



FOR SALE
Rare Multifamily Development Site in Kerman
±26,250 SF Corner Parcel

SWC Stanislaus Ave. & 6th St. | Kerman, CA

Jeff Kim
559 212 4489 | jeff.j.kim@colliers.com | CA Lic #01456017

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Property Overview

Colliers is pleased to present the opportunity to acquire a rare multifamily development site in the heart of Kerman, California. Located at the southwest corner of W Stanislaus Ave and S 6th St (APN 023-405-02S), this 26,250 square foot corner parcel offers developers and investors a clear, low-friction path to high density residential development in one of Fresno County's steadily growing westside communities.

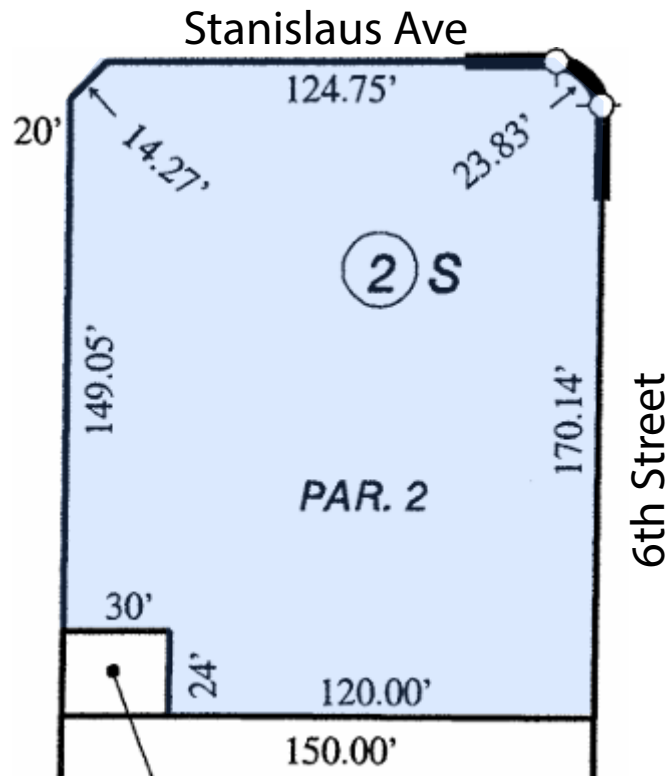
The property is zoned R-3 High Density Multifamily Residential under the current Kerman Municipal Code, a designation that permits multi-unit development by right. The R-3 zone allows densities of 20 to 24 units per acre, building heights up to 45 feet, and lot coverage up to 50 percent. The site also carries meaningful entitlement history: in 2021, the City granted conditional site plan approval for a 36 unit development on the property. While that approval has since expired and a new application would be required, it stands as a demonstration of the City's receptiveness to significant density at this location. Prospective buyers should verify current development potential directly with the City of Kerman.

Adding a compelling layer to the investment case, the property sits within a census tract identified on the HUD Opportunity Zones map as OZ Eligible - Rural, positioning it for potential designation as a Rural Opportunity Zone under the federal government's new permanent OZ 2.0 program. California's nomination window opened July 1, 2026, with final Treasury designations expected in late 2026 and taking effect January 1, 2027. If designated, investments in rural Opportunity Zones qualify for substantially enhanced federal tax benefits, including a 30 percent basis step-up at five years, triple the standard benefit, and a reduced 50 percent substantial improvement threshold. For a buyer acquiring and entitling the site through the balance of 2026, the designation timeline aligns naturally with a typical predevelopment schedule, meaning the OZ question may resolve before ground is ever broken. Designation is not guaranteed, and prospective investors should consult a qualified tax advisor regarding Opportunity Zone eligibility and benefits.

Kerman itself continues to earn attention from investors and developers. Positioned along the Highway 180 corridor just west of Fresno, the city has attracted a wave of new commercial investment along Whitesbridge Ave. Multifamily-zoned land is scarce in Kerman, and sites offering by-right density, administrative approval, corner frontage, and potential Opportunity Zone positioning in a single offering are rarer still. This is an opportunity to control a development-ready site in a supply-constrained submarket at the precise moment federal incentives for rural housing investment are expanding.



PARCEL MAP



Property Summary



Price:

Kerman, CA

\$625,000



Land Area:

±26,250 square feet

APN:

436-183-21

Zoning:

R-3 for multifamily residential



The City of Kerman

Market Overview



Located in Fresno County, Kerman is a growing community known for its agricultural roots, small-town character, and convenient access to the greater Fresno metropolitan area. Situated approximately 15 miles west of Fresno, the city offers a strategic location along major transportation routes, providing easy connectivity to surrounding communities and regional markets.

Kerman combines a strong sense of community with steady residential and commercial growth. The city's economy is supported by agriculture, food processing, retail, and local businesses, while its proximity to Fresno provides residents and businesses access to a broader range of employment, services, and amenities. With its central location in the San Joaquin Valley and continued investment in the community, Kerman offers an attractive environment for businesses, residents, and future development.

Metro Highlights



Agriculture Base. Located in the heart of the San Joaquin Valley, one of the nation's most productive agricultural regions. The surrounding area supports a diverse agricultural economy, including vineyards, orchards, row crops, and food processing operations.



Transit Connectors. Kerman benefits from convenient regional connectivity through nearby State Route 180 and major roadways linking the community to Fresno and surrounding agricultural centers.



Outdoor-Oriented Tourism. Fresno County's proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

Economy Highlights

- Agriculture & Food Production:** A strong agricultural economy supports farming, food processing, and related industries.
- Regional Connectivity:** Proximity to Fresno provides access to larger markets, workforce, and commercial opportunities.
- Commercial Growth:** Residential growth and community investment continue to support local business activity.
- Small-Town Business Environment:** A close-knit community supports local businesses and entrepreneurs.

Major Employers

Employer	Employees
Kerman Unified School District	614
Walmart	272
Hall Management	200
MEC Aerial Platform	165
Panoche Creek	150
Mid Valley Disposal	115
City of Kerman	91
Major Employers within Fresno County	
Fresno Unified School District	15,750
Community Medical Centers	10,219
County of Fresno	8,980
Clovis Unified School District	8,453
California State University, Fresno	5,233
City of Fresno	5,015
State Center Community College District	4,469
Valley Children's Healthcare	4,170
Saint Agnes Medical Center	3,382
Kaiser permanente	2,950

Area Demographics

Stanislaus & 6th | Kerman, CA



POPULATION	1 Mile	3 Miles	5 Miles
2026 Population	12,990	18,239	20,858
2031 Projected Population	13,360	18,781	21,439
2000 Census Population	8,414	10,452	13,075
Daytime Population	10,630	14,592	16,524
Employed Age 16+	6,057	8,453	9,568
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Households	3,814	5,274	6,032
2031 Projected Households	3,90	5,517	6,290
2000 Census Households	2,353	2,949	3,714
2026 - 2031 Annual HH Change	0.91%	0.90%	0.84%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2026 Average HH Income	\$82,201	\$89,256	\$90,804
2031 Average HH Income	\$95,484	\$102,514	\$104,179
2025 Median HH Income	\$60,515	\$72,900	\$75,065
2031 Median HH Income	\$75,578	\$89,110	\$91,495
2026 Per Capita Income	\$24,117	\$25,876	\$26,416
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2026 Housing Units	9,328	5,425	6,257
Owner Occupied	2,255	3,230	3,599
Renter Occupied	1,559	2,044	2,433
Vacant	114	151	225
2031 Housing Units	4,095	5,652	6,501
Owner Occupied	2,382	3,410	3,788
Renter Occupied	1,608	2,107	2,502
Vacant	105	135	211
2000 Census Housing Units	2,433	3,073	3,923
Owner Occupied	1,362	1,745	2,171
Renter Occupied	991	1,203	1,540
Vacant	80	125	212

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2026 Total Population	12,990	18,239	20,858
Under 20	32.0%	31.9%	31.4%
20 to 34 Years	24.0%	24.0%	23.4%
35 to 39 Years	6.3%	6.5%	6.6%
40 to 49 Years	12.6%	12.8%	12.7%
50 to 64 Years	13.5%	13.5%	13.8%
Age 65+	11.5%	11.3%	12.0%
Median Age	30.9	31.1	31.7
By Educational Attainment			
2026 Population Age 25+	7,798	11,014	12,698
Less than 9th Grade	23.3%	20.2%	20.5%
9th - 12th Grade, No Dipolma	12.4%	11.2%	11.1%
High School Graduate	21.6%	23.6%	23.6%
GED/Alternative Credential	2.2%	2.1%	2.5%
Some College, No Degree	18.6%	18.3%	18.1%
Associate Degree	7.6%	7.5%	7.0%
Bachelor's Degree	9.6%	12.2%	12.1%
Graduate/Professional Degree	4.8%	4.8%	5.2%
By Gender			
2026 Total Population	12,990	18,239	20,858
Male Population	6,500	9,126	10,509
Female Population	6,490	9,113	10,349
By Marital Status			
2026 Population Age 15+	10,128	14,184	16,273
Never Married	44.0%	43.0%	43.2%
Married	43.8%	46.3%	46.3%
Widowed	4.2%	3.7%	3.7%
Divorced	8.0%	7.1%	6.9%

Area Demographics

Stanislaus & 6th | Kerman, CA

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Population

In the identified area, the current year population is 12,990. The 2010 Census population count in the area was 11,071, and 12,571 in 2020, a 1.3% annual growth rate. The rate of growth since 2020 was 0.5% annually. The five-year projection for the population in the area is 13,360 representing a change of 0.6% annually. Currently, the population is 50.0% male and 50.0% female. The median age in this area is 31.8, compared to U.S. median age of 39.6.



Housing

Currently 59.1% of the 3,928 housing units in the area are owner occupied; 40.9% renter occupied; and 2.9% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 3,227 housing units in the area - 53.3% owner occupied, 41.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2020 is 1.3%. Median home value in the area is \$357,757, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$470,742, compared to a median home value of \$440,921 in the US.



Households

The household count in this area has changed from 3,535 in 2020 to 3,814 in the current year, a change of 1.25% annually. The five-year projection of households is 3,990, a change of 0.91% annually from the current year total. Average household size is currently 3.40, compared to 3.56 in the year 2020. The number of families in the current year is 3,067 in the specified area.

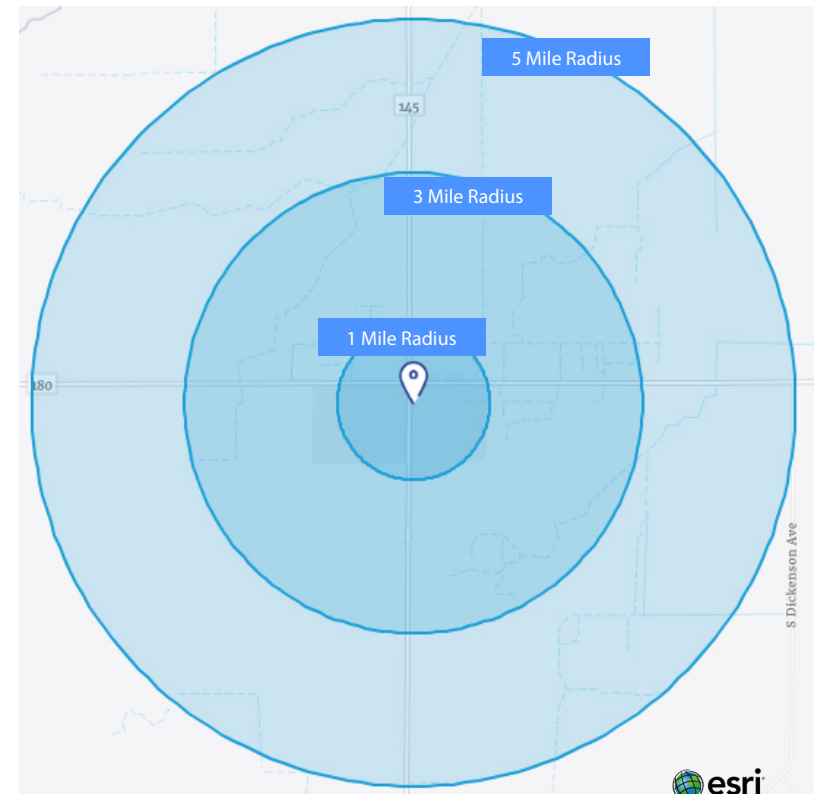


Income

Current median household income is \$60,515 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$75,578 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$82,201 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$95,484 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$24,117 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$28,499 in five years, compared to \$50,744 for all U.S. households.



Location Map

Stanislaus & 16th | Kerman, CA



Multifamily Land Parcel

Offering Memorandum

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Jeff Kim
Broker Associate
559 212 4489
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno

Colliers