

AVAILABLE FOR SALE
69.62± ACRES OF DEVELOPMENT LAND

SELMA CROSSING

SELMA, CA

SUBJECT LINES ARE APPROXIMATE

NEWMARK
PEARSON COMMERCIAL

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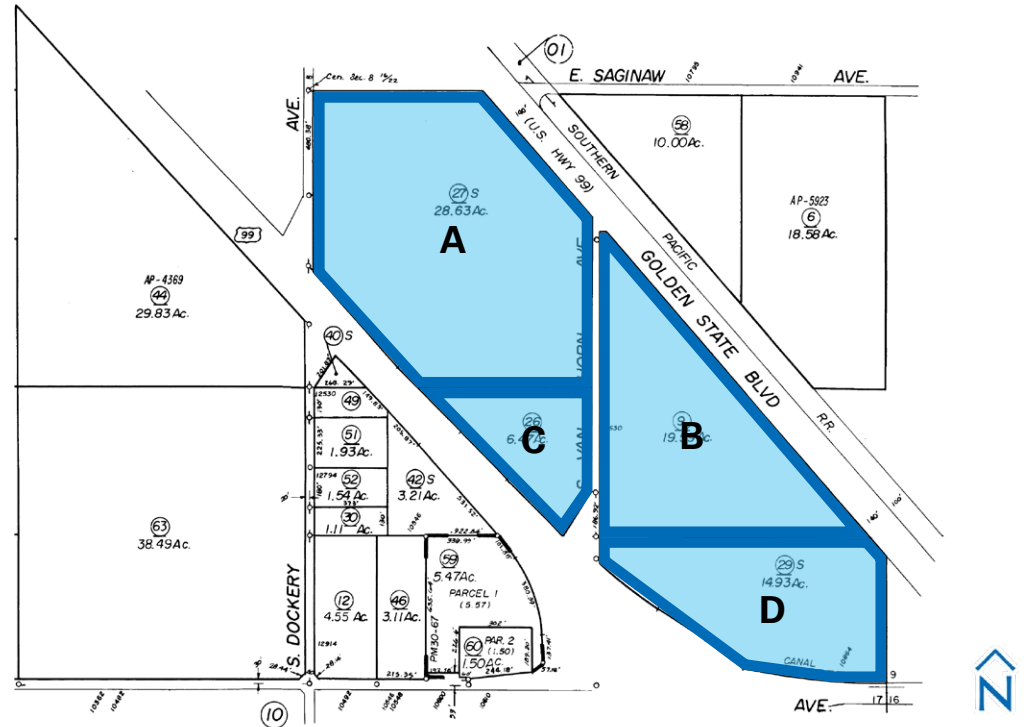
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SELMA CROSSING - SELMA, CA

PARCEL MAP



SUBJECT LINES ARE APPROXIMATE

PARCEL NUMBERS

A) 393-180-27S:	28.63± ac
B) 393-180-09:	19.59± ac
C) 393-180-29S:	14.93± ac
D) 393-180-26:	6.47± ac
Total:	69.62± acres

LOCATION DESCRIPTION

Located in Selma, the site has frontage on the heavily traveled HWY 99 and S. Golden State Boulevard. Just under 17 miles from the heart of Fresno and 30 miles from Visalia. The property is entitled for commercial, office and/or mixed-use.

The subject property is located within the city of Selma, CA limits and is currently zoned for Regional Commercial. Just north of the Mountain View exit, the property fronts CA-99 for approximately 1/2 mile to the west and Golden State Blvd to the east. Utilities are to be provided by the Selma-Kingsburg-Fowler County Sanitation District which includes the subject property as part of the current service area. The property is currently entitled for commercial and is adjacent to existing industrial zoning.

PROPERTY INFORMATION

Available:	69.62± Acres
Zoning:	Commercial
Pricing:	Call for pricing

SELMA CROSSING - SELMA, CA

DEMOGRAPHICS

(Based Within a 20 Mile Radius from City of Selma)

20 MILE RADIUS

POPULATION

2028 Projection	766,874
2023 Estimate	750,132
Growth 2023-2028	2.23%
Growth 2020-2023	1.96%
Growth 2010-2020	8.00%

HOUSEHOLDS

2028 Projection	236,157
2023 Estimate	229,316
Growth 2023-2028	2.98%
Growth 2020-2023	2.52%
Growth 2010-2020	11.26%
<i>2023 Est. Average HH Income</i>	\$85,015

Source: Fresno County EDC 2023

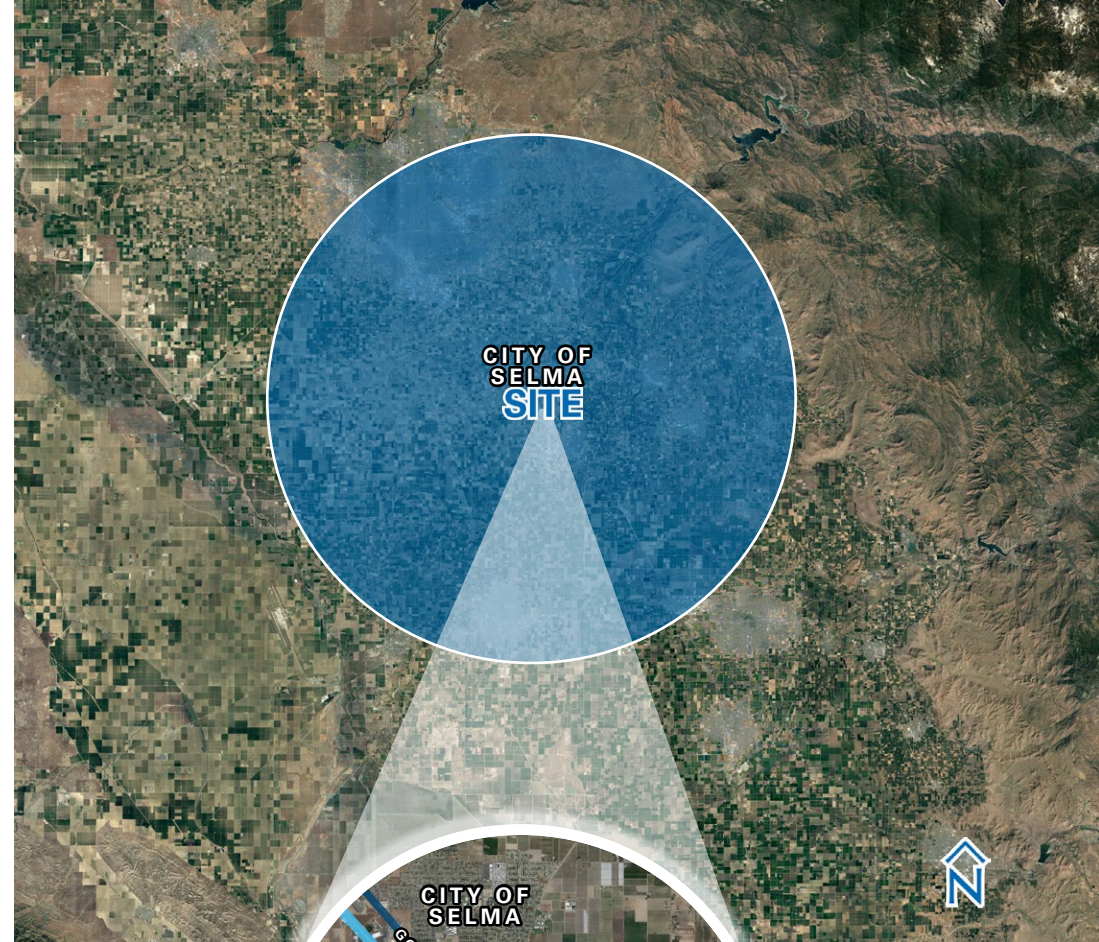
TRAFFIC COUNTS

(Based Within a One Mile Radius from Property Site)

93,530± ADT

Golden State Freeway,
Moutain View Avenue, HWY 99

Source: Fresno County EDC 2023



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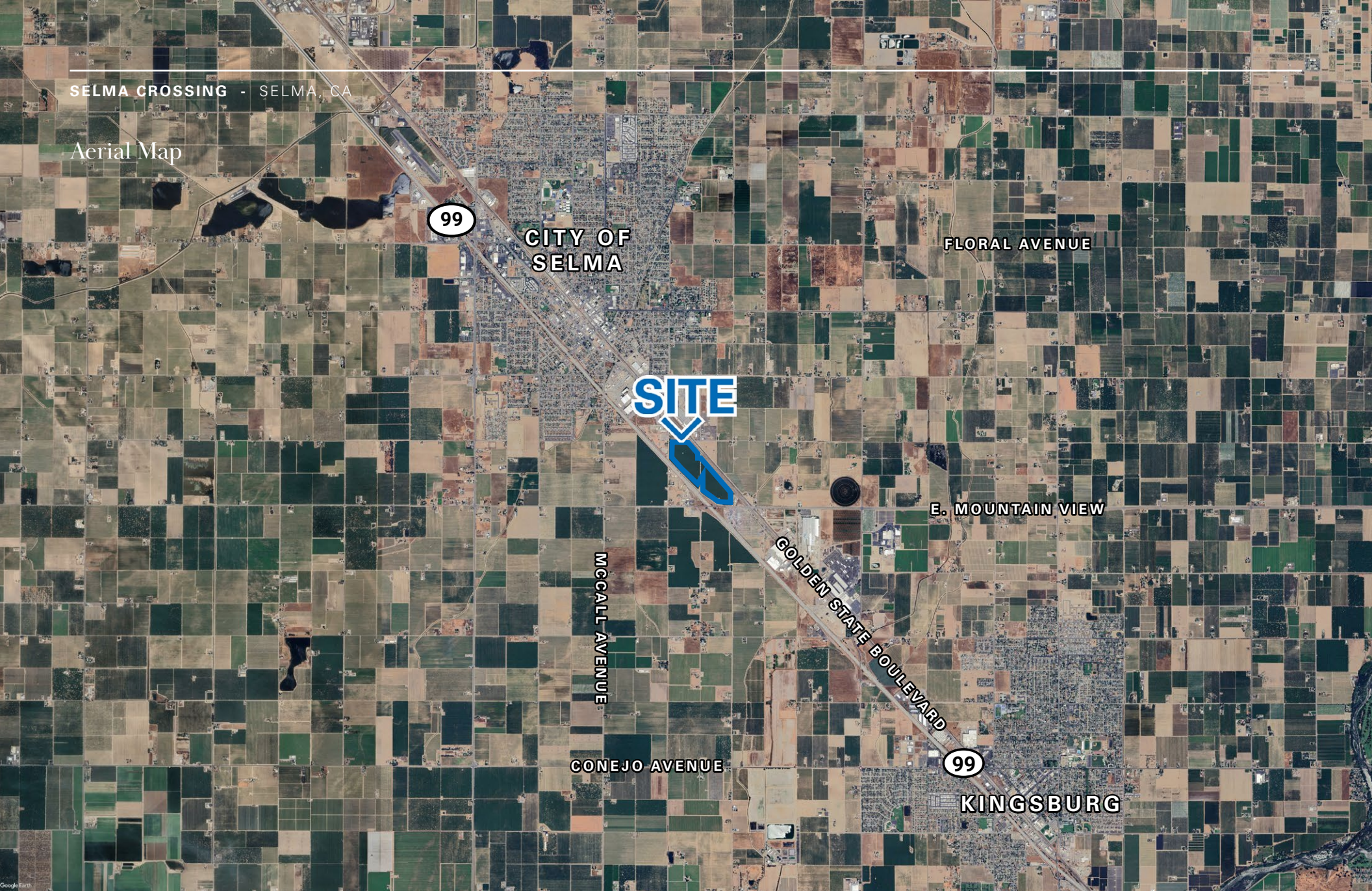
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Aerial Map



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City Overview

Selma is a rapidly growing community widely known for its small town charm as well as its big city development. Team Selma, an economic development partnership comprised of public and private entities, spreads the welcome mat for potential business owners and developers with phenomenal results. Selma's location, in the center of the State makes it a regional hub for warehouse and distribution.

Distance to Major Markets

Market	Distance from Selma (Miles)
Silicon Valley	140
Sacramento	145
Los Angeles	192
Reno	285
San Diego	315
Las Vegas	385
Phoenix	580