

AVAILABLE FOR SALE

RESIDENTIAL IN-FILL DEVELOPMENT OPPORTUNITY

SANGER CITY LIMITS



REDUCED ASKING PRICE



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SWC OF FLORENCE AVENUE & PEARL STREET

SANGER, CA

PROPERTY

OVERVIEW

SITE 1

Total Medium-Density: 6.92± Acres | R-1-6 (*Color Coded*)
APN: 315-060-24 (*County of Fresno*)
Location: North of Church Avenue in between Academy Avenue & Pearl Street

SITE 2

Total High-Density: 9.19± Acres | RM-1 (*Color Coded*)
APN: 315-060-07 (*County of Fresno*)
Location: SWC of Florence Avenue & Pearl Street just east of Academy Avenue

PROPERTY DESCRIPTION

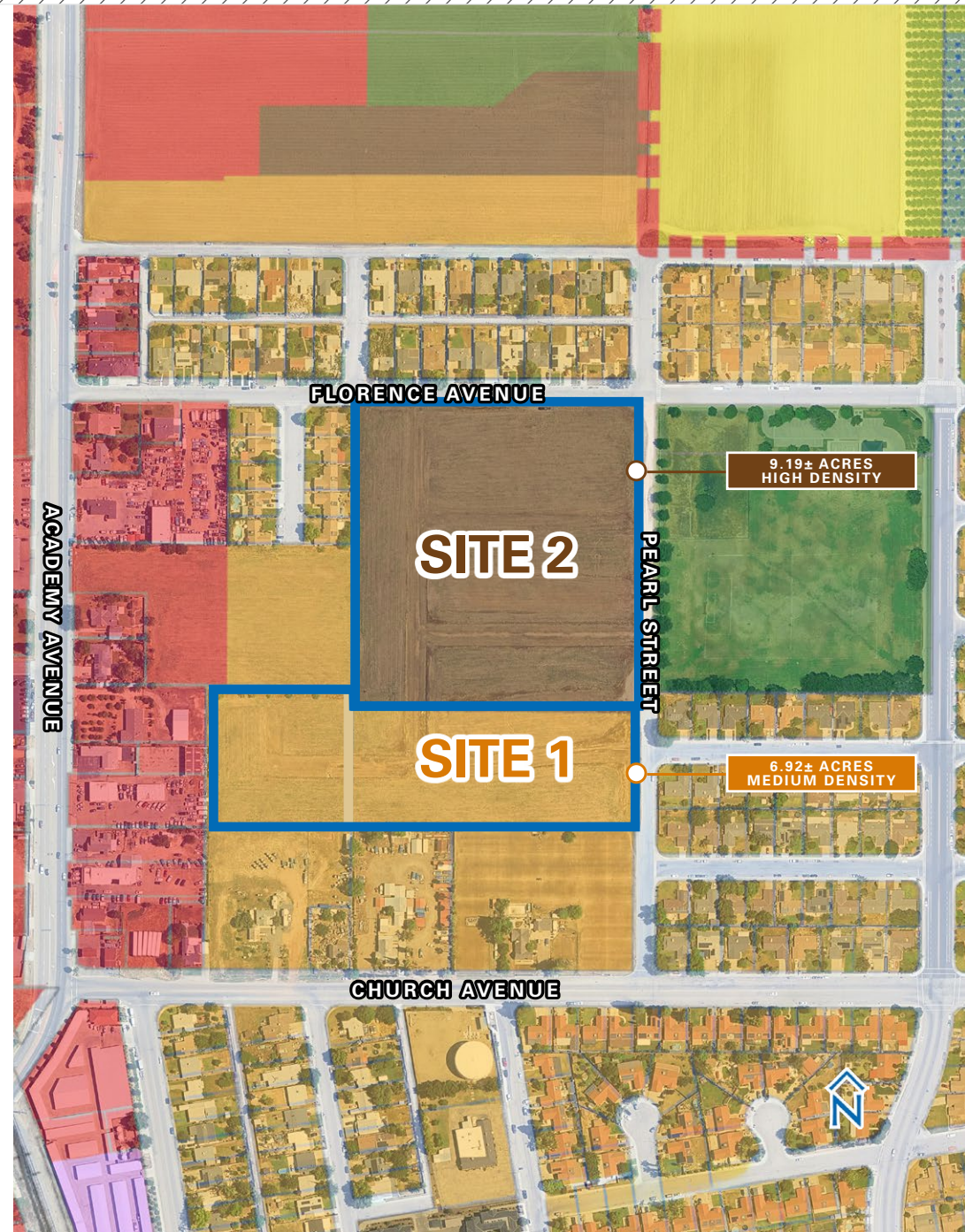
Positioned directly in Sanger's path of growth, the property is surrounded by new subdivisions and community projects, making it a prime opportunity for builders and investors to deliver much-needed housing in one of the Central Valley's most active markets.

The larger 9.19± acre portion is zoned for RM-1 (*High-Density Residential*) while the adjacent 6.92± acre portion is zoned R-1-6 (*Medium-Density Residential*).

The property offers excellent access, with primary frontage along Florence Avenue, additional connectivity via Church Avenue, and proximity to Academy Avenue, the area's main arterial. Importantly, the site is contiguous to Cesar Chavez Park, a major community amenity that enhances its appeal for high-density and affordable housing development.

SITE BENEFITS & ADVANTAGES

- Strategic location in the path of growth, near major corridors and community services.
- Development momentum in Sanger, with new subdivisions, rental housing, and community projects underway.
- Strong demand drivers, including a growing population, young household base, and need for workforce and multifamily housing.
- This is a rare opportunity to deliver residential product in a market where demand and growth are both accelerating.

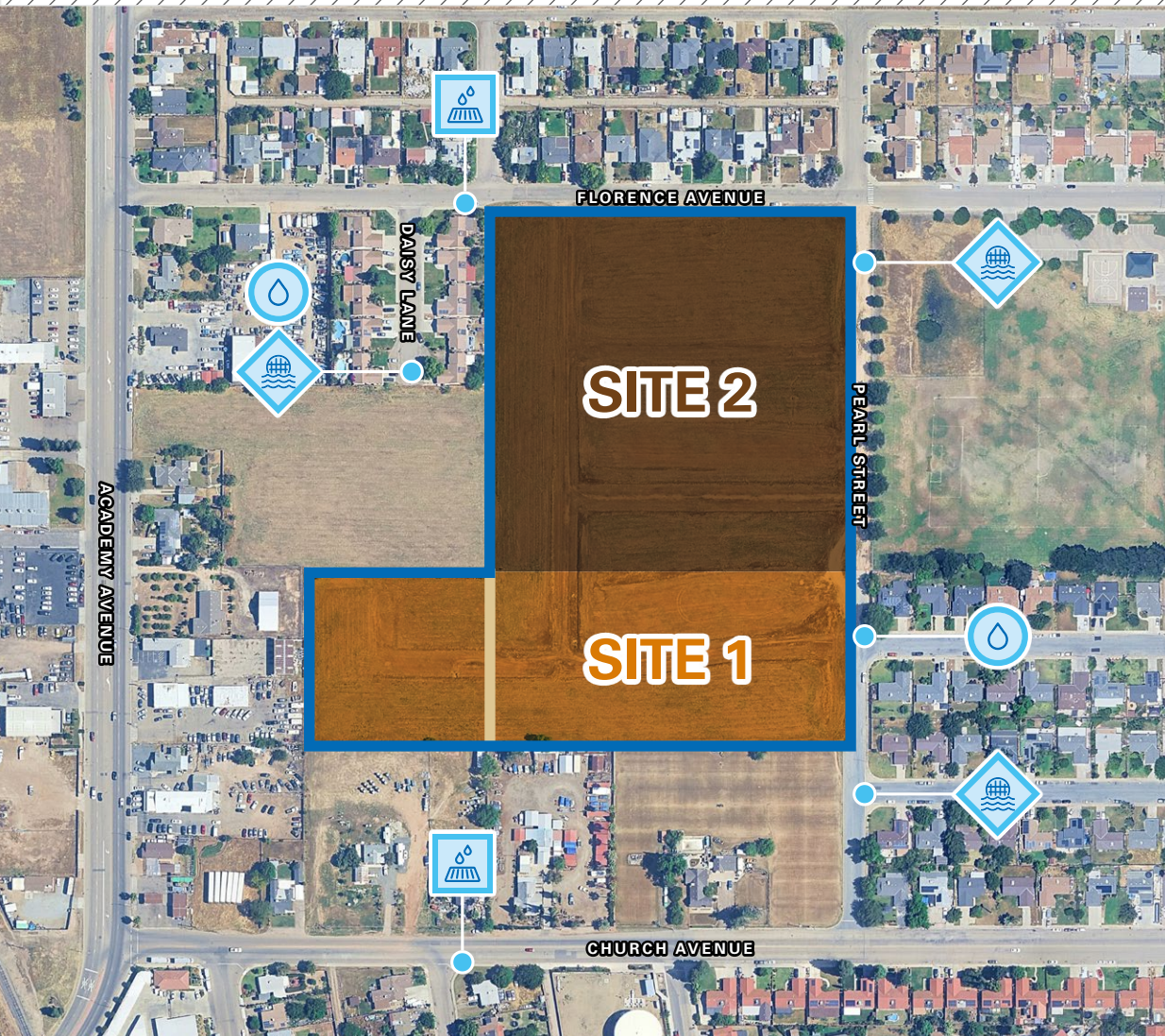


SWC OF FLORENCE AVENUE & PEARL STREET

SANGER, CA

PROPERTY

INFORMATION



SITE 1 MEDIUM-DENSITY

Land Size: 6.92± Acres
7.3 – 17.4 Units per Acre

Zoning: R-1-6 (*Residential - Medium Density*)

SITE 2 HIGH-DENSITY

Land Size: 9.19± Acres
29 – 43.6 Units per Acre

Zoning: RM-1 (*Residential - High Density*)

Incentives: Affordable housing incentives may allow the high-density portion to be reduced to as low as 23.2 units per acre.

NOTES

- Sites can be Sold Together or Separately
- Site qualifies for a CEQA Urban Infill Exemption
- Lot line adjustment required to establish parcels consistent with designated density areas

NEARBY UTILITIES



Water connection points: located near the medium-density site on Pearl Street



Sewer connection points: located on the first street north of Church Avenue near Pearl Street



Storm drain connection point: one is located on Church Avenue and the other is on Florence Avenue

\$830,000

SITE 1 | MEDIUM-DENSITY ASKING PRICE

\$1,200,000

SITE 2 | HIGH-DENSITY ASKING PRICE

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SANGER, CA

AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2030 Projection	5,926	27,334	90,286
	2025 Estimate	5,469	26,781	90,782
	Growth 2025-2030	8.35%	2.06%	-0.55%
	Growth 2020-2025	32.27%	4.27%	0.77%
	Growth 2010-2020	134.69%	25.53%	11.54%
HOUSEHOLD	2030 Projection	1,875	9,059	27,541
	2025 Estimate	1,734	8,886	27,614
	Growth 2025-2030	8.13%	1.94%	-0.26%
	Growth 2020-2025	26.34%	3.03%	0.99%
	Growth 2010-2020	58.42%	15.09%	9.14%
<i>2025 Est. Average HH Income</i>	\$189,518	\$119,734	\$88,696	

Source: Claritas 2025

HIGHLIGHTS

- Site 1 & 2 within Sanger city limits
- Prime location at Florence Avenue & Pearl Street, just east of Academy Avenue and near Church Avenue
- Strong access via Florence and Church Avenues, with Academy as the main arterial connection
- Directly contiguous to Cesar Chavez Park, a major community amenity attractive for high-density and/or affordable housing
- Located in Sanger’s active growth corridor, surrounded by new subdivisions and community projects
- Rising demand for workforce and multifamily housing driven by steady population growth
- Young, family-oriented demographics with strong need for diverse housing options
- Rare opportunity to deliver in-demand residential product in a supply-constrained market

HOUSING UNIT DENSITY

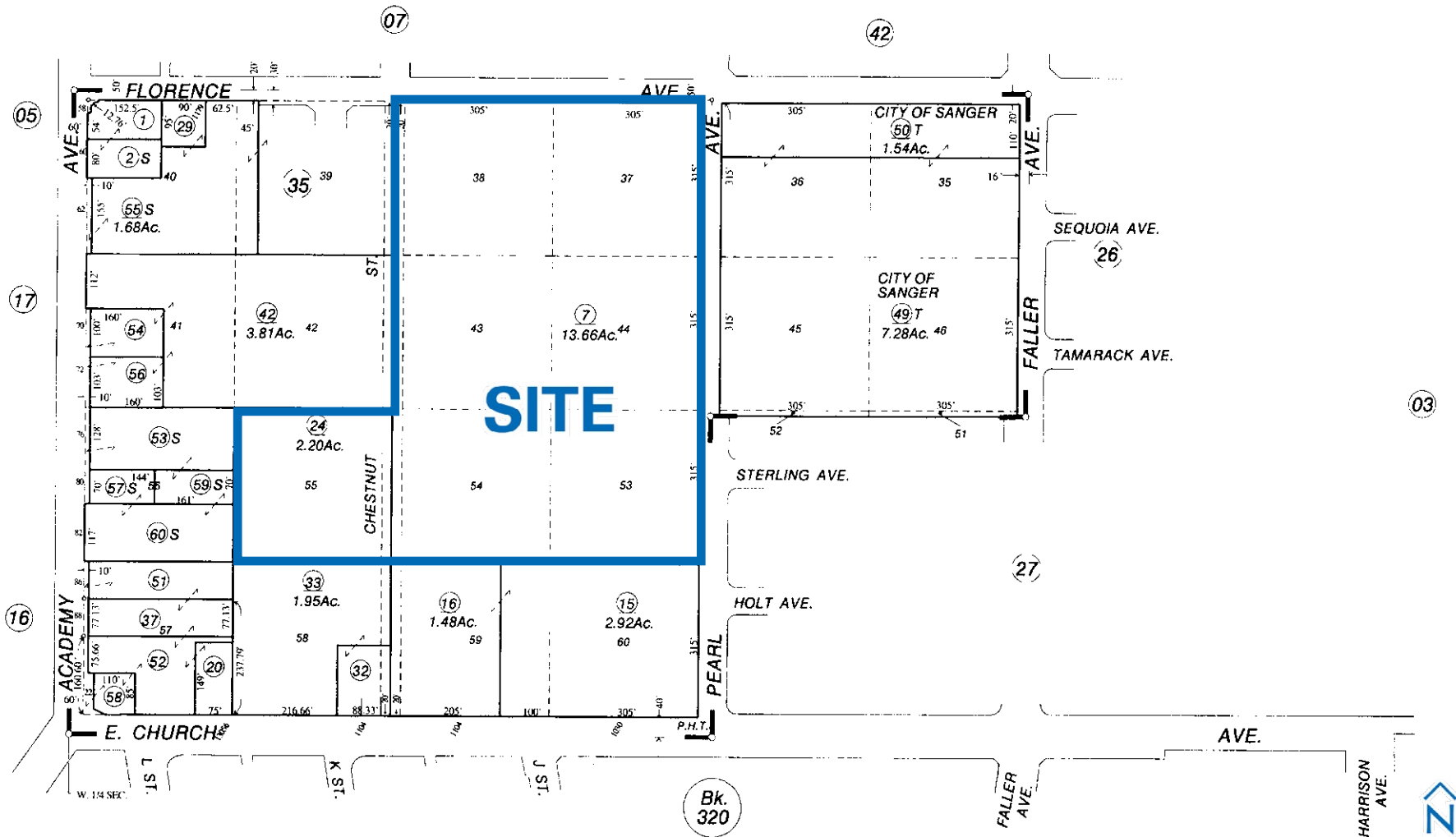
(Within a Three Mile Radius)



Units per sq. Mile, Census Block Groups

Source: Placer AI | STI: Popstats (2024)

315-06



LOCATION DESCRIPTION

The property is situated at Florence and Pearl Avenues, just east of Academy Avenue and near Church Avenue, offering convenient access to major corridors while maintaining a neighborhood setting.






















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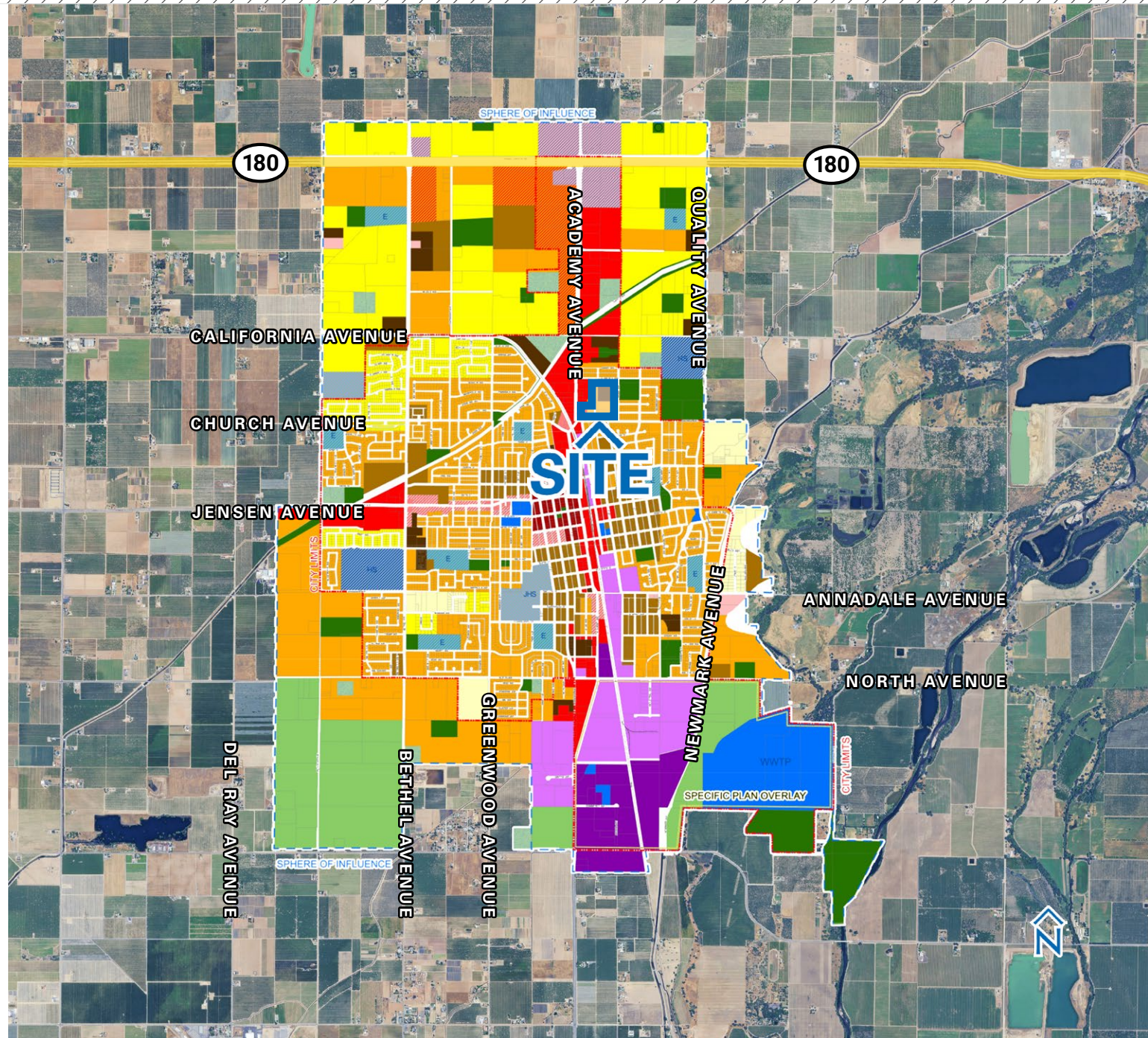
SANGER, CA

LAND USE

MAP

Key

	Residential - Low Density (127 ac.)
	Residential - Medium Low Density (1,050 ac.)
	Residential - Medium Density (1,664 ac.)
	Residential - Medium High Density (248 ac.)
	Residential - High Density (129 ac.)
	Mixed Use - Retail (162 ac.)
	Commercial - Neighborhood (21 ac.)
	Commercial - Community (6 ac.)
	Commercial - General (282 ac.)
	Commercial - Central (28 ac.)
	Commercial - Office (48 ac.)
	Commercial - Highway (112 ac.)
	Industrial - Light (306 ac.)
	Industrial - Heavy (209 ac.)
	Public Facility (127 ac.)
	Park / Open Space (241 ac.) (310 ac. with floating parks)
	Agricultural (533 ac.)
	Storm Drain Facility (87 ac.)
	School - Elementary
	School - Junior High
	School - High School



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