

## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



Sale Price

**\$1,350,000**

### OFFERING SUMMARY

Available SF:	±583,268 SF
Lot Size:	13.39 Acres
Price / Acre:	\$100,822
Zoning:	Residential (R-1)
Market:	Fresno
Submarket:	Fowler/Selma
Cross Streets:	S Amber Ave & Rose Ave
APN:	393-290-31

### PROPERTY HIGHLIGHTS

- ±13.39 Acres (±583,268 SF) of Vacant Land Zoned Residential
- ±940' Wide By ±620' Deep | (2) New Sewer Lift Stations In Process
- Free And Clear Parcel Ready For Developers Concept
- Adjacent 20.2 Ac Project in Review (41-Single Family Homes)
- North and South Bound Freeways Nearby
- Prime Development Location Near Scenic Foothills
- Regional Retail Developments Just Minutes Away
- Situated Near Existing Newer Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Convenient and Close Highway Access
- Easy Access & Multiple Entrances/Exits
- Situated Near Existing Newer Housing Developments
- Strong Number of Households | ±36,493 Within 10-Mile Radius
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Growth Area of Selma- New Schools/Residential Projects Recently Built/Planned
- Convenient Access to US Freeway 99 & 41

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



### PROPERTY DESCRIPTION

Prime residential development land totaling ±13.39 Acres ( ±583,268 SF) off Rose Avenue in Selma, CA. The parcel is located just less than 2 miles of CA-99 on/off ramps providing easy access to surrounding cities such as Fowler, Kingsburg, Fresno, Visalia, Tulare, Madera, & many others! Roadways leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. The City of Selma recently started the upgrading of 2 lift stations for the sewer which will bring capacity to the East sides of subject properties. Plan is consistent with the land use, is within the holding capacity, conforms to all policies, avoids traffic congestion, and is shovel ready. Nestled in the heart of Selma, CA, this residential development land presents a prime opportunity for urban expansion. The parcel, characterized by its spacious layout and strategic location, offers a canvas for creating a vibrant residential community. Surrounded by the city's amenities and with easy access to major thoroughfares, this land beckons developers to craft a harmonious neighborhood, providing an ideal setting for future homeowners in the growing Selma community.

### LOCATION DESCRIPTION

This property is located north of Rose Ave, east of Selma Hospital, south of Floral Ave, & west of Amber Ave in Selma, California. The site is located just off CA-99 which provides quick access to all neighboring cities. Selma, California, stands as a welcoming community in the heart of the San Joaquin Valley, offering a desirable living environment for residents. Surrounded by the region's rich agricultural landscapes, Selma provides a peaceful and family-friendly atmosphere. With its close-knit community, diverse cultural offerings, and convenient access to essential amenities, Selma is not only a picturesque place to call home but also an ideal location for those seeking a balanced and fulfilling lifestyle.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

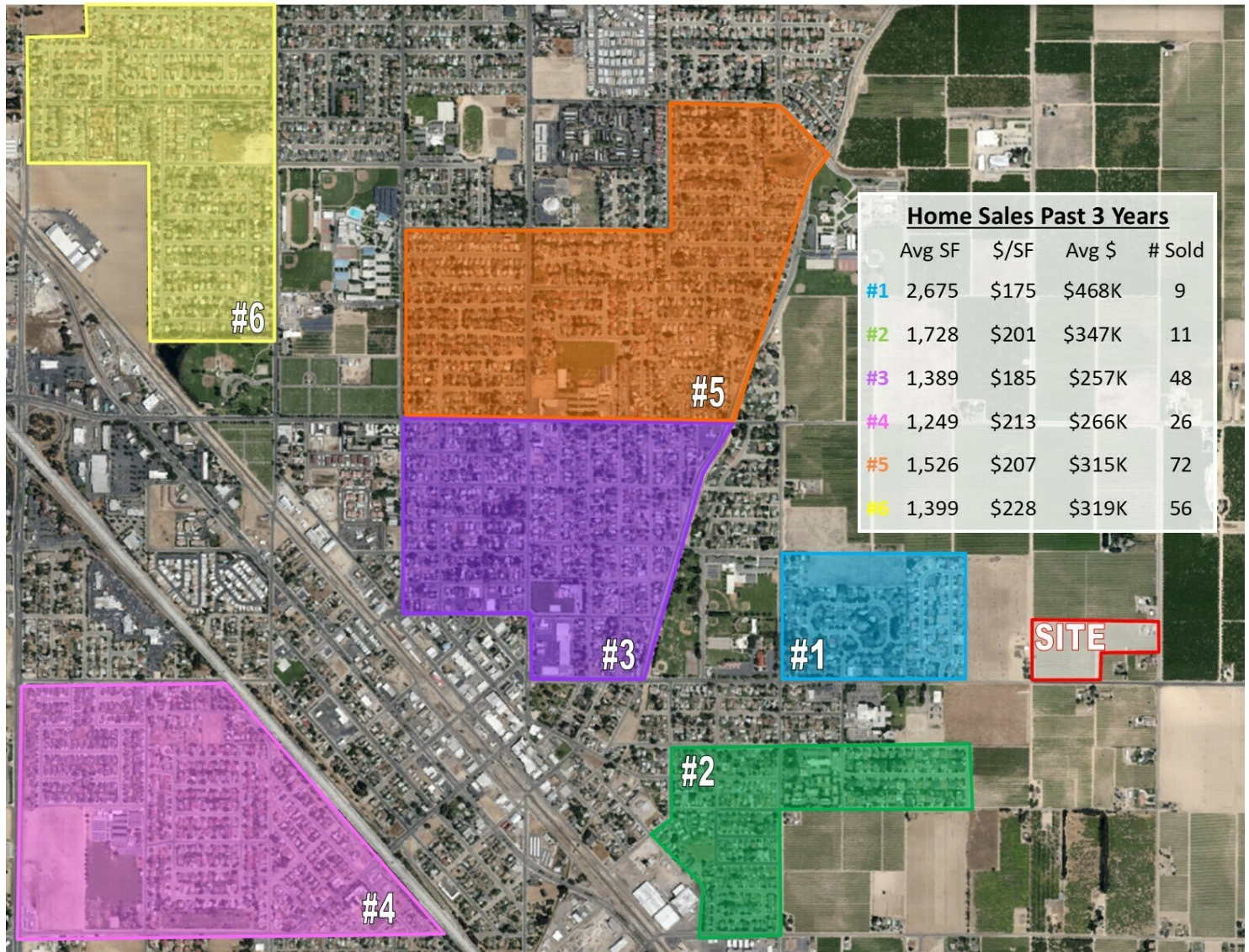
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711



## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralfcommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralfcommercial.com  
CA #01516541

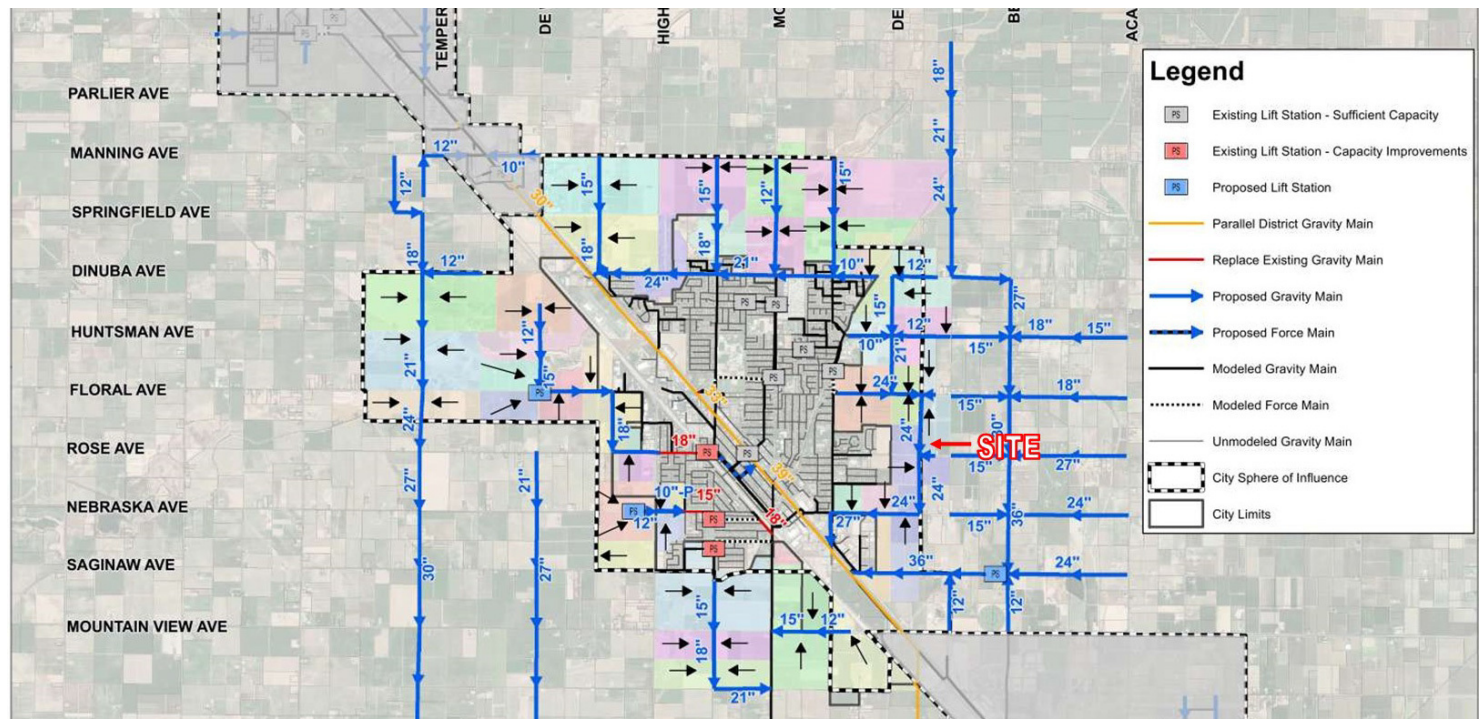
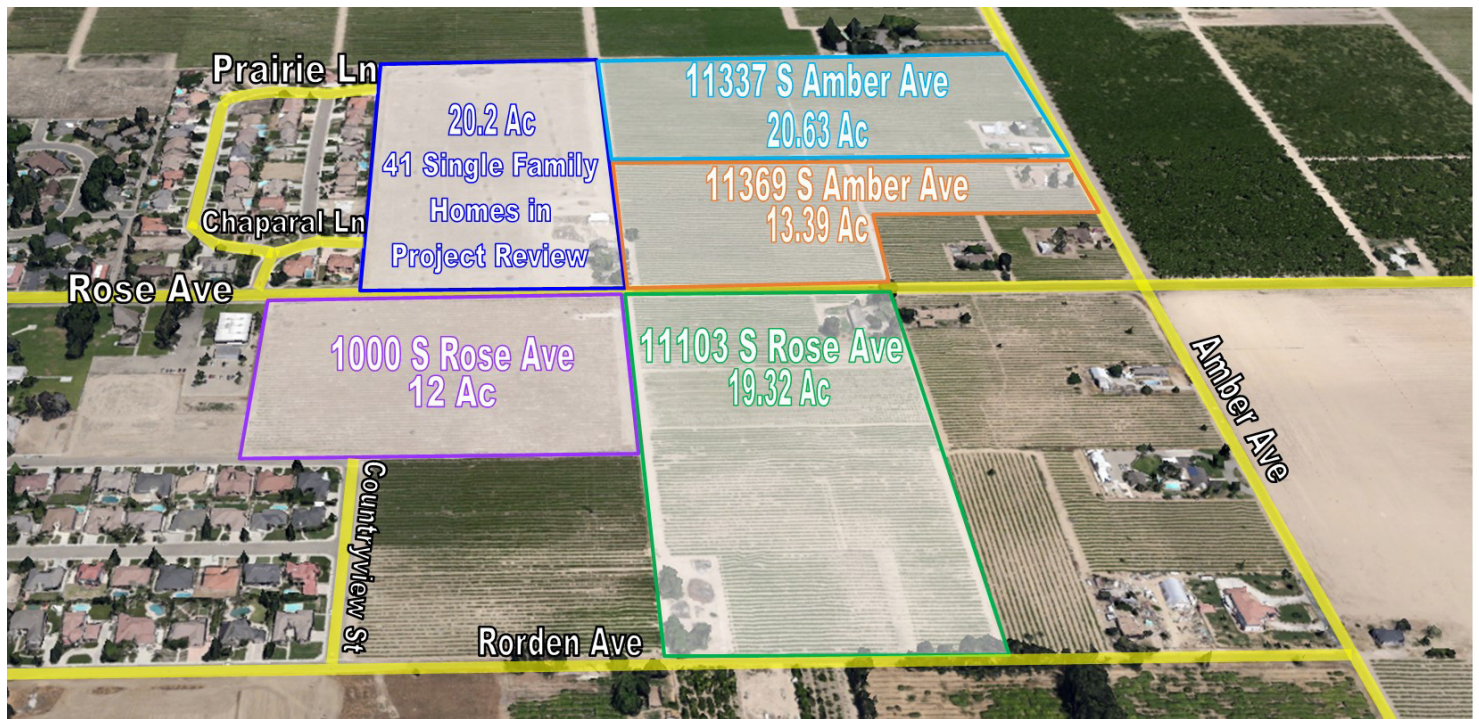
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711



# LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



### Residential Property Analysis 11369 S Amber Ave, Selma, CA

#### Assumptions:

Total Acreage	13.39
Minimum 6,000 SF Lots	
Lot Yield Per Acre Assumption	5
Total Lots =	67

#### Average Home Values

Average Home Size	1,700
Value per Square Foot	\$215.00
Average Home Value	\$365,500

#### Land Residual Calculation (per lot)

Home Sales Price		\$365,500
Incentives		-\$5,000
Home Construction Cost PSF	\$100.00	-\$170,000
Builder Gross Profit	20%	-\$73,100
Commissions and Closing Costs	5%	-\$18,275
Model Expense @\$150,000 per model	3	-\$6,721
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$6,970
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		\$20,249
Current Land Value (Total)		\$1,355,642
Current Land Value Per Acre		\$101,242.83

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711



## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



### RETENTION

#### WHAT IS ECONOMIC DEVELOPMENT?

The primary goal of Selma's Economic Development Department is to enhance the *economic vitality* of the city. We achieve this by implementing strategies that create a *business-friendly* environment, nurturing existing businesses, promoting job creation, and encouraging investments in Selma.



### CREATION



### ATTRACTION

#### SERVICES AVAILABLE TO BUSINESSES

##### SINGLE POINT OF CONTACT

Businesses will benefit from a dedicated liaison at the City of Selma to provide answers, monitor progress, and facilitate communication between City Departments and business owners.

##### STREAMLINED PERMITTING

Experience an expedited and efficient permitting process for your business through our Community Development department's streamlined plan reviews.

##### RESOURCE PARTNER REFERRALS

Connect with our Economic Development team to access partner organizations offering gap funding and technical assistance training for your business.

##### DATA ANALYSIS

Gain valuable information from our Economic Development department, including workforce demographics, proximity to freeways, and market data.

## GOALS

- 1 Foster economic growth in the City of Selma.
- 2 Support the expansion and retention of business in the City of Selma.
- 3 Attract new businesses to the City of Selma.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

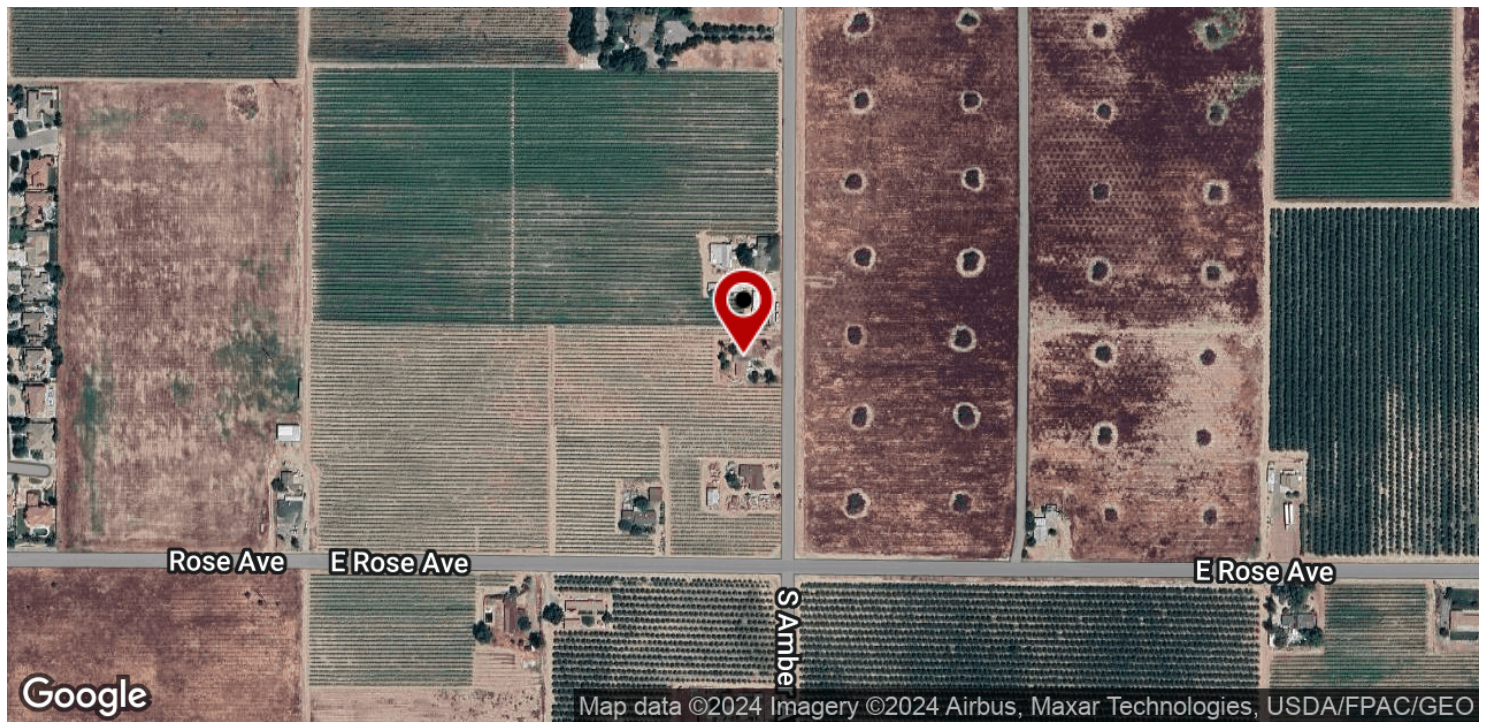
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

### KW COMMERCIAL

7520 N. Palm Ave #102  
Fresno, CA 93711

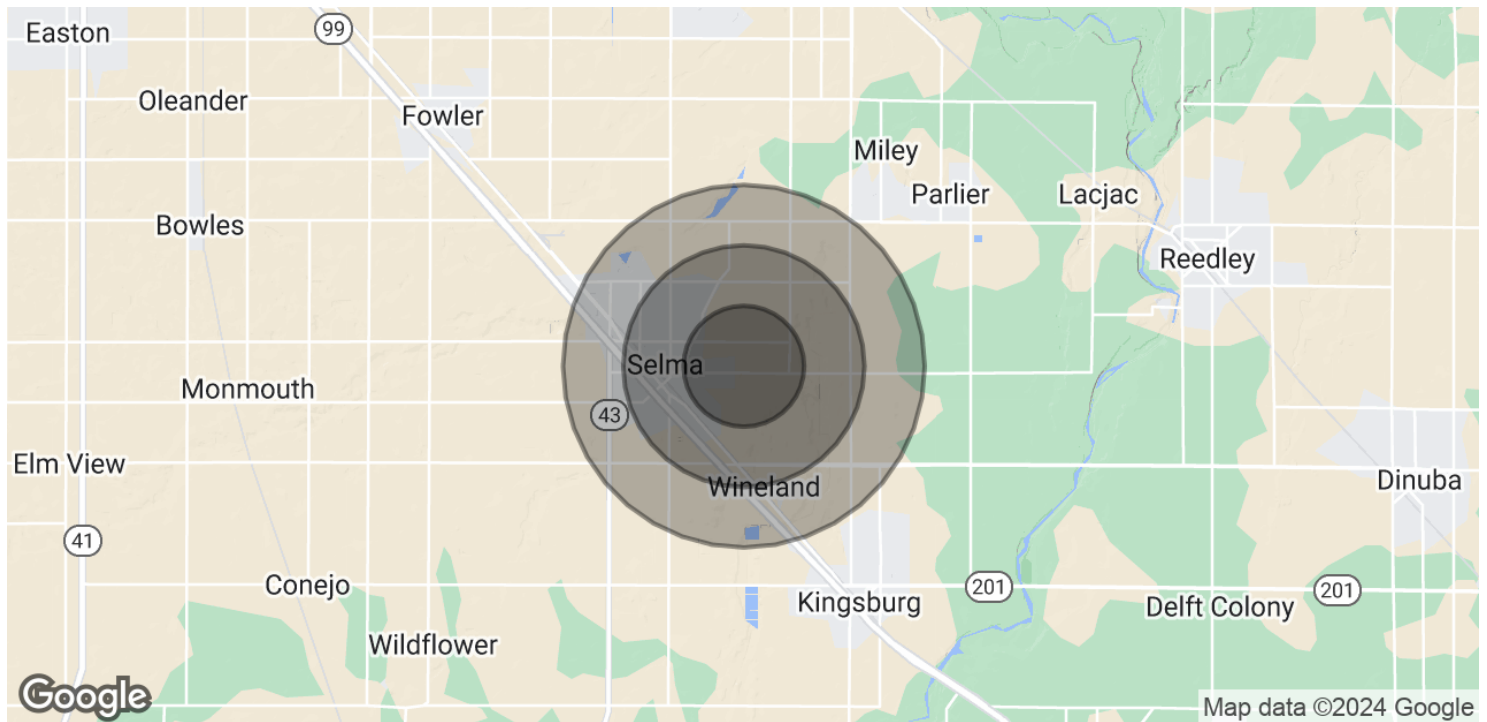
Each Office Independently Owned and Operated [CentralCaCommercial.com](https://CentralCaCommercial.com)



## LAND FOR SALE

±13.39 ACRES OF VACANT RESIDENTIAL LAND IN SELMA, CA

11369 S Amber Ave, Selma, CA 93662



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,805	19,106	27,071
Average Age	39.4	32.8	32.1
Average Age (Male)	37.2	31.6	31.2
Average Age (Female)	41.2	34.1	33.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	622	6,133	8,412
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$68,188	\$54,177	\$55,453
Average House Value	\$215,151	\$205,634	\$210,125
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	75.2%	81.7%	82.1%

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**