$ within 10 miles and an Average of $\pm 33,118$ Households in the immediate area (10 mile). The sensible jurisdiction allows for a speedy development and the zoning is flexible which allows for a variety of commercial uses. Existing avenues dispense traffic near the subject property. Excellent for a variety of uses such as a retail strip center, big-box site, fast food, fuel station, truck wash, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

LOCATION DESCRIPTION

Strategically located directly off CA-99 in Kingsburg, CA. This site is located just west of Simpson St, south of Sierra St, & north of Ellis St. Kingsburg is a city in Fresno County, California. Kingsburg is located 5 miles southeast of Selma at an elevation of 302 feet, on the banks of the Kings River. The city is 21 miles from Fresno, and about 130 miles from the California Central Coast and Sierra Nevada mountain range. The population was 12,380 at the 2020 census.

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.



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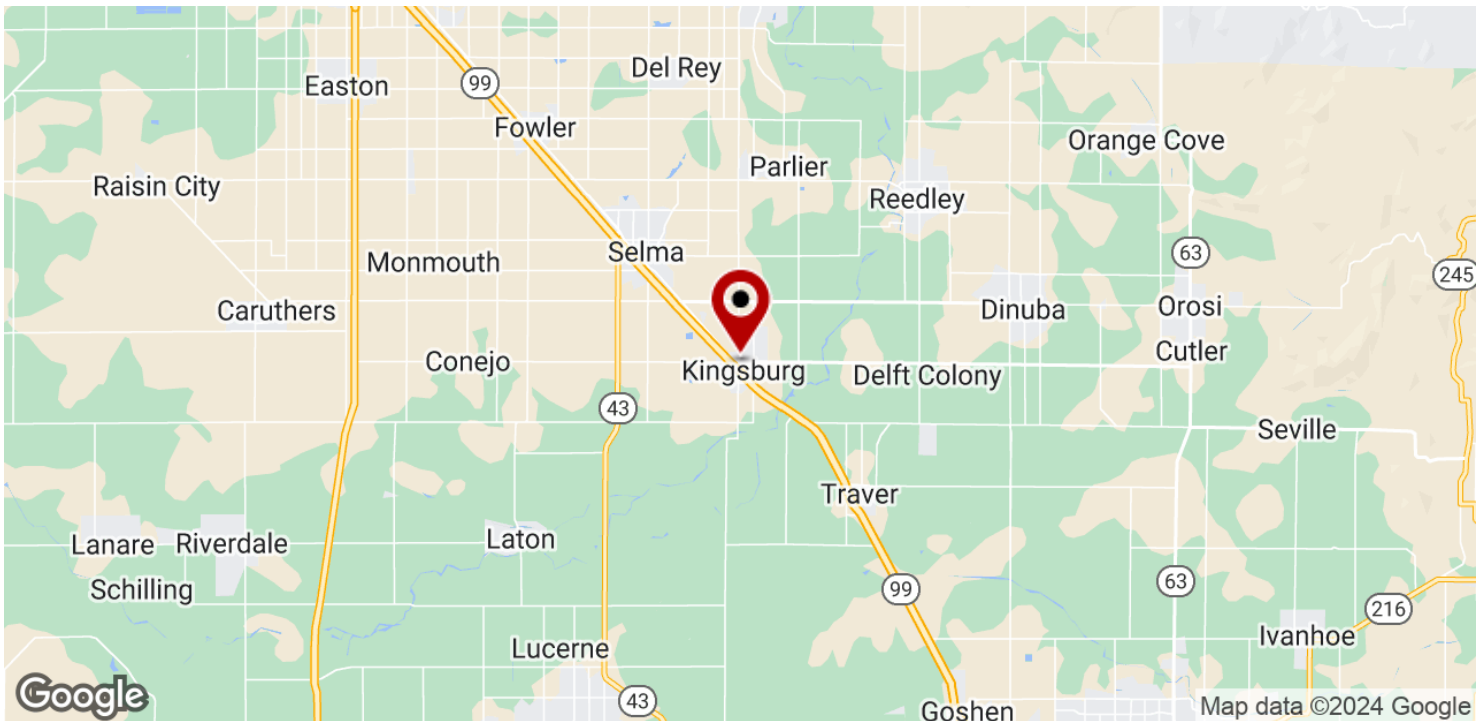
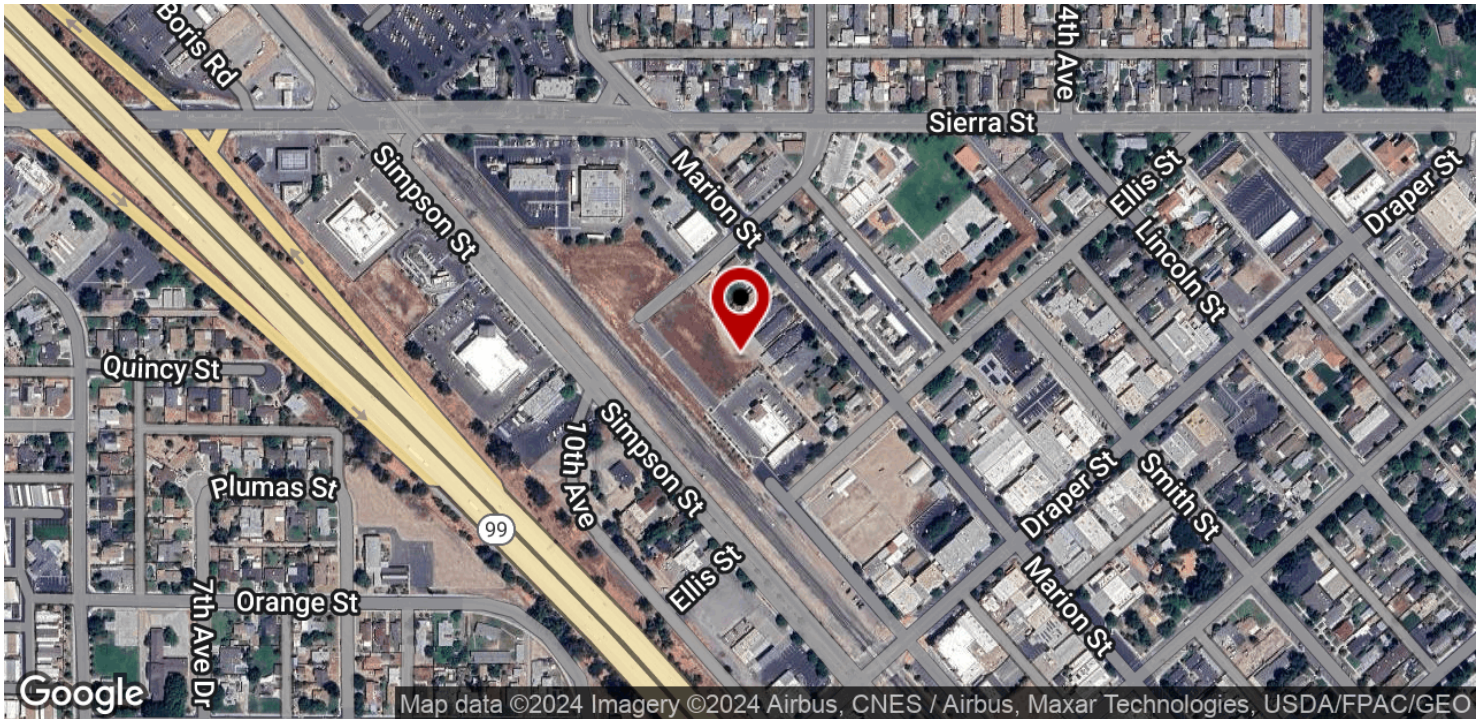
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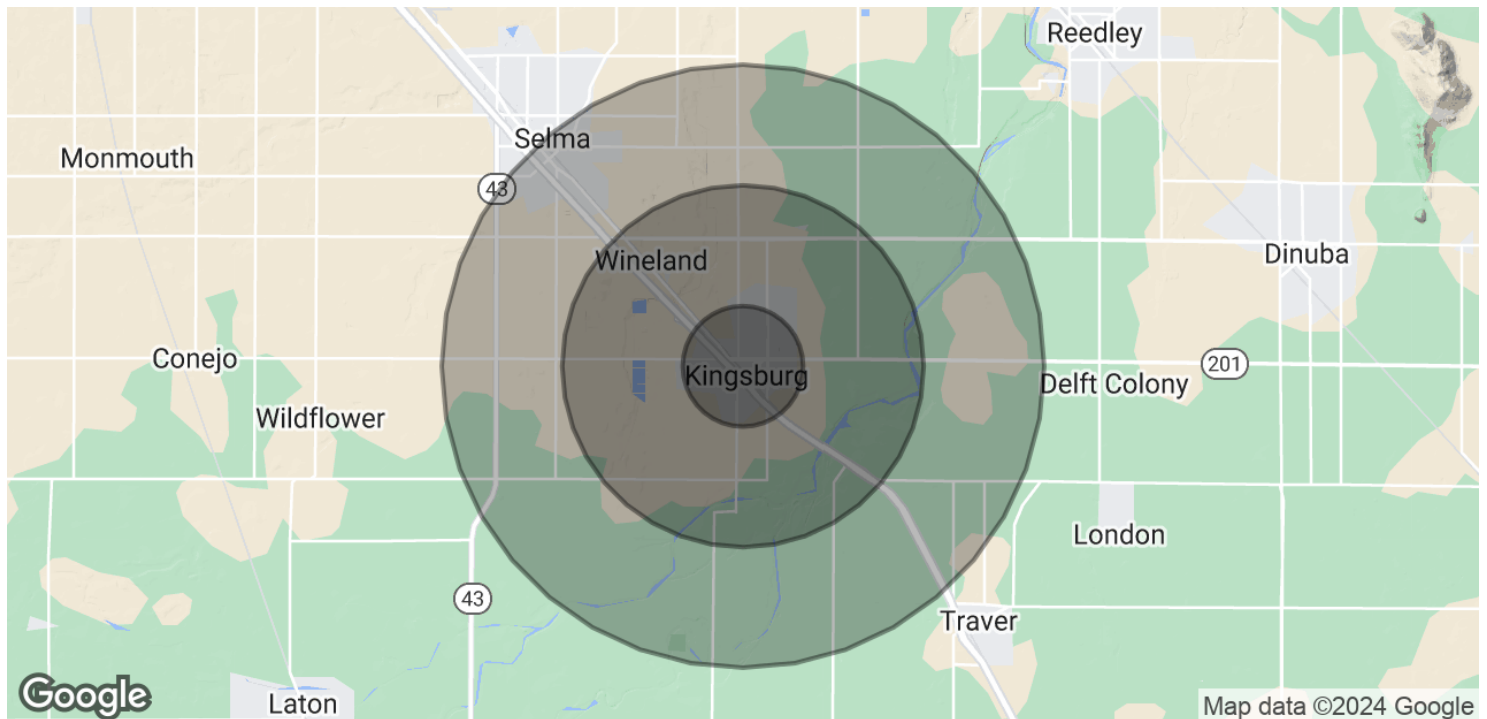
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,376	14,508	25,962
Average Age	33.6	36.2	34.5
Average Age (Male)	34.6	37.7	35.2
Average Age (Female)	31.9	33.6	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,655	4,707	8,353
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$81,238	\$91,070	\$76,234
Average House Value	\$253,241	\$300,833	\$279,448
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	53.0%	49.2%	62.4%

* Demographic data derived from 2020 ACS - US Census

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