

SPRAWLING ±15.09 ACRE PARCEL WITH  
DEVELOPMENT POTENTIAL LOCATED WITHIN  
FRESNO'S SOUTHEAST GROWTH AREA

# For Sale

878 S. Temperance Avenue | Fresno, California

Temperance Ave

Site | ±15.09 Acres

**Ted Fellner**  
+1 559 256 2435  
[ted.fellner@colliers.com](mailto:ted.fellner@colliers.com)  
CA DRE #00977465

**Gil Lara**  
+1 559 256 2434  
[gilbert.lara@colliers.com](mailto:gilbert.lara@colliers.com)  
CA DRE #01356043

**Colliers**  
7485 N. Palm Ave., #110  
Fresno, CA 93711  
+1 559 221 1271



# Property Summary



Address: 878 S. Temperance Ave.  
Fresno, CA

Sale Price: \$3,600,000

Size: ±15.09 acres (657,320 SF)

APN: 313-051-245

Zoning: AE20, County of Fresno

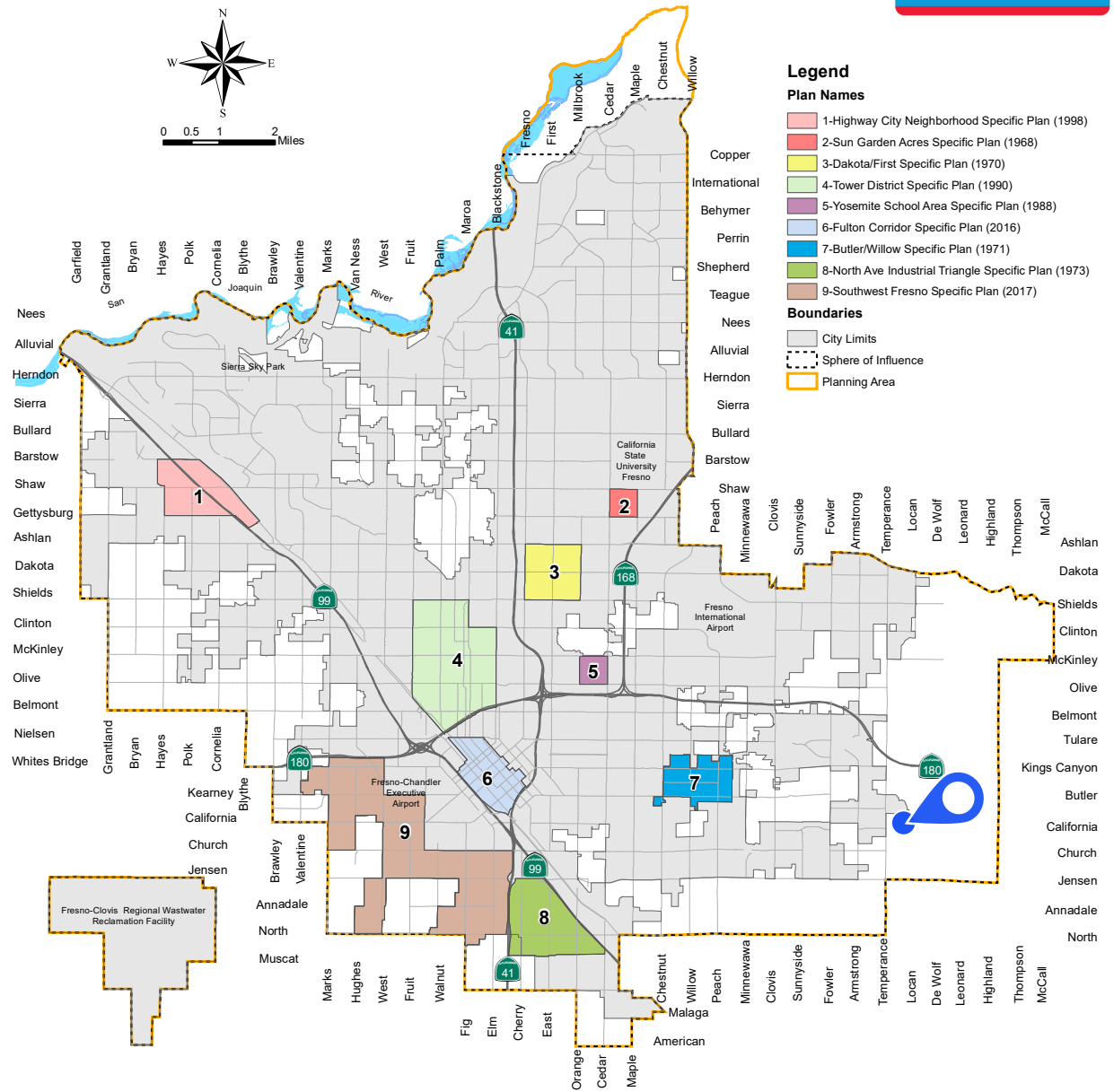
Land Use: Open Space/Ag  
(Per General Plan)

Regional Business Park  
(Planned Land Use)

Sewer: Adjacent to property

Water: Adjacent to property

Comments: The property is located with the City of Fresno's Sphere of Influence, positioning the property for future annexation and growth as the city continues expanding southeast.



# FOR SALE

Property location within the Sphere of Influence



**SANGER WEST  
HORNETS**



Site | ±15.09 Acres

### Area Demographics within a 5 Mile Radius



Population  
**148,770**



Households  
**43,175**



Median Age  
**32.6**



Avg. Home Value  
**\$460,945**



2030 Projected Population  
**154,236**



Avg. Household Income  
**\$103,311**



Education Attainment 25+  
**90,969**



Daytime Population  
**132,025**



# FOR SALE



Temperance Avenue

**878 S. Temperance Avenue**  
**Fresno, California**  
**±15.09 Acres**

**Ted Fellner**  
+1 559 256 2435  
[ted.fellner@colliers.com](mailto:ted.fellner@colliers.com)  
CA DRE #00977465

**Gil Lara**  
+1 559 256 2434  
[gilbert.lara@colliers.com](mailto:gilbert.lara@colliers.com)  
CA DRE #01356043

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

