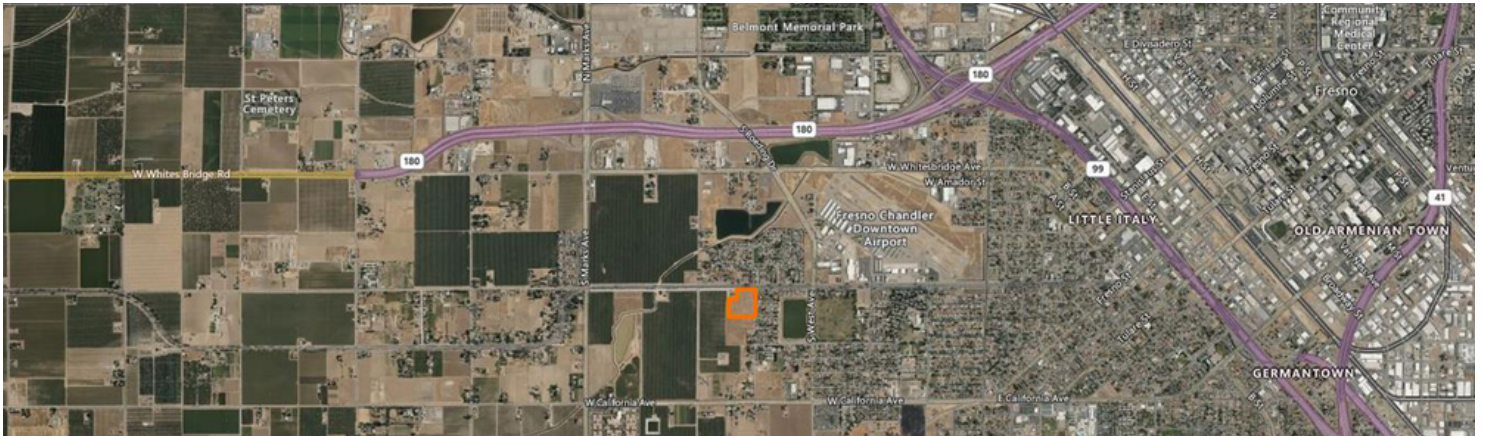
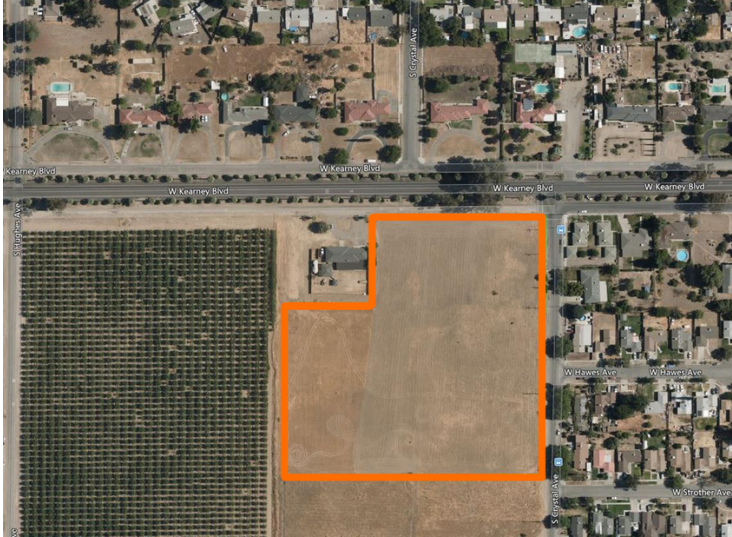


FOR SALE

# 1705 W KEARNEY BLVD

## Fresno, CA 93706



### OFFERING SUMMARY

Sale Price:	\$395,000
Price / AC:	\$49,007
Lot Size:	8.06 Acres
Zoning:	RS5
APN(s):	464-070-09
Opportunity Zone:	Yes

### PROPERTY OVERVIEW

FOR SALE - Approximately 8.06 Acres\* of vacant high density single family land on a hard corner. The property is currently zoned RS5 which is the highest density zoning for single family development\*\*. Utilities are available to the site and the property offers level topography. Parcel is located in an area with increasing population density that is largely underserved in affordable housing.

\*ADJACENT LAND AVAILABLE BY SEPARATE OWNER

\*\*Possible higher density uses, Buyer to verify with City of Fresno.

### LOCATION OVERVIEW

Located on E Kearney Blvd just east of S Hughes Ave.

Property is positioned directly west of Fresno Downtown Chandler Airport with easy access to Highways 99, 180 and 41 as well as Downtown Fresno.

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**ROB BOESE, SIOR**

President/Broker

559-369-2750

CalDRE #01922740

Rob@boesecommercial.com

**For More Information:**

**ERIN LUSSIER**

General Manager

559-369-2750

CalDRE #01966093

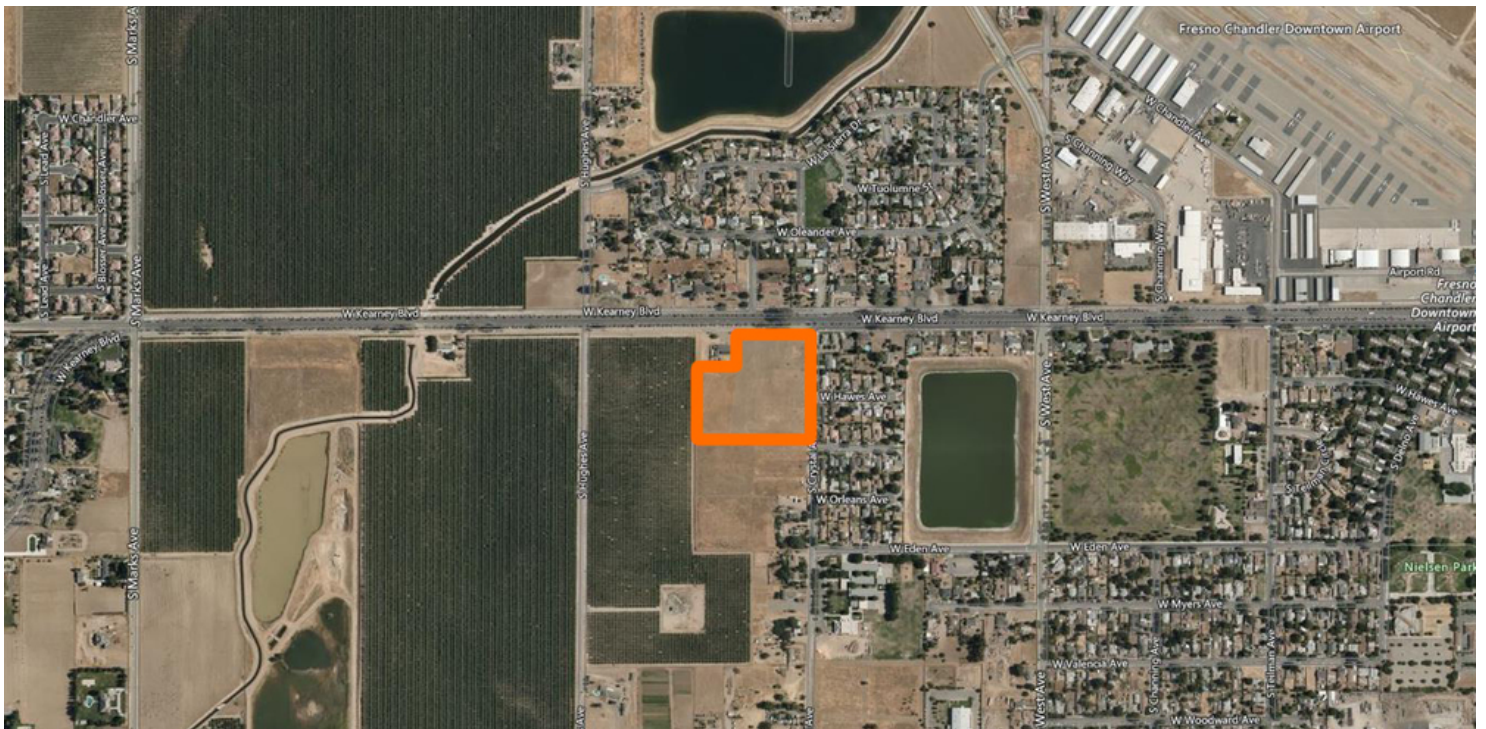
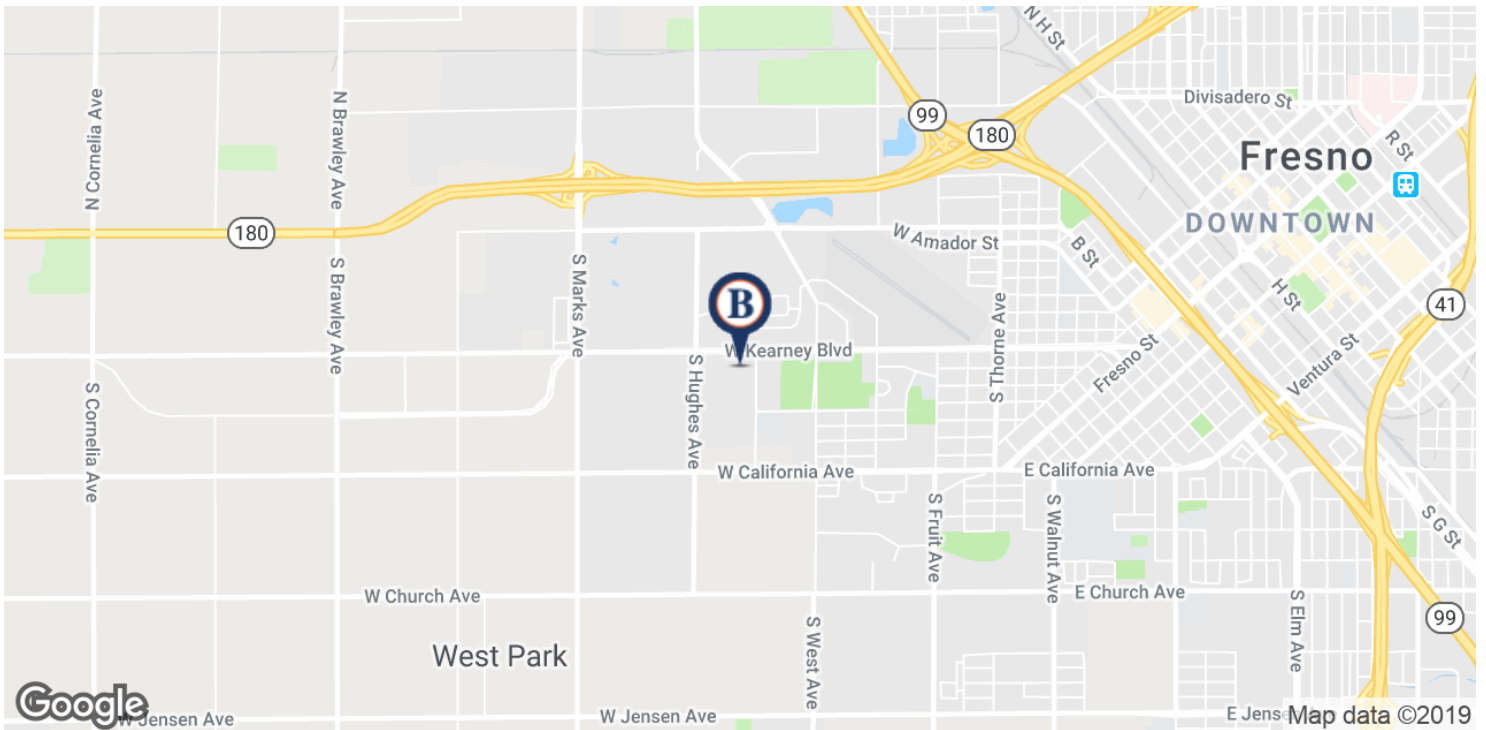
erin@boesecommercial.com



## AERIAL MAPS

# 1705 W KEARNEY BLVD

Fresno, CA 93706



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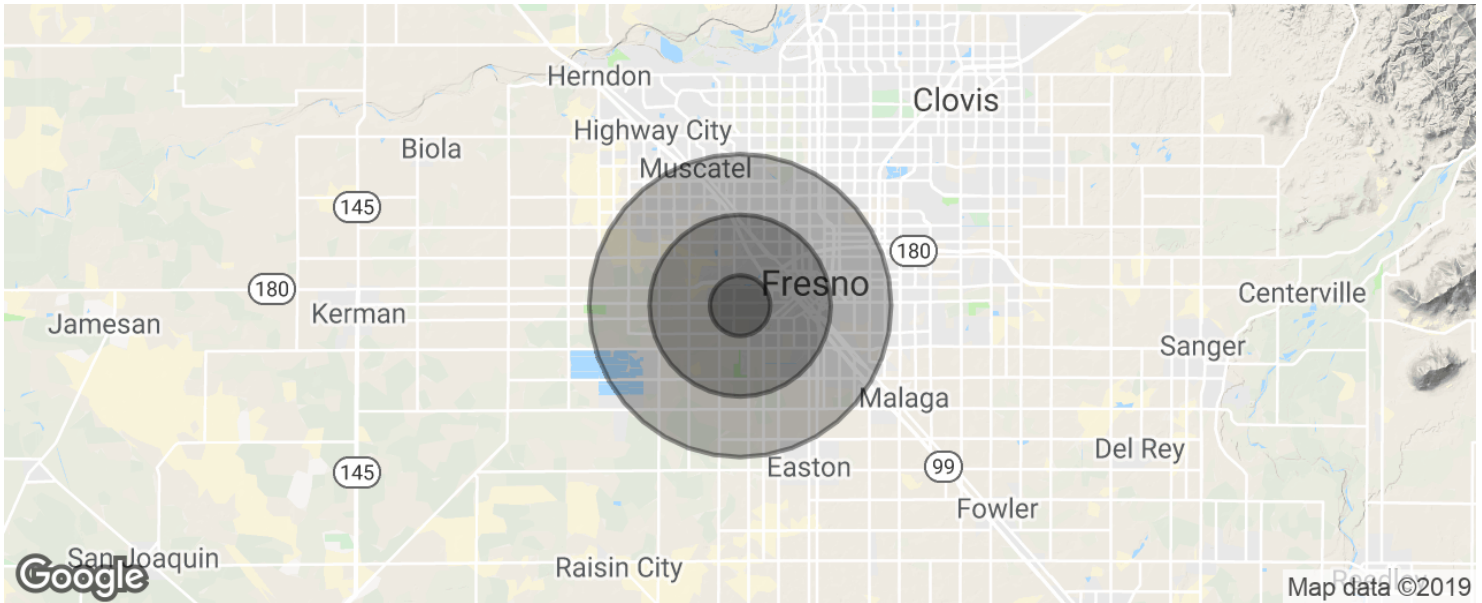
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## DEMOGRAPHICS

### 1705 W KEARNEY BLVD Fresno, CA 93706



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,114	58,914	196,556
Median age	26.7	28.4	28.7
Median age (Male)	25.3	27.8	27.9
Median age (Female)	28.6	29.6	29.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	902	17,419	59,811
# of persons per HH	3.5	3.4	3.3
Average HH income	\$39,574	\$37,068	\$43,103
Average house value		\$186,373	\$216,471

*\* Demographic data derived from 2010 US Census*

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