

FOR SALE

# 1250 & 1304 N 8TH STREET

Fresno, CA 93703



## OFFERING SUMMARY

Sale Price:	\$295,000
Price / AC:	\$96,405
Lot Size:	3.06 AC
Zoning:	RS5
APN(s):	453-282-30 453-282-23
Opportunity Zone:	Yes

## PROPERTY DESCRIPTION

FOR SALE - 3.02 Acres of development land, currently zoned for single-family residential. Property is surrounded by multi-family developments, multi-family zoning is available with a conditional use permit.

This land is the largest vacant development piece in the vicinity and is positioned in an Opportunity Zone. The site has existing sidewalks and curb cuts, has been cleared and graded, and the street has in-place city water and utilities.

The Property is conveniently located less than a mile from highways 41, 168 and 180, sitting between E Olive Ave and E McKinley Ave.

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**ROB BOESE, SIOR**

President/Broker  
559-369-2750  
CalDRE #01922740  
Rob@boesecommercial.com

For More Information:

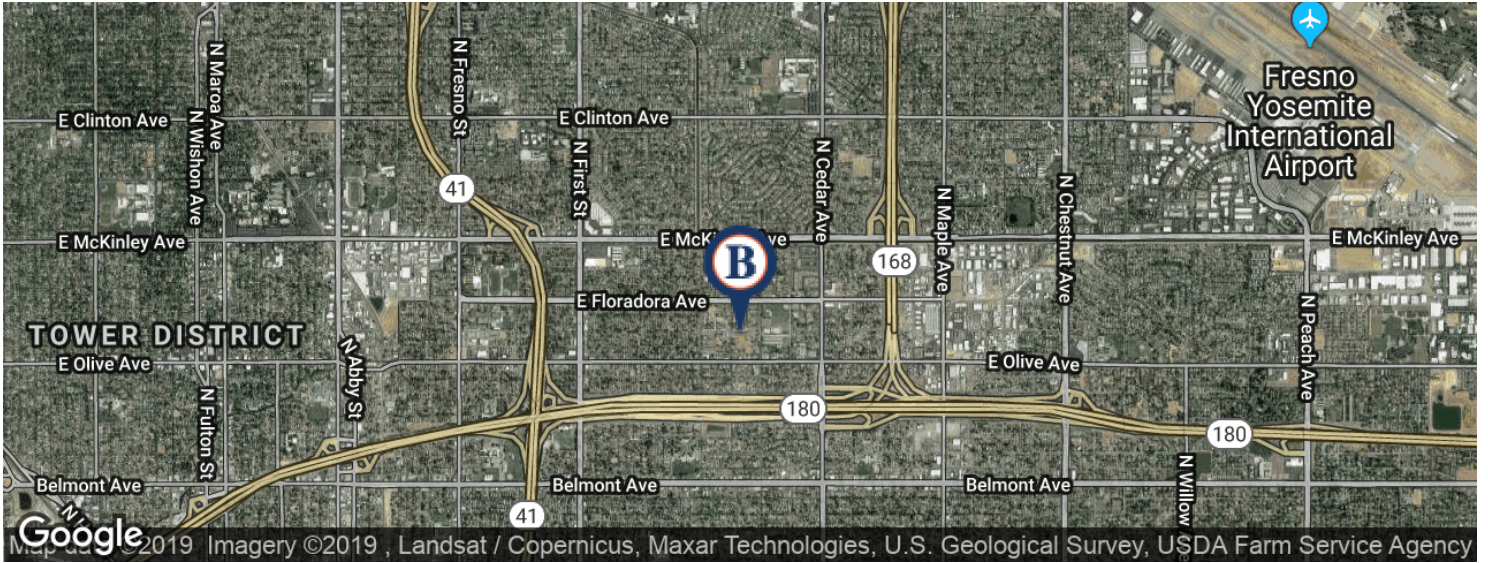
**ERIN LUSSIER**

General Manager  
559-369-2750  
CalDRE #01966093  
erin@boesecommercial.com



# LOCATION

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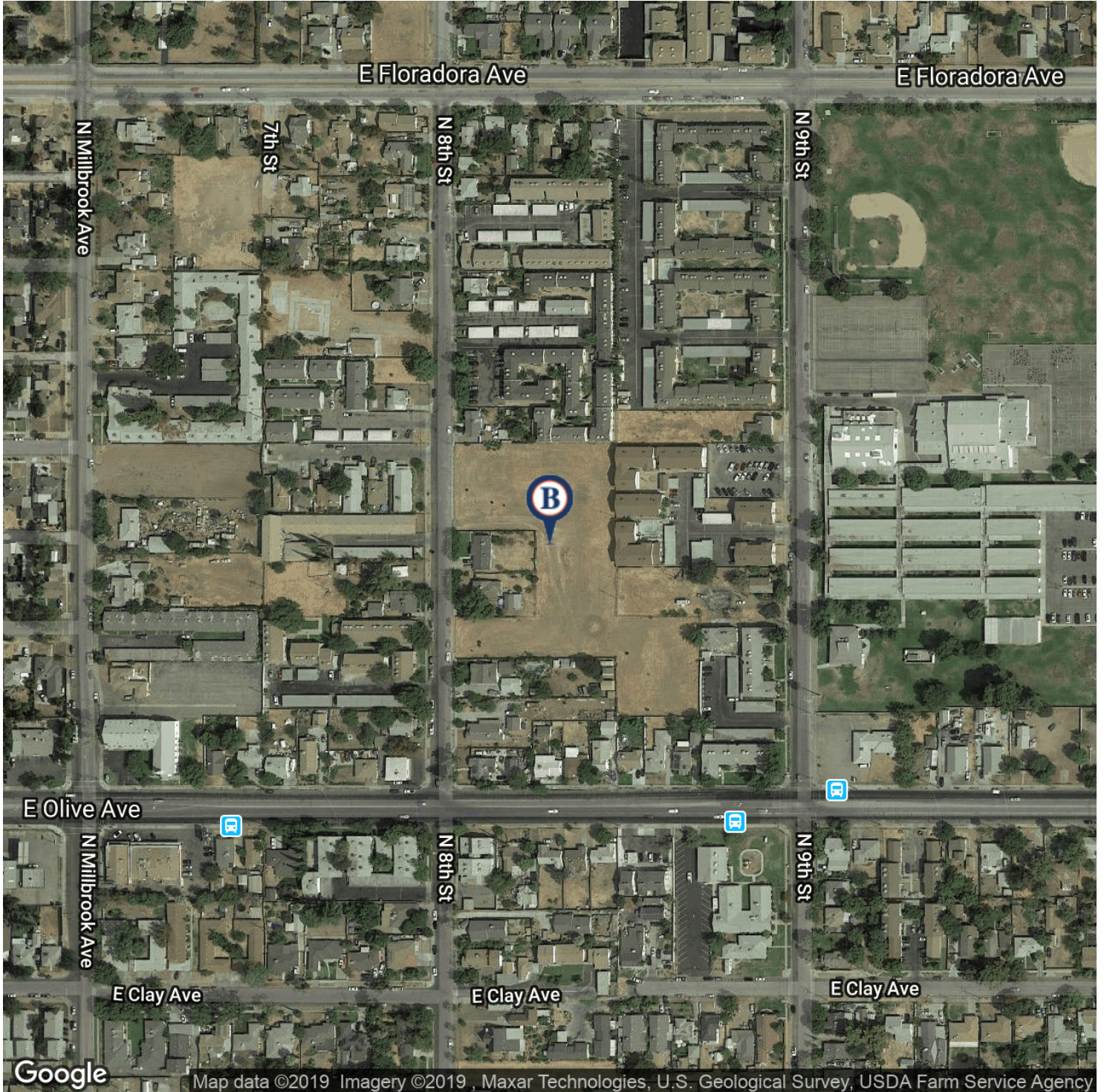
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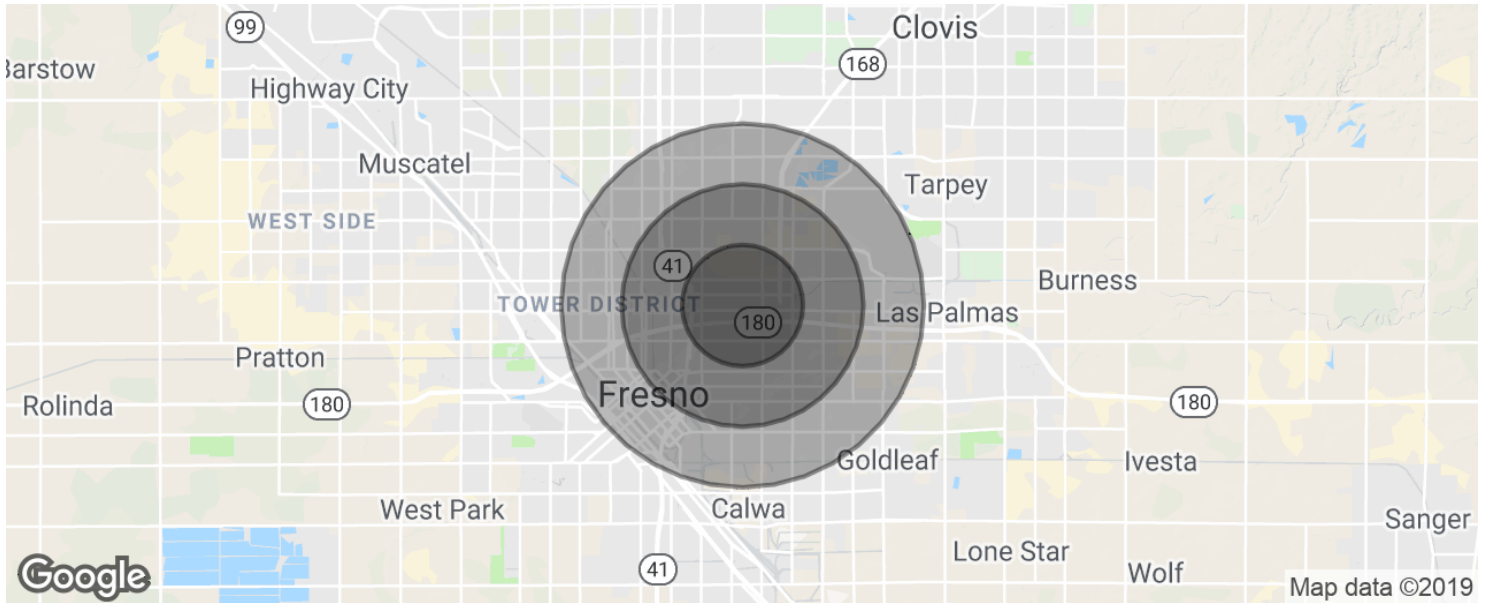
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# DEMOGRAPHICS

## 1250 & 1304 N 8TH STREET Fresno, CA 93703



### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	27,164	95,235	190,439
Median age	24.8	25.8	27.0
Median age (Male)	23.9	25.0	26.4
Median age (Female)	25.9	27.1	28.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,114	26,449	54,578
# of persons per HH	3.8	3.6	3.5
Average HH income	\$34,687	\$38,641	\$39,356
Average house value	\$205,875	\$203,456	\$213,408

\* Demographic data derived from 2010 US Census