



Offering Memorandum

0 East Copper Ave.

0 East Copper Ave. Clovis, CA 93619
±129 Acre Development Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



Investment Contacts

0 East Copper Ave.
Lucrum Group | Equity Union

Raymond Rodriguez IV

Founding Partner
D: +1 866-582-7865
M: +1 818-581-5829

ray@lucrumre.com
Lic. #01402283

Matt Freedman

Partner
D: +1 818-755-5551
M: +1 818-585-6888

matt@lucrumre.com
Lic. #01487954

Taj Gill

Associate
M: +1 559-940-5712

tajgillrealestate@gmail.com
Lic. #02129300



Disclaimer

All materials and information received or derived from EQUITY UNION and Lucrum ("Broker") its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Broker its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the material or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Broker will not investigate or verify any such matters or conduct due diligence for a part unless otherwise agreed in writing.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspection and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Broker makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Broker does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rent from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Broker in compliance with all applicable fair housing and equal opportunity laws.

Confidentiality Agreement

The contents included in this brochure are proprietary, paid for and include customized branded and/or trademarked materials that are to be kept strictly confidential. It is intended to be referred to only by the party receiving it from Broker. It should not be copied, duplicated, or otherwise made available to any other person, entity or competitor without the express written consent and approval of Broker. Any copying of proprietary material or brand will be a violation to your use of this brochure.





0 East Copper Ave.

TABLE OF CONTENTS

01. Property Overview

02. Area Overview





0 East Copper Ave.

01. PROPERTY OVERVIEW





0 East Copper Ave.

Property Overview

Street Address:	0 East Copper Ave.
City:	Clovis
State:	California
Zip Code:	93619
Price:	\$11,000,000
Price P/L SF:	\$1.95
Cross Streets:	E. Copper Ave. & N. Sunnyside Ave.
APN:	580-040-16 & 1580-040-18S
Zoning:	AE20
Acres:	± 129.32
Square Feet:	± 5,633,179
Price:	\$85,060 Per Acre
Asset Type:	Raw Land
Utilities:	Unknown





0 East Copper Ave.



Property Description

Extremely rare and exceptional opportunity to acquire over ±129 acres of land zoned AE20 situated on the border of Clovis' "Sphere of Influence," an area the city has earmarked for urbanization and which the Clovis General Plan has identified as the potential site to develop low-to-medium density residential housing. As is currently envisioned, the Sphere of Influence would include:

- + 325 acres for residential development

- + 500 acres for job creation

- + 225 acres designated as open space

The City of Clovis Planning Division is currently in exploratory discussions to expand the Sphere of Influence north of E. Copper Ave., bringing the subject property into the General Plan.

Based upon the City of Clovis Municipal Code, the R-1 Zoning District, as intended for the Sphere of Influence, would allow for either low-density designation permits for 2.1 to 4 dwelling units per acre or medium-density designation permits for 4.1 to 7 dwelling units per acre, making this an exciting opportunity for investors and developers alike.



At present, the property for sale comprises approximately ±129.32 acres and includes a total of (2) parcels:

+ 580-040-16 (119.32 Acres)

+ 580-040-18S (10 Acres)

Location Description

Nestled in the heart of California’s Central Valley, Clovis is a vibrant and growing city with a population of approximately 125,000 residents. Known for its family-friendly atmosphere, award-winning schools, and strong sense of community, Clovis offers a welcoming environment for individuals and businesses alike. With a growth rate that consistently outpaces the national average, Clovis is a destination for those seeking a high quality of life with small-town charm and big-city conveniences.

Clovis is experiencing a real estate boom, with new residential and commercial developments taking shape throughout the city. Master-planned communities, modern apartment complexes, and single-family homes cater to a variety of lifestyles, from young professionals to retirees. The city’s commitment to smart growth ensures a balance between development and preserving its charming character.

Homebuyers and investors find Clovis an attractive market due to its relatively affordable housing compared to other parts of California, while still offering access to top-rated schools, parks, and recreational facilities. The city’s strong property values and demand for housing

make it a desirable place for long-term investment.

With its proximity to Fresno and major transportation corridors, Clovis has become an attractive hub for logistics and distribution. Business-friendly policies and a proactive Chamber of Commerce continue to drive new economic opportunities, making it an ideal location for businesses of all sizes.





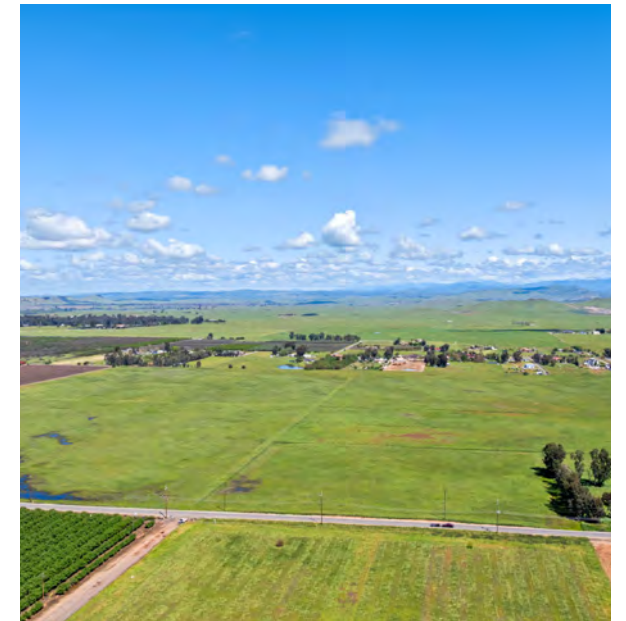
0 East Copper Ave.

Property Highlights

- + Over 129 acres of land currently zoned AE20
- + Adjacent to the Sphere of Influence Planned Development
- + Located off of East Copper Avenue
- + Potential future development opportunity
- + Priced to sell at only \$85K P/Acre
- + All reasonable offers will be considered
- + Possible rezoning for low-high density residential use
- + \$187,000 avg. household income within 1-mile
- + 67% owner occupied households vs. 33% renter occupied
- + Consistent year-over-year population growth

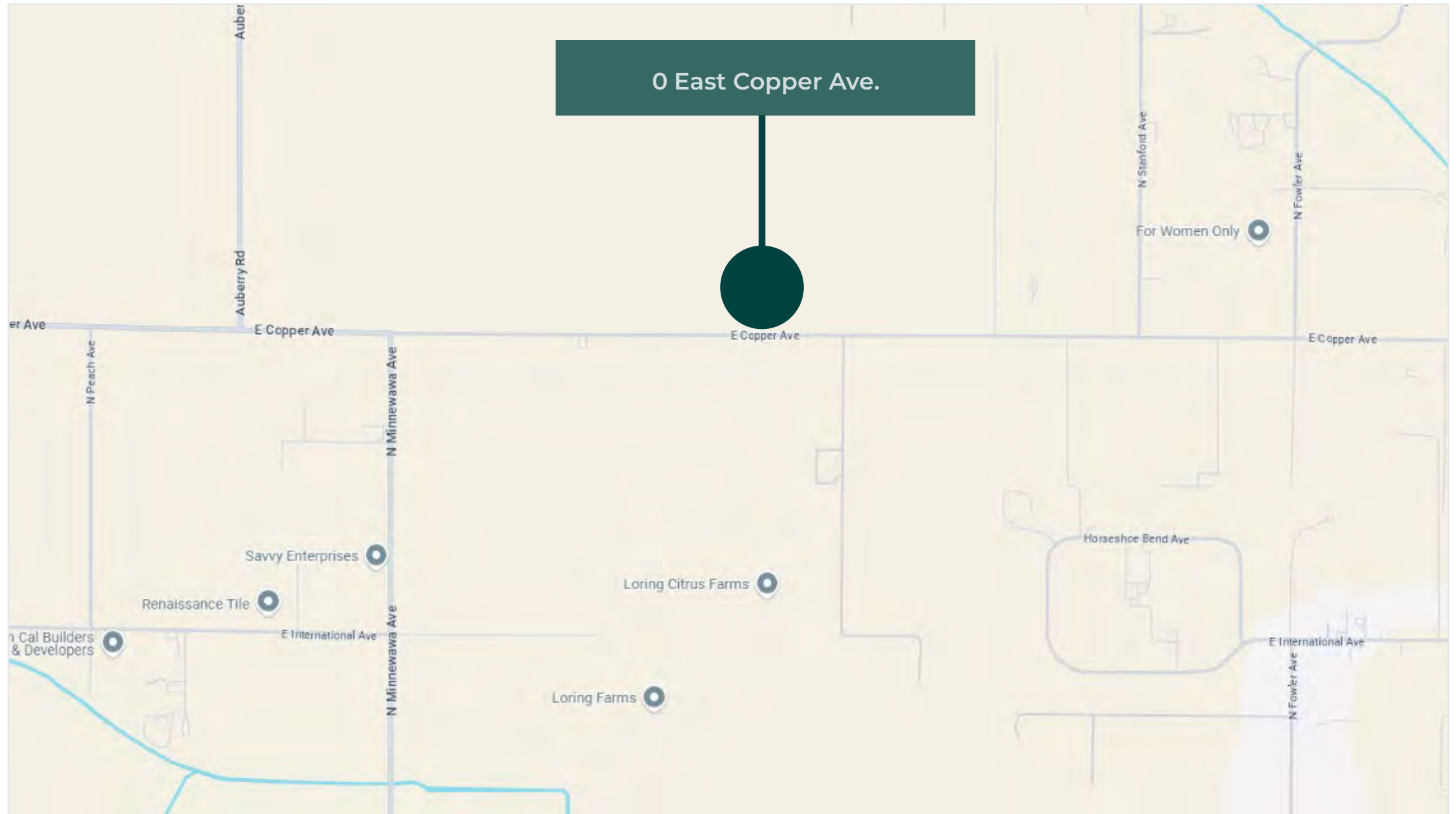






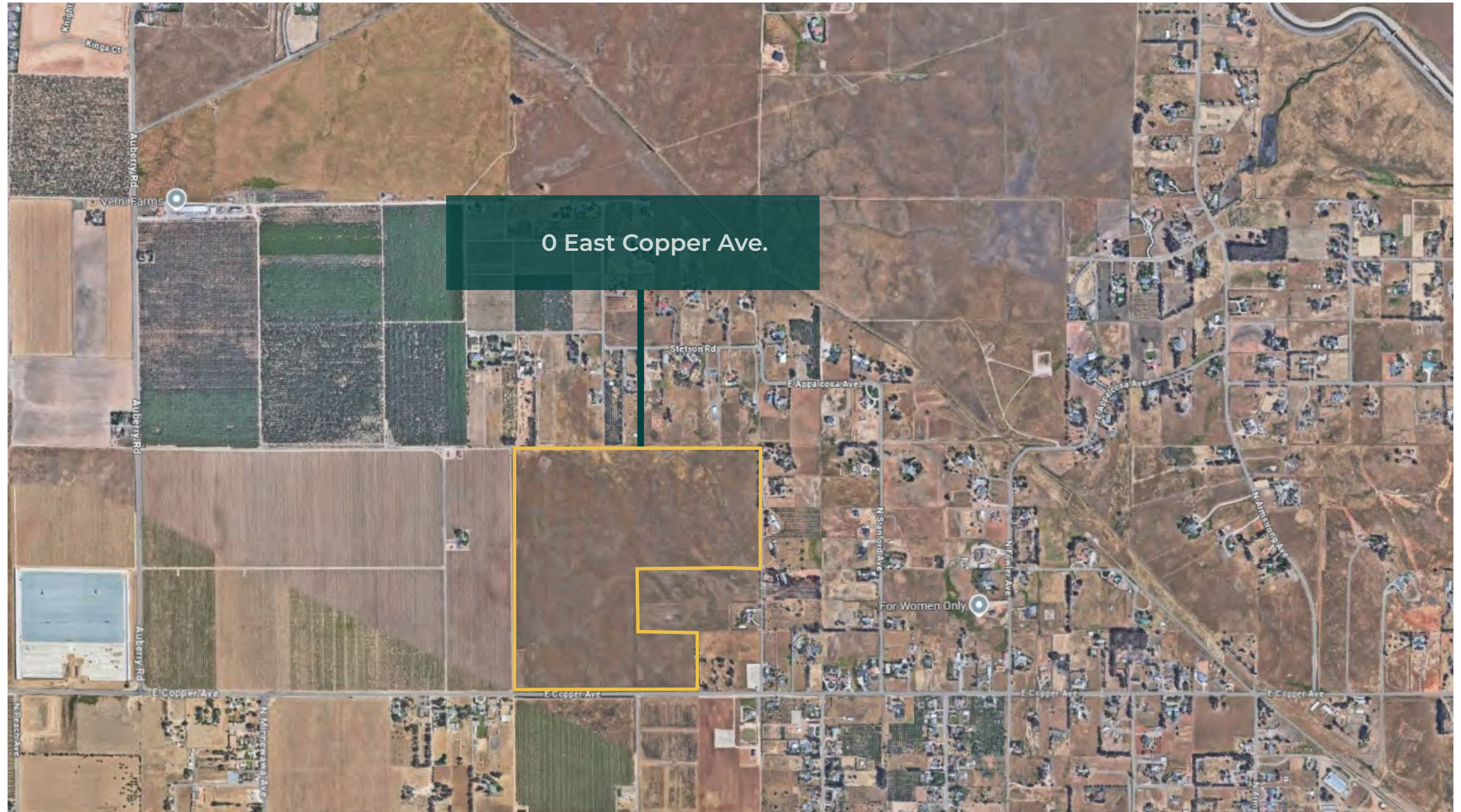


Street Map





Satellite Map (3D)





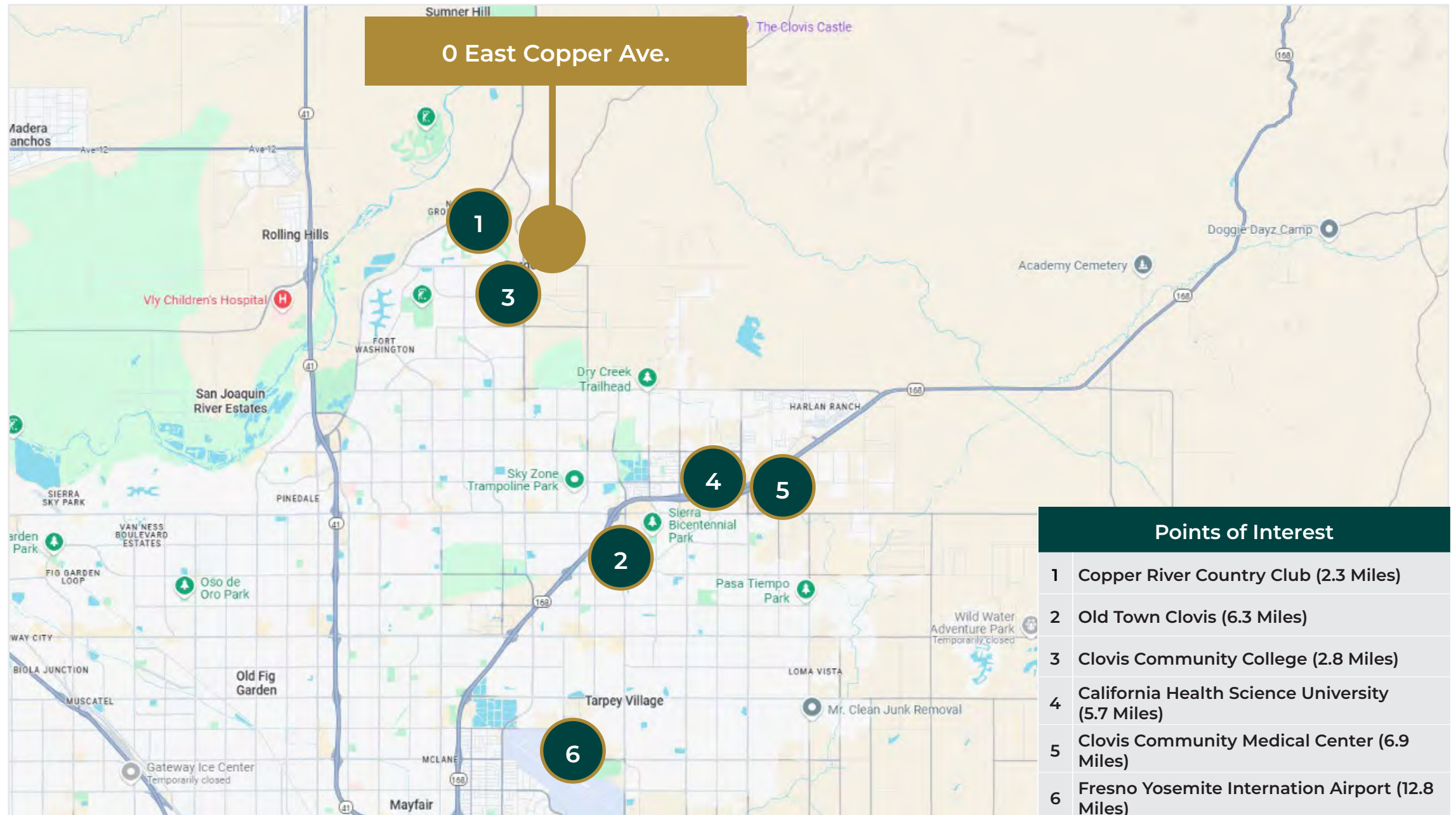
0 East Copper Ave.

02. AREA OVERVIEW





Points of Interest





0 East Copper Ave.

Points of Interest



Copper River Country Club (2.3 Miles)

Nestled in scenic surroundings, Copper River Country Club features a challenging 18-hole golf course, top-tier amenities, and a welcoming atmosphere for both golfers and social events.



California Health Science University (5.7 Miles)

Focused on health sciences education, California Health Science University prepares students for careers in fields like pharmacy, physical therapy, and health administration through rigorous academic training.



Old Town Clovis (6.3 Miles)

Rich in history, Old Town Clovis combines charming, walkable streets with unique shops, restaurants, and local events, offering a vibrant mix of nostalgia and modern attractions.



Clovis Community Medical Center (6.9 Miles)

Offering comprehensive healthcare services, Clovis Community Medical Center is renowned for its patient-centered care, cutting-edge technology, and skilled medical professionals dedicated to improving community health.



Clovis Community College (2.8 Miles)

Known for its diverse academic offerings and career-focused programs, Clovis Community College provides accessible higher education to students in a supportive and engaging environment.



Fresno Yosemite International Airport (12.8 Miles)

Located just outside Fresno, Fresno Yosemite International Airport connects travelers to key domestic and international destinations, providing convenient access to the central California region.



Demographics

Clovis, Fresno, CA

Clovis, California, located in the heart of the Central Valley, is a vibrant city known for its small-town charm and proximity to larger metropolitan areas like Fresno. The city offers excellent schools, a thriving economy, and easy access to outdoor recreation in the nearby Sierra Nevada foothills. With a mix of residential, retail, and commercial developments, Clovis continues to attract families and businesses seeking a blend of suburban comfort and urban convenience.

QUICK FACTS:

+ Clovis is home to Clovis Community College, a key educational institution offering a wide range of programs and degrees designed to prepare students for successful careers and further academic pursuits.

- + Clovis hosts the annual Clovis Rodeo, one of the largest and most popular rodeos in the nation. The event attracts thousands of visitors each year, celebrating the city's Western heritage and community spirit.
- + Clovis is home to a thriving Old Town District, featuring historic buildings, local shops, and unique restaurants. This area serves as a hub for community events and cultural activities, maintaining the city's rich heritage while fostering a lively atmosphere.
- + Known as the "Gateway to the Sierra Nevada," Clovis provides easy access to outdoor activities such as hiking, camping, and skiing in the nearby mountains.



Average Household
Income

\$128,557



Median Age

35 years old



2021 Estiamted
Population

245,438



Total Households

82,160



Bahcelors Degree
or Higherr

33.89%



Overview

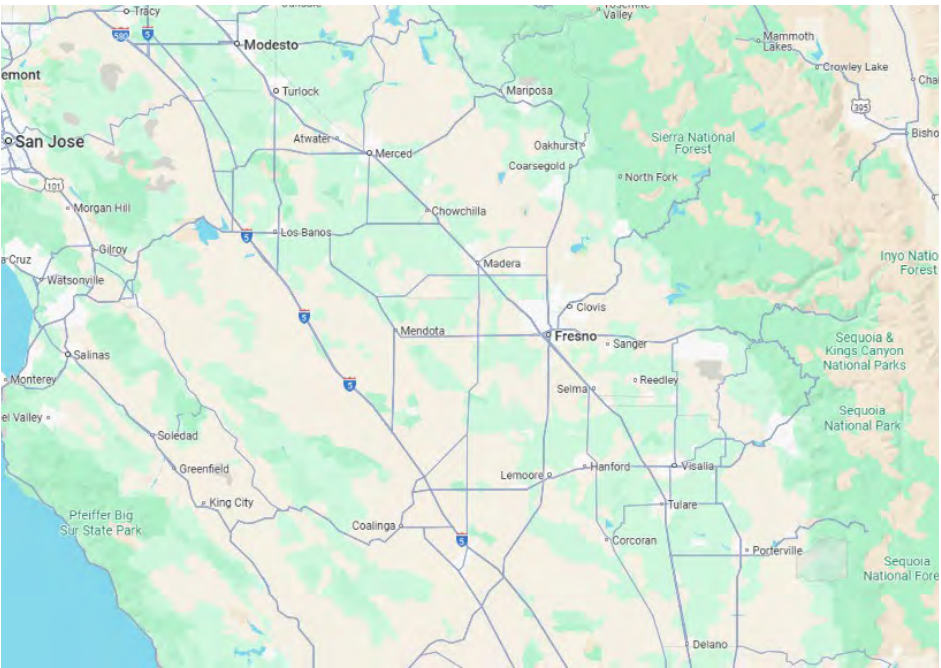
Fresno, California

Fresno County, located in the heart of California's Central Valley, is one of the largest and most agriculturally productive counties in the United States. Spanning over 6,000 square miles, it is home to diverse landscapes, from fertile farmlands to the rugged Sierra Nevada foothills. The county serves as a major hub for agriculture, producing a wide variety of crops,

including grapes, almonds, and citrus. Agriculture remains a cornerstone of the region's economy, shaping the local culture and lifestyle.

Beyond its agricultural significance, Fresno County is rich in natural beauty and outdoor recreational opportunities. The Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all located within or near the county, offering residents and visitors alike access to hiking, camping, and breathtaking mountain views. The county's proximity to these iconic national parks makes it an excellent base for outdoor adventures, whether for summer vacations or winter sports like skiing in the nearby Sierra Nevada mountains.

Fresno County is also home to a growing population and a diverse mix of communities. The county seat, Fresno, is the fifth-largest city in California and a vibrant urban center, offering a mix of cultural attractions, entertainment, and business opportunities. Smaller cities like Clovis, Selma, and Reedley contribute to the county's strong economy and family-friendly atmosphere. As the central valley's regional economic hub, Fresno County is a dynamic place with a blend of agricultural heritage, modern development, and natural beauty.







Investment Contacts

Raymond A. Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

D: +1 818-755-5551

M: +1 818-585-6888

matt@lucrumre.com

Lic. #01487954

Taj Gill

Associate

M: +1 559-940-5712

tajgillrealestate@gmail.com

Lic. #02129300



EQUITY
UNION
COMMERCIAL