

LAND FOR SALE | RIVER PARK AREA | FRESNO, CA



Demographics:	1 Mile	2 Mile	3 Mile
Population	13,570	52,925	107,996
Avg HH Income	\$60,751	\$79,001	\$88,864
Daytime Pop.	27,510	73,824	123,331

Location:	NWQ of Blackstone & Herndon in Fresno, California
Parcel:	303-161-49, 50,51,52,53
Zoning:	RS-5 (Duplex and Multi-Unit Residential Standards)
Land Available:	± 44,086 Square Feet
Price:	Negotiable

Property Features:	<ul style="list-style-type: none"> • Rare River Park Area Opportunity • Visibility to Herndon & Blackstone Avenues • Across from Costco and Home Depot
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Traffic Counts:	Herndon Ave.	56,998 ADT
	Blackstone Ave.	27,995 ADT
	Hwy 41	104,401 ADT
	Total	189,394 ADT

(Source: REgisOnline)



COMMERCIAL | RETAIL ASSOCIATES

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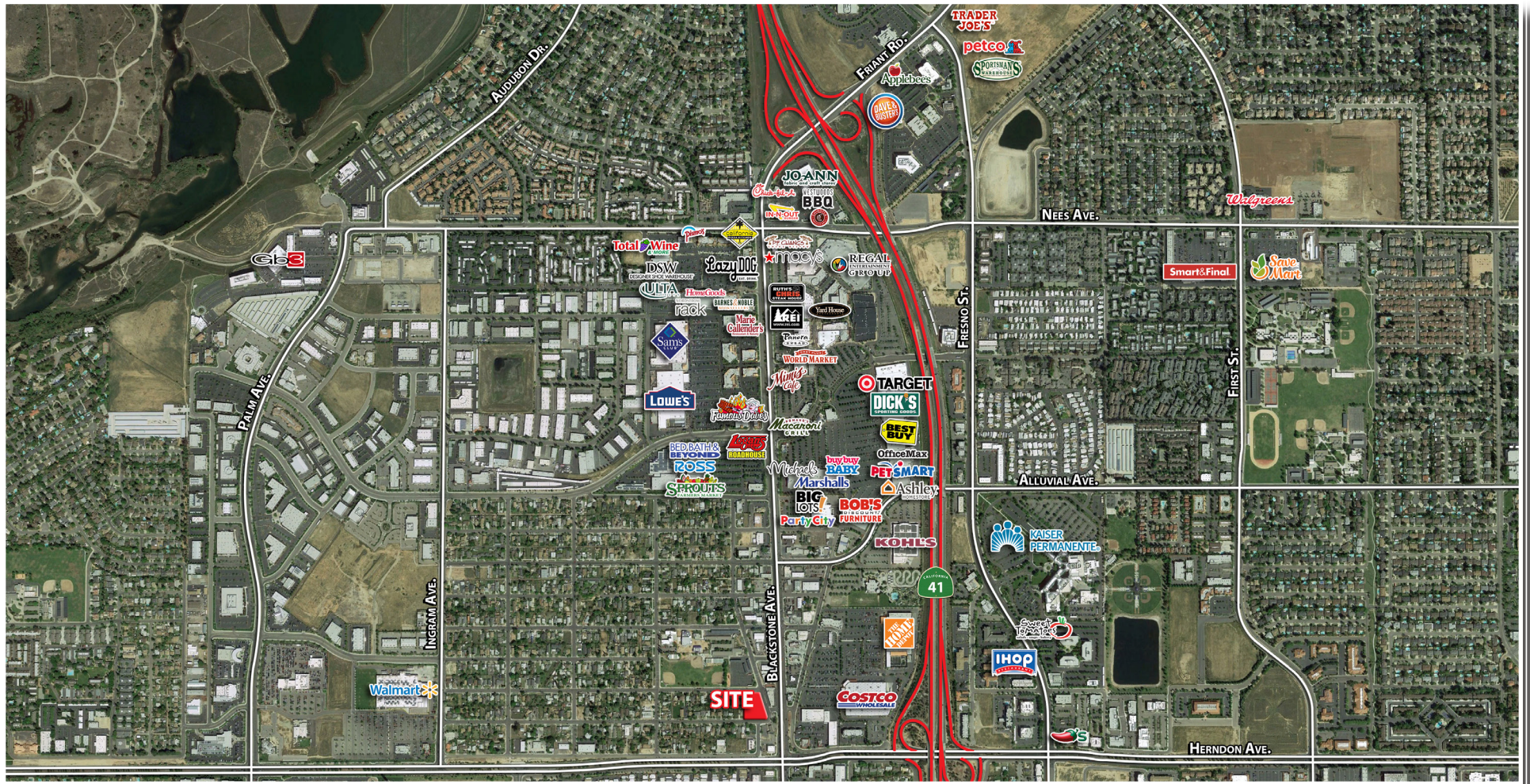
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