

LAND FOR SALE

±18.93 ACRES OF VACANT RESIDENTIAL LAND IN FRESNO, CA

4260 W McKinley Ave, Fresno, CA 93722



SALE PRICE: \$1,893,000

LOT SIZE: 18.93 Acres

APN #: 312-082-16

ZONING: Residential - Medium Density

MARKET: Northwest Fresno

SUB MARKET: Central Unified Submarket

CROSS STREETS: N Blythe Ave

PROPERTY FEATURES

- ±18.93 Acres of Vacant Land Zoned Residential
- Convenient and Close Highway Access
- All Utilities Near Site | Shovel Ready For Development
- Regional Retail Developments Just Minutes Away
- Easy Access & Multiple Entrances/Exits
- Convenient & Close Access To Retail; & Amenities Access
- Great Access & Exposure In High Traffic Developing Area
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- *±12.34 Acres Also Available Blocks Away*

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PROPERTY OVERVIEW

Prime ±18.93 Acres (±824,590 SF) residential shovel-ready lots located off of McKinley and Blythe Avenue in Fresno, California. 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 ±12.34 Acres just a few blocks away: NEC Dakota & Cornelia Ave, Fresno. Seller Carry Available.

LOCATION OVERVIEW

This property is located north of W McKinley Ave, east of N Blythe Ave, south of W Weldon Ave and west of N Sonora Ln in Fresno, CA.

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in



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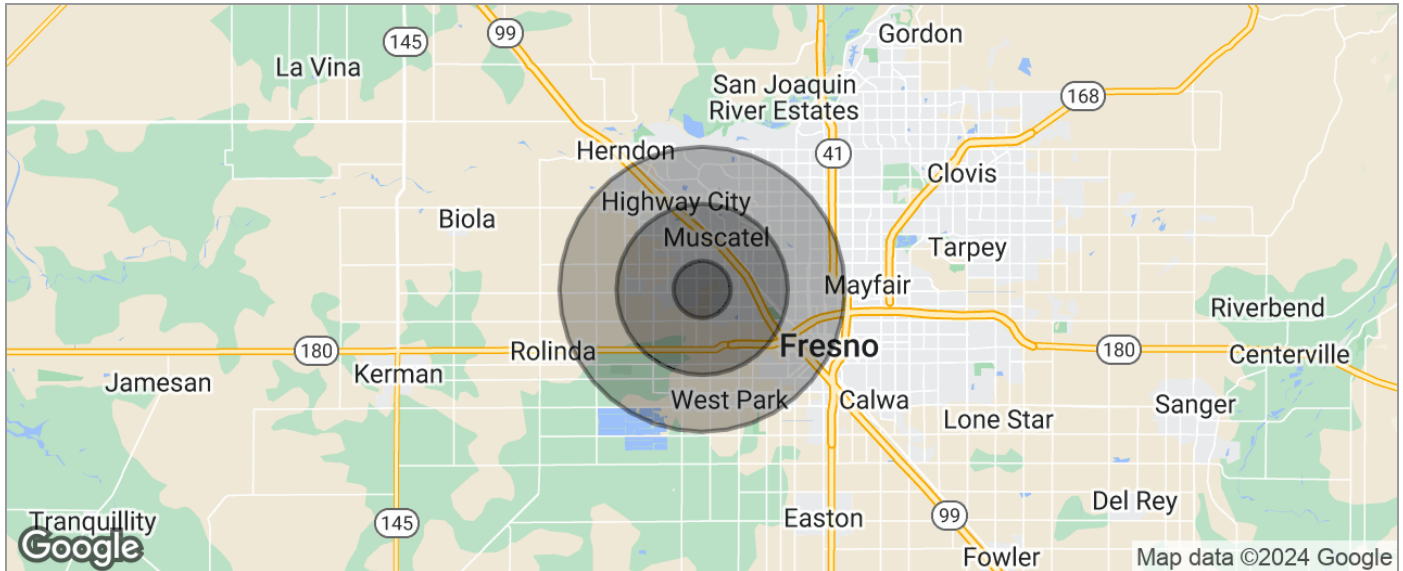
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,100	88,957	219,956
MEDIAN AGE	29.2	30.7	33.3
MEDIAN AGE (MALE)	29.1	29.9	32.5
MEDIAN AGE (FEMALE)	29.0	32.1	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,103	28,002	76,692
# OF PERSONS PER HH	3.4	3.2	2.9
AVERAGE HH INCOME	\$72,209	\$58,999	\$66,063
AVERAGE HOUSE VALUE	\$229,136	\$190,463	\$214,613
RACE	1 MILE	3 MILES	5 MILES
% WHITE	37.6%	47.8%	55.0%
% BLACK	8.9%	11.1%	9.2%
% ASIAN	22.6%	14.9%	11.1%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	2.3%	1.4%	1.3%
% OTHER	18.9%	15.4%	13.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	53.3%	53.1%	51.1%

* Demographic data derived from 2020 ACS - US Census

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