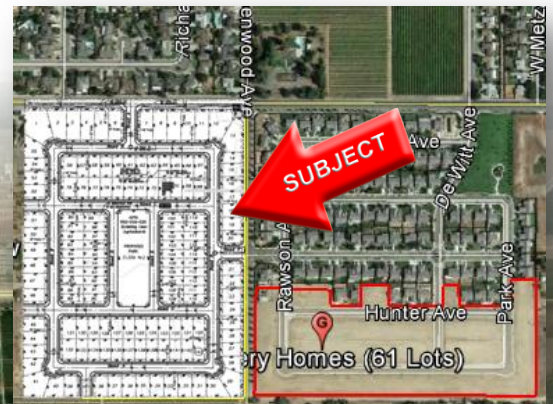


Greenwood Estates

147 Lot TM

Sanger California

Fresno County, CA



Approved Tentative Map Opportunity



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Greenwood Estates

143 Paper Lots
Sanger, Fresno County, CA

- Location:** Site is located on the south side of North Avenue, and on the west side of Greenwood Avenue.
- When heading east on Jensen Avenue into Sanger, take a right onto Bethel Avenue, south to North Avenue, then east to Greenwood Avenue.
- Location of the project is in the newer area of Sanger, and close to the new Sanger High School.
- Municipality:** Sanger, CA
- Sanger, Fresno County, California, is 16 miles East of Fresno, California (center to center).
- Owner:** Van Elderen Trust
- Property:** This property consists of 28.72 acres, and has an approved tentative tract map (with conditions) consisting of 143 paper lots. Lots 39-45 are designated as a temporary ponding basin.
- Condition of Property:** Site is level, without any off-sites in place, with the exception of water, sewer and electrical in both streets.
- Lot Sizes:** Average Lot Size: 4,000 - 6,000 SF
Complete list of lot sizes available upon request.
- Price:** \$3,625,000 (\$25,250 per Paper lot)
- Escrow:** First American Title, Fresno CA
- Market:** The Sanger market has been very active. The last subdivision to sell out to the north is called, "Stonehaven". A 69 lot, paper lot subdivision, with problems, was purchased by a local successful residential developer in May of 2013, and has now sold out.
- Absorption:** Averaging 5 homes per month of new home sales, with Stonehaven selling out, the demand for housing in other subdivision should begin to rise.
- SFR Permits:** Per the Building Department, 52 SFR Permits pulled in 2013 and 145 Permits pulled in 2014
- Active Builders:** Monterey Homes (Orchard Park IV-Tract # 5448), Wathen (Mansionettes Pallisades-Tract # 5166), Everygreen/GJ Gardener (Royal Woods-Tract # 5383 & Walnut Grove-Tract # 5536), Momentum Homes (Walnut Grove-Tract # 5536)
- Terms of Sale:**
- 30-day feasibility period from opening of escrow
 - 60-day close following approval of feasibility or acceptance by the City of the revised tentative map, whichever is later.
- Status:** The City will be improving North Avenue and will require dedication of right of way from property owners along North Avenue. Per the City Planner, Keith Woodcock, the dedication of right of way from property owners along North Avenue will be taking place relatively soon as the City is going through the environmental process and then on to the design phase.
- Per the City Planner, Keith Woodcock, the 12 lots in the Greenwood Estates tentative map, on the south side of North Avenue will lose about 30 - 40 feet in depth. The design of these specific lots were specifically designed longer than needed in order to be dedicated at a later date, providing the average needed lot size.
- The revised tentative map will need to be submitted and then reviewed by City Staff; however per the City Planner, Keith Woodcock, it will not need to go the Planning Commission as City Staff can approve and accept it.

Per the City Planner, Keith Woodcock, City Master Plan calls for a permanent ponding basin to be built at Bethel & Muscat with time frame yet to be determined. Once this permanent ponding basin has been constructed, the temporary ponding basin on Tract 5826 can be abandoned, temporary ponding basin can be backfilled and then the 7 lots designated for the temporary ponding basin can be built upon.

This property has been annexed into the City of Sanger. A final map has been submitted though not yet approved, recorded or bonded.

Bonds: NA

Remaining Fees: NA

School District: Sanger School District

Building Fees: Per Building Department:

- Development Impact Fees Estimate: \$23,500.00
- Plan Check Fees Estimate: \$2,000.00
- Building Permit Fee Estimate: \$3,000.00
- Traffic Mitigation Fee Estimate: \$1,622.00
- School Fees Estimate: \$3.57 per square foot

City Engineer: Josh Rogers
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City Planner: Keith Woodcock
City Planner
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Contact: Skip Rollf
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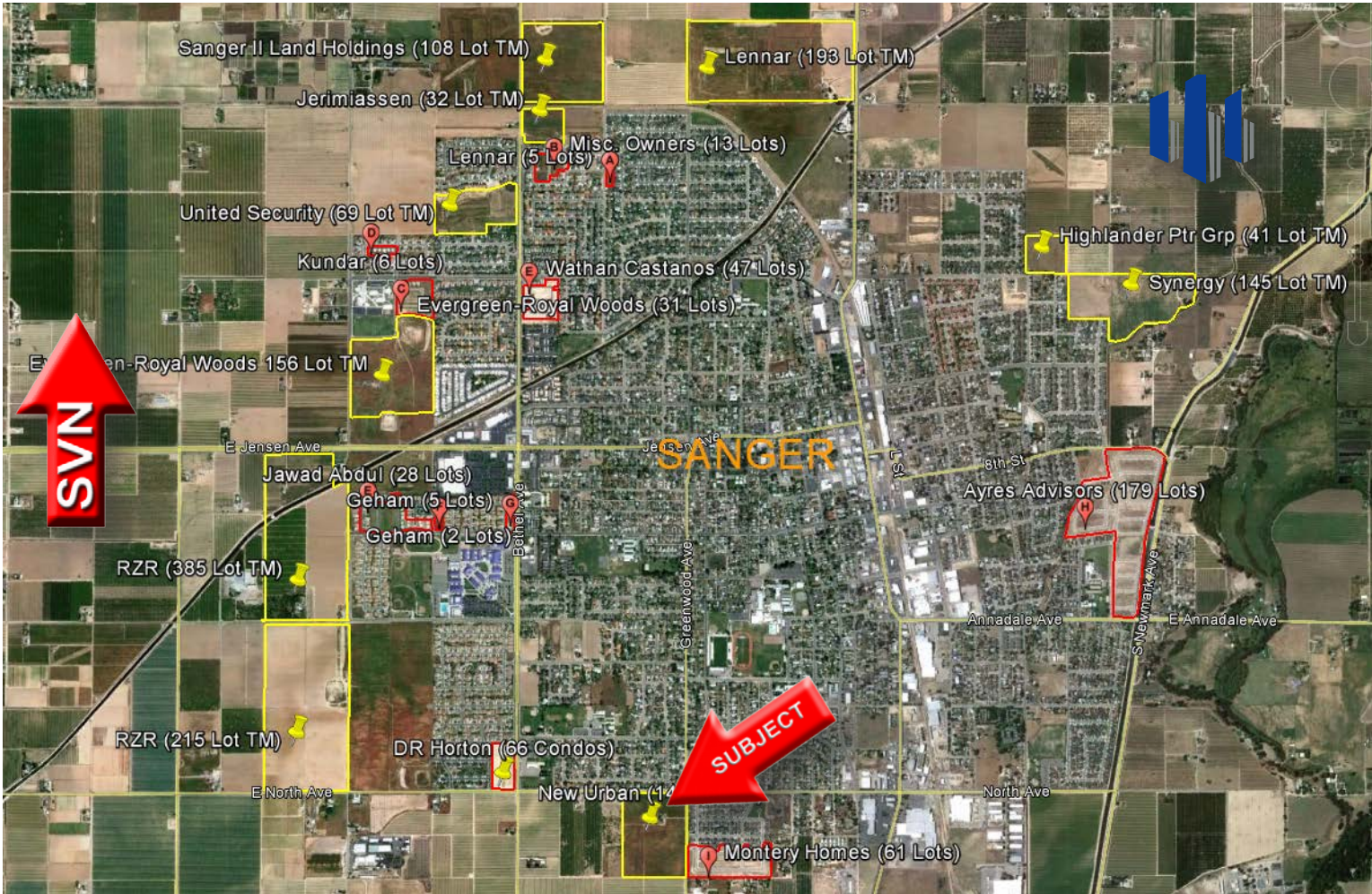
Ray Gill
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Aerial Location Map

Greenwood Estates

www.svn.com

Land Division



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Subdivision Activity

Greenwood Estates

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Land Division 

FINISHED LOTS SUBDIVISION ACTIVITY

TRACT NO.	SUBDIVISION:	DEVELOPER/ OWNER	SIZE:	NO. LOTS	FINISHED LOTS	PAPER LOTS	Price	COMMENTS:
A	Park View 4	Lennar	NA	6	6		NA	North Sanger
B	Villa Mira	Misc. Owners	NA	13	13		NA	North Sanger
C	Royal Woods	Ever Green	6,700	31	31		NFS	Homes are under construction, additional 151 TM adjacent to the site
D	Sequoia View	Kundar.	NA	6	6		NA	Slabs poured.
E	Mansionette Palisades	Wathan Castanos	NA	47	47		NFS	North Sanger
F	Mountain View Estates	Jawad Abdul	NA	28	28		\$45,000	Zoned for min. 3,000 sf home.
G	Mountain View Estates	Geham	NA	7	7		NFS	Zoned for min. 3,000 sf home.
H	Oak Grove	Ayres Advisors	NA	179	179		\$40,000	Wants to sell entire project
I	Orchard Park IV	Monterey HOmes	NA	61	<u>61</u>		NFS	Very Clean

TOTAL FINISHED LOTS : 378

TOTAL FINISHED LOSTS FOR SALE: 300

Sanger, CA 93657 Data & Demographics (As of July 1, 2015)

POPULATION		HOUSING	
Total Population	35,228	Total Housing Units	11,474 (100%)
Population in Households	35,087	Owner Occupied HU	6,211 (54.1%)
Population in Families	31,325	Renter Occupied HU	4,112 (35.8%)
Population in Group Qtrs	141	Vacant Housing Units	1,151 (10.0%)
Population Density ¹	127	Median Home Value	\$213,010
Diversity Index ²	78	Average Home Value	\$270,814

HOUSEHOLDS		INCOME	
Total Households	10,323	Median Household Income	\$49,458
Average Household Size	3.4	Average Household Income	\$65,475
Family Households	8,380	Per Capita Income	\$19,274
Average Family Size	4		

(Compound Annual Growth Rates)

GROWTH RATES	2010-2015	2015-2020
Population	0.45%	0.63%
Households	0.41%	0.59%
Families	0.41%	0.59%
Median Household Income		2.7%
Per Capita Income		2.58%

Sanger Market Summary

		For Sale: 138	New: 15
\$316,250	\$221,330	Recently Sold: 134	Reduced: 27
Average Home Price	Average Sold Price	Property Records: 8,030	Foreclosed: N/A

The average home price in Sanger is \$316,250, which is 42.9% higher than the average sold price in Sanger (\$221,330). The average home price per square foot in Sanger is \$162 and about 2% of all homes in Sanger sold in the last 6 months. For Sanger home values, real estate prices, and city market trends, research the 8,030 property records or search our 134 recently sold or 138 homes for sale listings. The listings and properties in Sanger are only a part of the 9,092,942 properties and 155,592 homes for sale in California. Because of this, the average home price and average home value of Sanger also influence the average home price \$362,316 and average sale price \$582,244 of California. Listing counts, Sanger home prices and home values in Sanger are sourced **daily** from listing and property data on realtor.com®, which is the most up-to-date and accurate aggregation of real estate listings in the industry and includes approximately 800 regional MLSs and is the official website of the National Association of Realtors®.

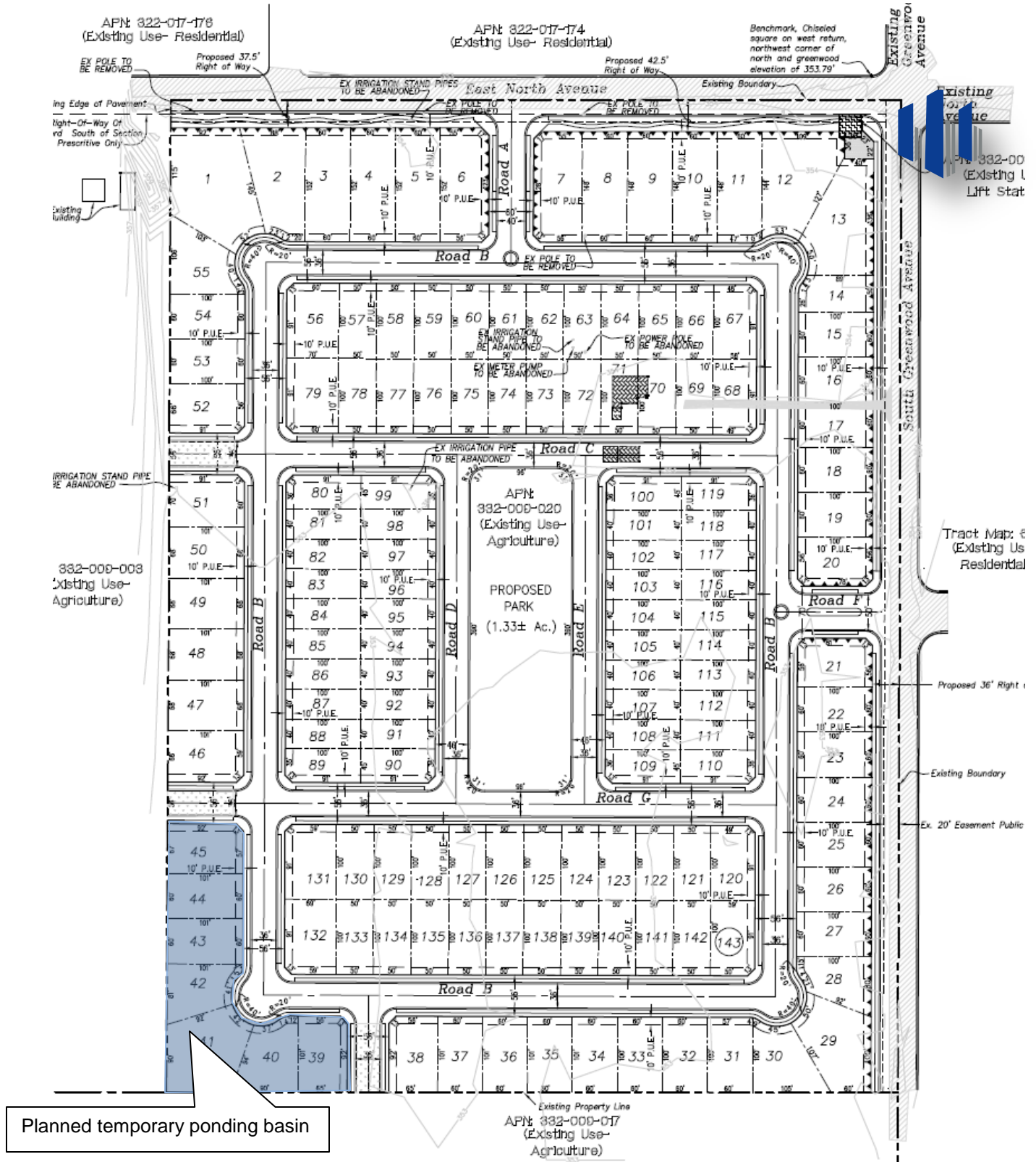
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Tract Map

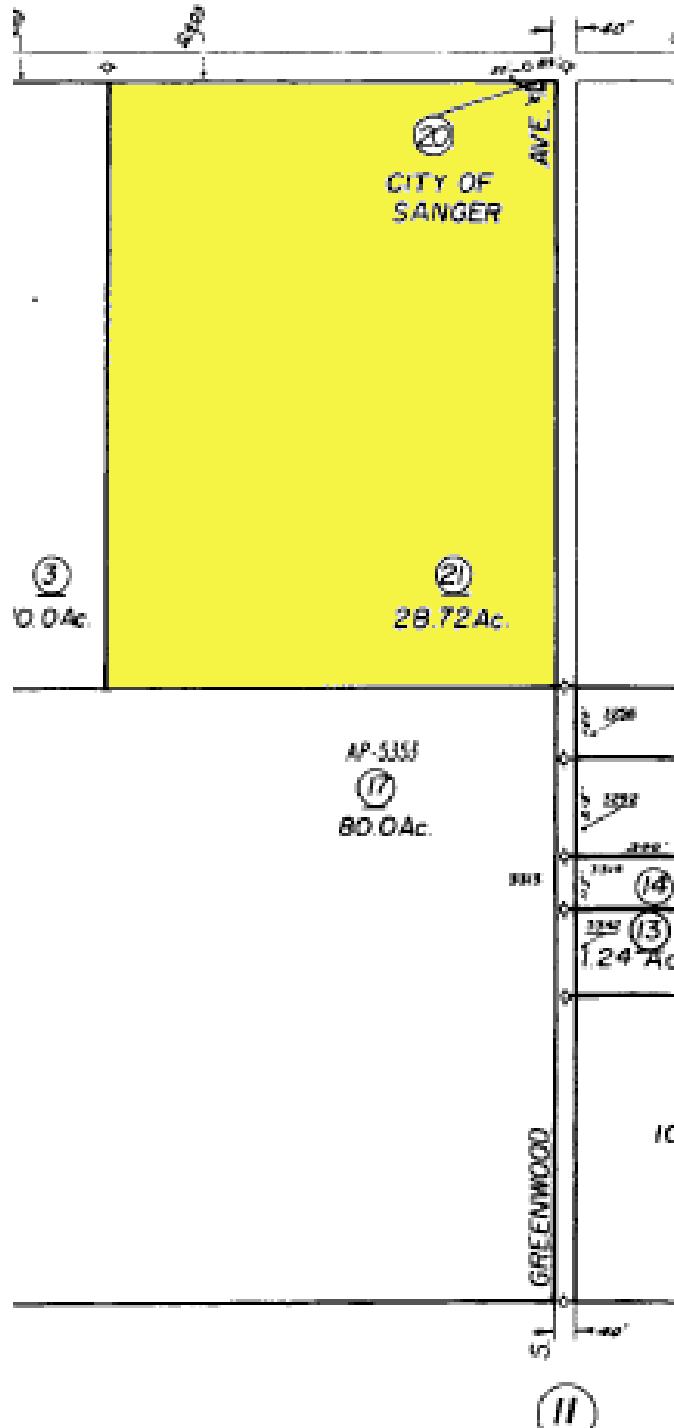
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