LAND FOR SALE

RAIL SERVED INDUSTRIAL LAND: ±13.80 ACRES W/ UTILITIES

3661 W Franklin Avenue, Fresno, CA 93706

SALE PRICE: $1,495,000
LOT SIZE: 13.8 Acres
RAIL SERVICE: SJVR; Adjascent To Subject
APN #: 326-120-14S
ZONING: ILV - Light Industrial
MARKET: Southwest Fresno
SUB MARKET: Roeding Business Park
CROSS STREETS: N Brawley Avenue

PROPERTY FEATURES
- Priced Reduced By $55K | Seller-Carry Available
- ±975’ Wide By 616’ Deep (601,128 SF)
- Adjacent to San Joaquin Valley Railroad (SJVR)
- Established Central California Park
- Excellent Access to Freeway 99
- ±13.80 acres, all or part
- Manufacturing, Shop space, Office/Warehouse w/ Yard
- High Cube Distribution Up To ±200,000 SF
- Outstanding Access To Freeway 99 From Belmont Avenue
- Franklin Ave: Utilities (sewer, water, & storm drain) are in place

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.
PROPERTY OVERVIEW

Rail Served, fully improved, ±13.80 Acres of shovel ready industrial land located very close to Highway 99. Water and sewer lines are stubbed at the site with curb and gutter. The City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of new industrial development in the area. The property has quick access to both Highway’s 99 and 180, which allows for convenient access to all the major highways in the area.

Sewer - City of Fresno, 12” main in street, 8” service stubbed to each site.
Water - City of Fresno, 12” main in street, 4’ domestic and 6'/8” fire stubbed to each site. Fire hydrants in street per code.
Storm - 36” storm drain to street, with stub to site.
PG&E - 2” gas stubbed to each site, electrical available to suit.
Telecommunications - Comcast & AT&T.

LOCATION OVERVIEW

Property is located in the Roeding Business Park north of W Nielsen Avenue, east of N Brawley Avenue, south of Belmont Avenue and west of N Marks Avenue. Currently, access to Highway 180 is at Marks Avenue, which is less than 1/2 of a mile from the subject property. Highway 180 offers quick access to Highway 99 and Highway 41. Excellent location for distribution related businesses. Central geographic location within the state of California. The Bay Area is approximately 180 miles away and southern California is approximately 224 miles away.
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Central Ca Commercial.com
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<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL POPULATION</td>
<td>3,779</td>
<td>57,578</td>
<td>188,494</td>
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<tr>
<td>MEDIAN AGE</td>
<td>34.4</td>
<td>29.9</td>
<td>30.1</td>
</tr>
<tr>
<td>MEDIAN AGE (MALE)</td>
<td>31.5</td>
<td>28.7</td>
<td>28.9</td>
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<tr>
<td>MEDIAN AGE (FEMALE)</td>
<td>36.3</td>
<td>31.1</td>
<td>31.4</td>
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<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>TOTAL HOUSEHOLDS</td>
<td>1,195</td>
<td>17,646</td>
<td>60,649</td>
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<tr>
<td># OF PERSONS PER HH</td>
<td>3.2</td>
<td>3.3</td>
<td>3.1</td>
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<tr>
<td>AVERAGE HH INCOME</td>
<td>$58,674</td>
<td>$48,075</td>
<td>$48,227</td>
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<tr>
<td>AVERAGE HOUSE VALUE</td>
<td>$262,805</td>
<td>$196,365</td>
<td>$232,803</td>
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<table>
<thead>
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<th>RACE</th>
<th>1 MILE</th>
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<tbody>
<tr>
<td>% WHITE</td>
<td>50.9%</td>
<td>53.2%</td>
<td>56.0%</td>
</tr>
<tr>
<td>% BLACK</td>
<td>5.1%</td>
<td>10.9%</td>
<td>10.2%</td>
</tr>
<tr>
<td>% ASIAN</td>
<td>13.9%</td>
<td>11.1%</td>
<td>8.4%</td>
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<tr>
<td>% HAWAIIAN</td>
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<td>0.0%</td>
<td>0.1%</td>
</tr>
<tr>
<td>% INDIAN</td>
<td>0.7%</td>
<td>1.2%</td>
<td>1.1%</td>
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<tr>
<td>% OTHER</td>
<td>22.2%</td>
<td>19.2%</td>
<td>19.6%</td>
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<table>
<thead>
<tr>
<th>ETHNICITY</th>
<th>1 MILE</th>
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<tbody>
<tr>
<td>% HISPANIC</td>
<td>55.8%</td>
<td>53.6%</td>
<td>52.8%</td>
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</tbody>
</table>

* Demographic data derived from 2010 US Census