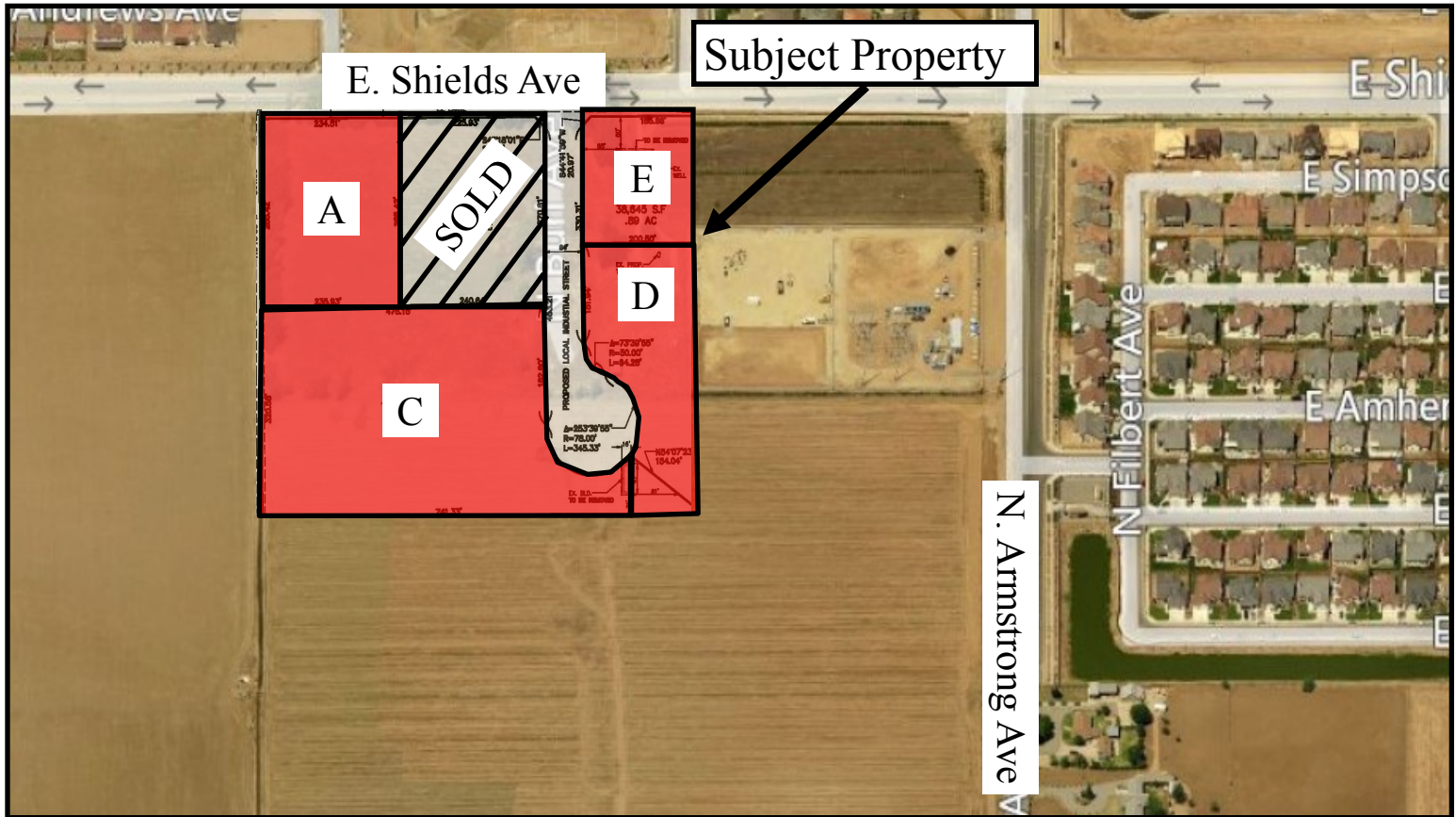


Shovel Ready Commercial Lots For Sale

Shields and Armstrong, Fresno, CA



COMMERCIALSM



- Parcels ranging from 0.89 acres to 3.56 acres
- Fully improved, shovel ready lots
- Zoned C-M (Commercial or Light Manufacturing)
- Located near Fresno International Airport

FOR MORE INFORMATION PLEASE CONTACT:

Kevin Land
kevin.land@kw.com
559-359-4035

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Shields and Armstrong, Fresno, CA



COMMERCIALSM

Property Information:

Zoning:	C-M, Commercial and Light Manufacturing		
Street Improvements & Utilities	Site is shovel ready and complete with all sidewalks, curbs, gutters and all utilities		
Location:	Site is located north of Freeway 180 on Shields Avenue in close proximity to the Fresno/Yosemite International Airport.		
Parcel Size & Price:	+/- 9.28 Acres (combined total)		
	Parcel A +1.55 Acres	\$6.00/SF	(\$405,108)
	Parcel C +3.56 Acres	\$5.00/SF	(\$775,368)
	Parcel D +1.62 Acres	\$6.00/SF	(\$423,403)
	Parcel E +0.89 Acres	\$7.00/SF	(\$271,379)
Demographics:	<u>1 Mile</u>	<u>3Mile</u>	<u>5 Mile</u>
Population:	9,227	78,601	233,033
Avg HH Income:	\$74,423	\$65,111	\$58,522
Households:	2,715	25,376	74,386
Work Population:	3,235	26,815	68,239
Traffic Counts:	15,000 Per day on Shields Ave		

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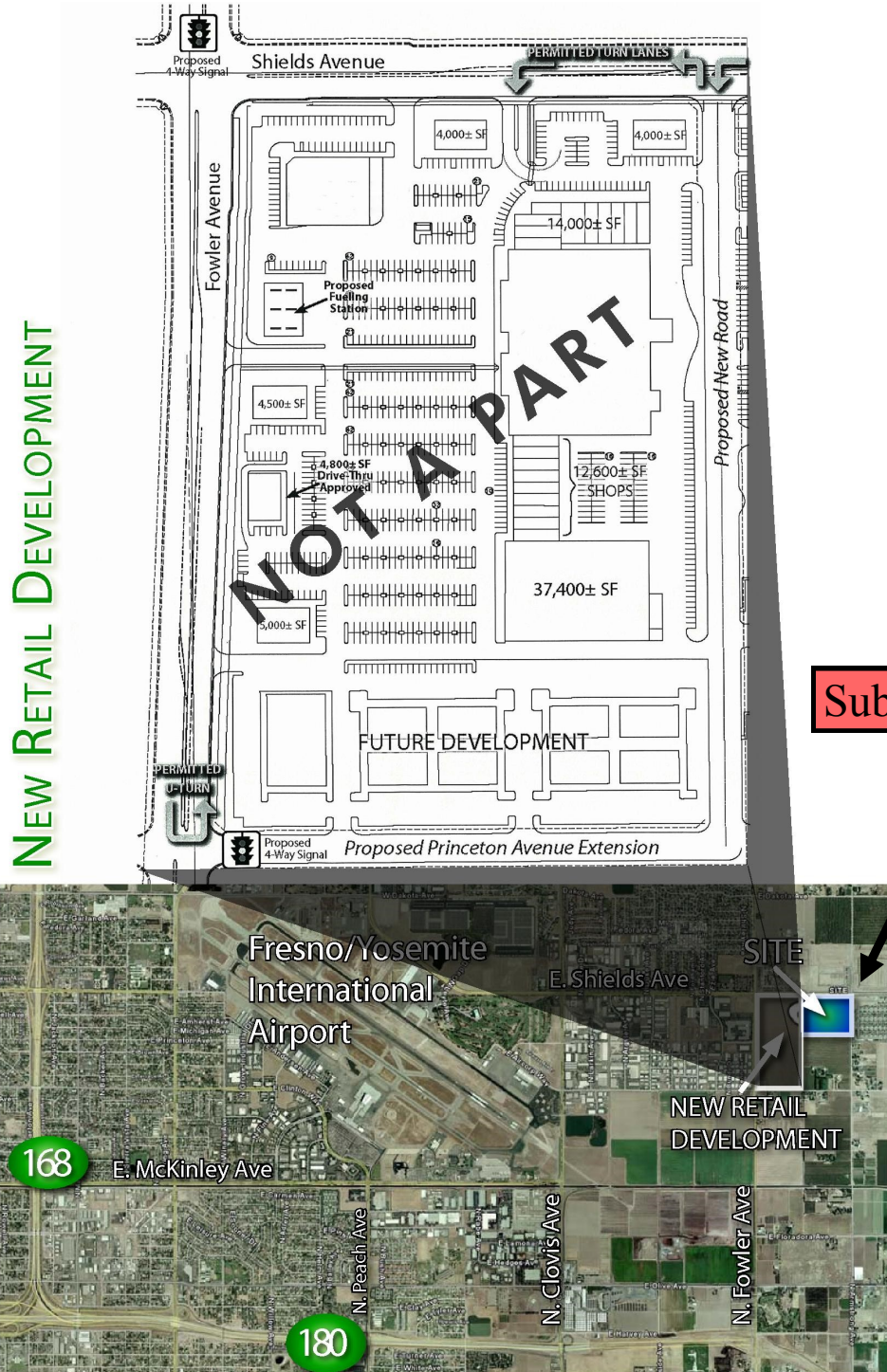
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Second Story



FOR MORE
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Shovel Ready Commercial Lots For Sale

Shields and Armstrong, Fresno, CA



Allowed Uses

Allowed uses under C-M Commercial and Light Industrial Zoning:

GOODS

Automobile parts sales (new)
Automobile service stations
Bakery, retail
Building materials (new)
Car wash
Department stores
Equipment sales
Home furnishings
Leather goods and luggage
Motorcycle shop
Music, musical instruments, records
Pawn shops
Plumbing supply
Second hand goods sale
Sporting goods
Tire sales-retail only
Truck service station
Variety stores

SERVICES

Automobile repairs
Automobile reupholstery
Blueprinting and photocopying
Body and fender shop
Library
Administrative Business
General Medical

OFFICES

Administrative
Business
General
Medical
Printing shop, lithographing Banks Printing shop,
lithographing Banks
Grocery stores
MANUFACTURING
Automotive
Boat building and repairs
Machinery and Shop
Cabinet
Custom furniture
Upholstery shops
Machine shops
Welding shops
Printing shop, lithographing
Banks
Grocery stores

MANUFACTURING

Automotive
Boat building and repairs Machinery and Shop
Cabinet
Custom furniture Upholstery shops Machine shops
Welding shops
Manufacturing
Bakery goods Candy
Dairy products
Drugs (subject to provisions) Fruits and vegetables
Storage yards
Manufacturing
Bakery goods Candy
Dairy products
Drugs (subject to provisions) Fruits and vegetables

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