

LAND FOR SALE

±12.34 ACRES OF VACANT LAND ZONED RESIDENTIAL

NEC Dakota And Cornelia Avenues, Fresno, CA 93722



SALE PRICE:	\$1,172,300
LOT SIZE:	12.34 Acres
APN #:	511-214-12
ZONING:	Residential - Medium Low Density
MARKET:	Northwest Fresno
SUB MARKET:	Central Unified Submarket
CROSS STREETS:	Dakota & Cornelia

PROPERTY FEATURES

- ±12.34 Acres of Vacant Land Zoned Residential
- Complete Plans & Recorded Maps
- Estimated Traffic Volume: 54,252 ± Cars Per Day
- Convenient and Close Highway Access
- Regional Retail Developments just minutes away
- Easy Access & Multiple Entrances/Exits
- Situated Near Existing Newer Housing Developments + Strong Number of Households
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Growth Area of Fresno - New Schools/Residential Projects Recently Built/Planned
- Convenient Access to US Freeway 99
- *±18.93 Acres Also Available Blocks Away*

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

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

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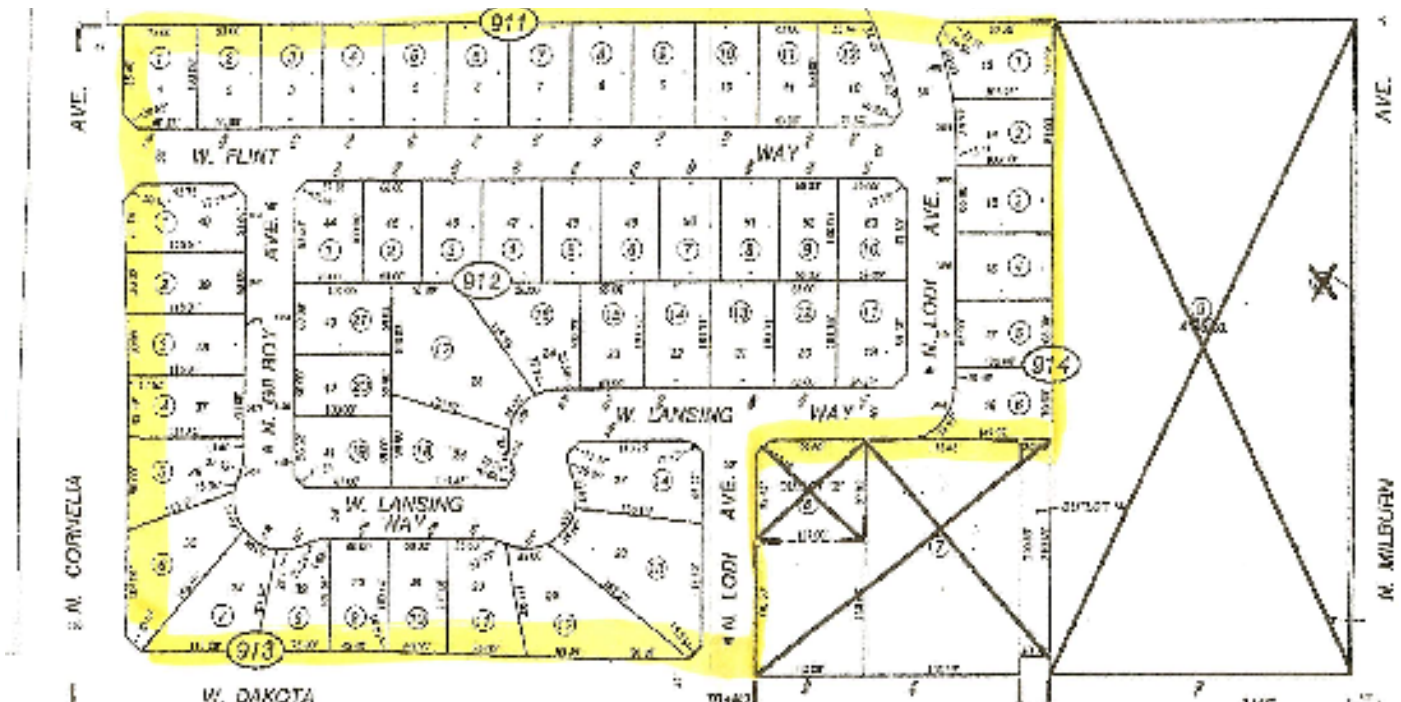


PROPERTY OVERVIEW

Prime residential shovel-ready recorded map lots located off of McKinley and Blythe Avenue in Fresno, California zoned "RS-4/UGM/cz". Complete building plans total ±12.34 Acres (±537,530 SF). All utilities are stubbed to the site including power, city water, and city sewer. This parcel has excellent access, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Seller is also selling ±18.93 Acres just a few blocks away.

LOCATION OVERVIEW

This property is located on the NEC of Dakota and Cornelia Avenues in Fresno, California. The site is located just north of Dakota Ave, south of Ashlan Ave, west of Blythe Ave, & east of Cornelia Ave. Located directly west adjacent to the property is Central East High School & just .25 miles east is John Steinbeck Elementary School. Nearby national tenants include McDonalds, Starbucks, Taco Bell, In n Out, Grocery Outlet, Smart & Final, Dollar General, Burger King, Chase, Applebees, Red Robin, Sonic, Wells Fargo, Ross, Kohls, &



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,750	104,698	211,439
MEDIAN AGE	28.2	30.3	33.3
MEDIAN AGE (MALE)	26.1	29.0	32.1
MEDIAN AGE (FEMALE)	30.2	31.6	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,601	34,668	72,040
# OF PERSONS PER HH	3.3	3.0	2.9
AVERAGE HH INCOME	\$56,244	\$60,689	\$69,480
AVERAGE HOUSE VALUE	\$226,746	\$257,801	\$291,765
RACE	1 MILE	3 MILES	5 MILES
% WHITE	54.7%	58.3%	63.3%
% BLACK	7.4%	9.7%	7.8%
% ASIAN	14.3%	9.9%	9.4%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.1%	0.9%	0.8%
% OTHER	18.8%	16.0%	14.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	50.7%	45.4%	42.3%

* Demographic data derived from 2020 ACS - US Census

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