

Available: Church Campus

Sanger, California
(Near Fresno)

Nearly 2 acres

\$750,000

(Please make offer)

16357 Trimmer Springs – at Kings Canyon Road

(From Fresno, travel East on Kings Canyon Road – Approx. 3 miles east of Academy. Left on Trimmer springs)

Sanctuary Large Assembly Hall
Kitchen Classrooms
Nursery Office

Offered by:

Mike Briggs Properties
1212 N. Van Ness
Fresno CA 93728

Phone: 559-486-6758
Fax: 559-272-0466
Email: Mike@MikeBriggsProperties.com

www.MikeBriggsProperties.com

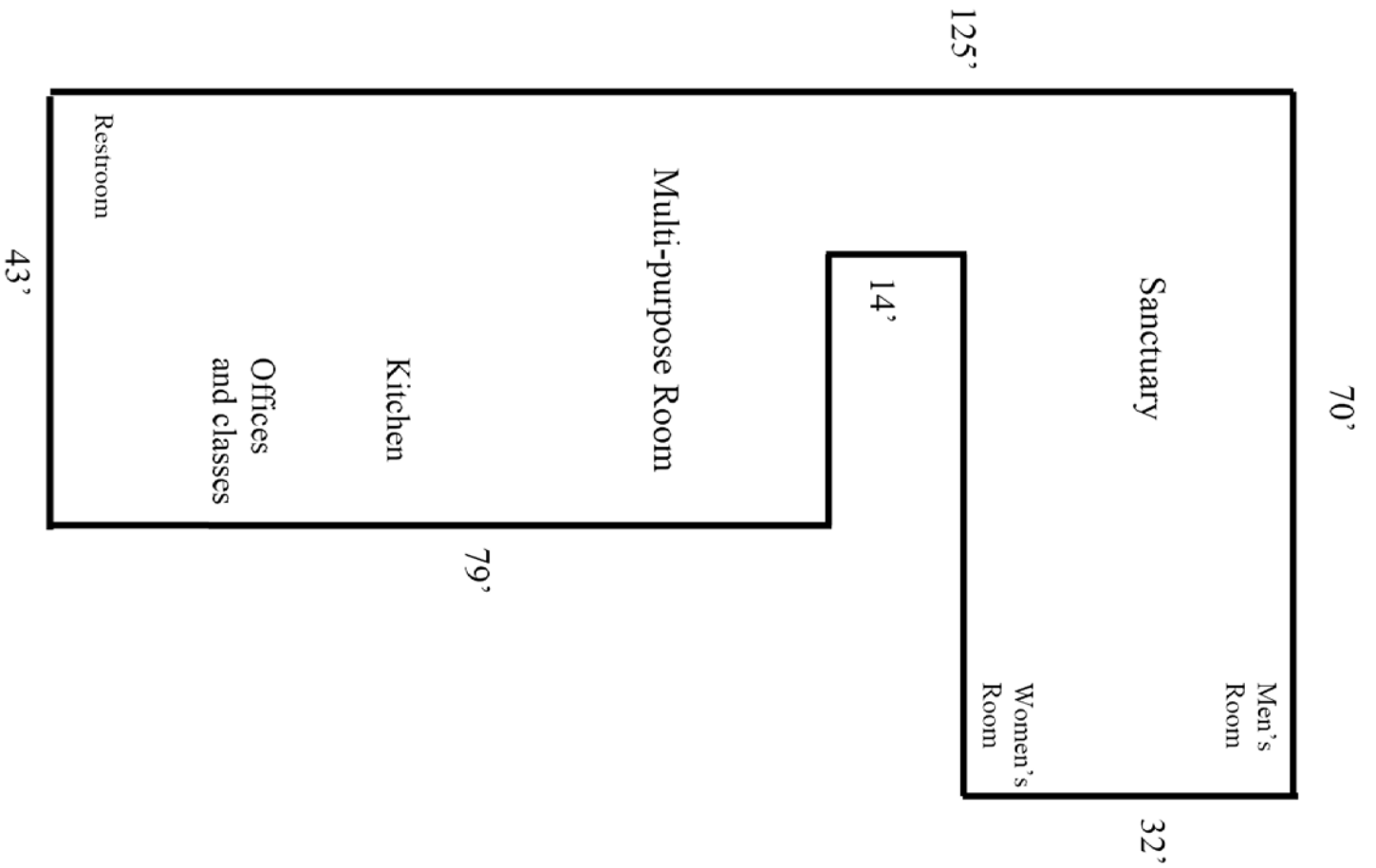
Country Church



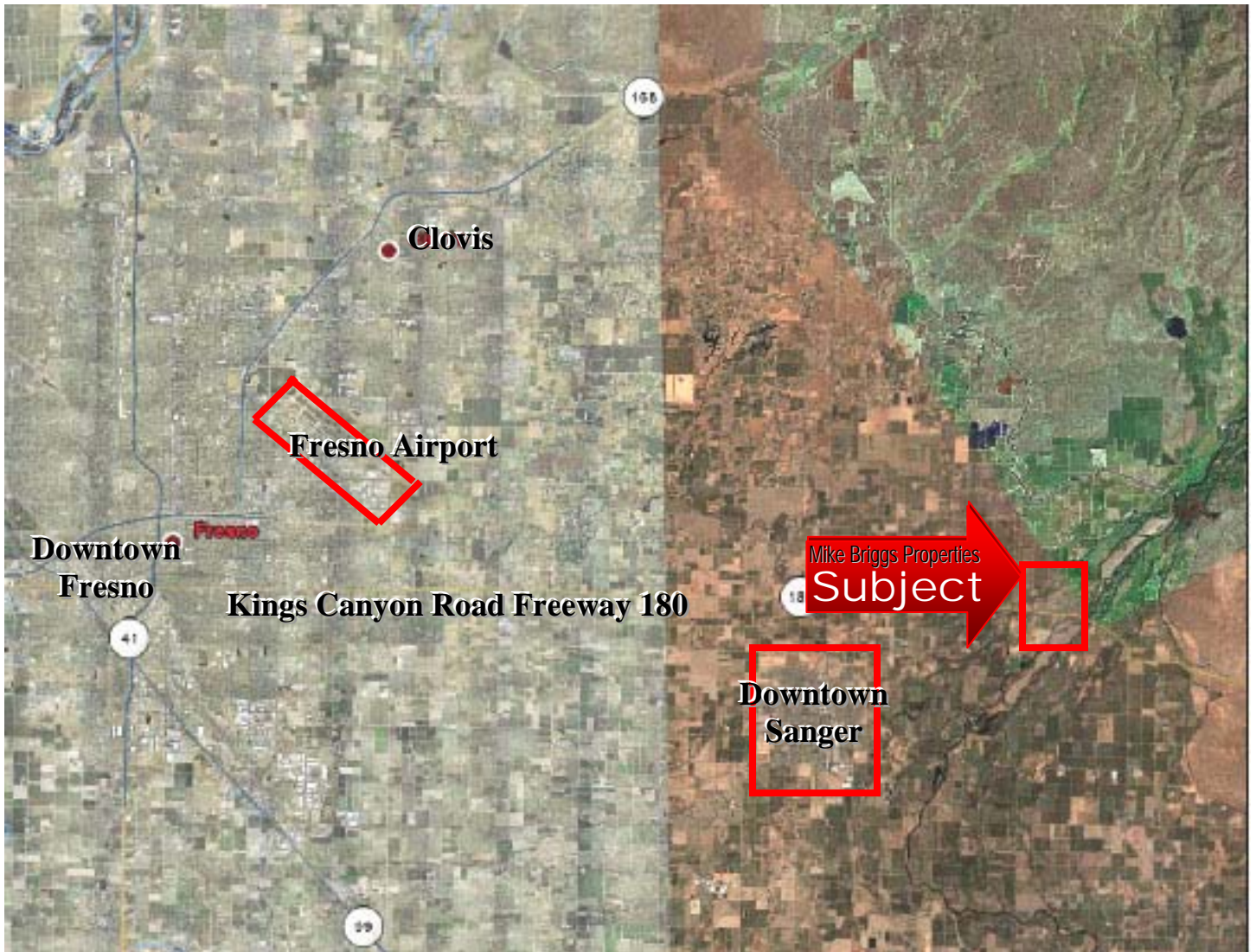
Picturesque location on a river bank. Large Sanctuary includes bell tower and pews. Second building is a large assembly hall with kitchen, offices, and nursery. Both buildings have restrooms, storage, and air conditioning.

This church is vacant. There is a population base to support this church. A church plant or startup could be very successful.

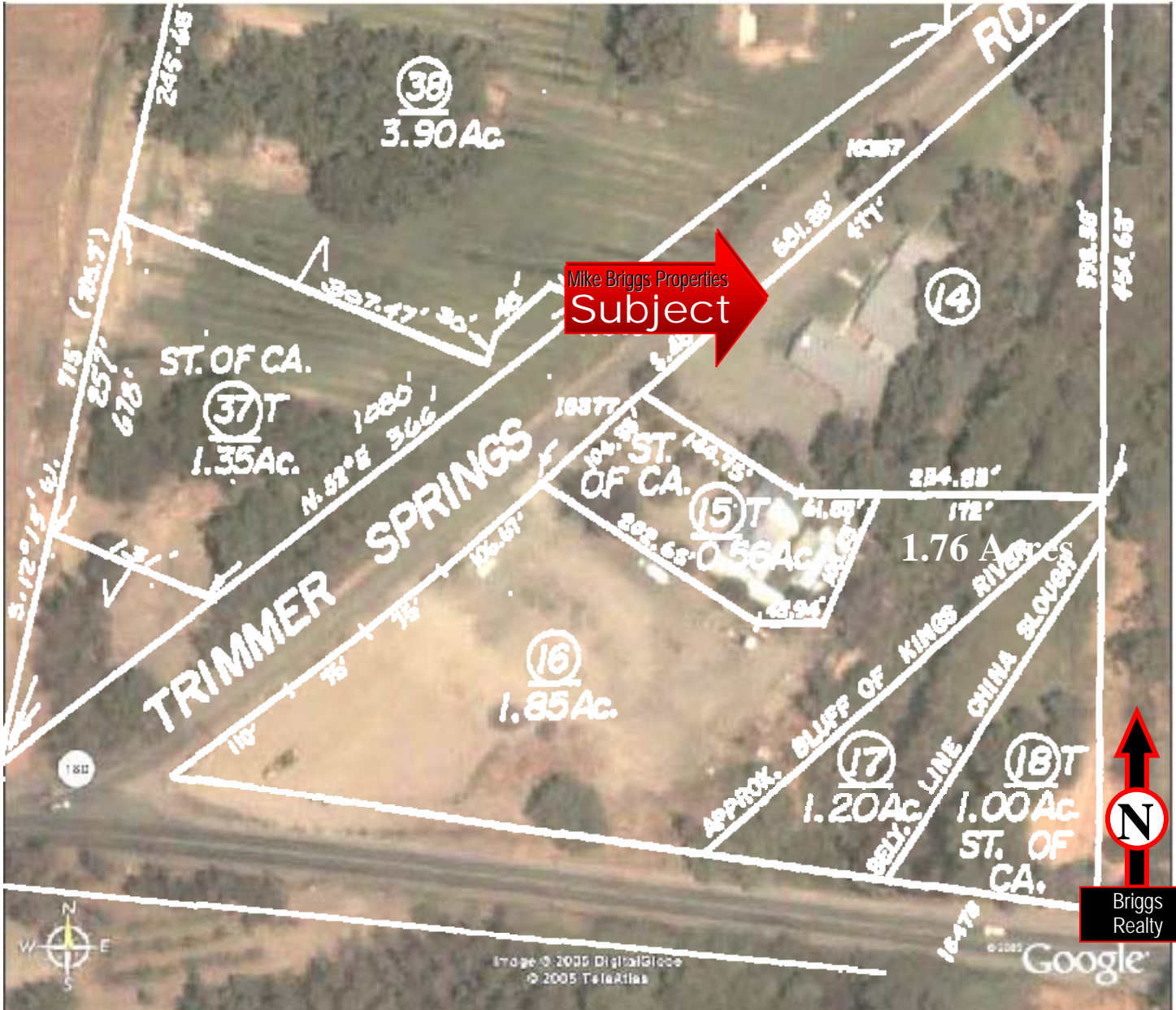
Floor Plan



Property Proximity to Fresno



Aerial View of Parcel



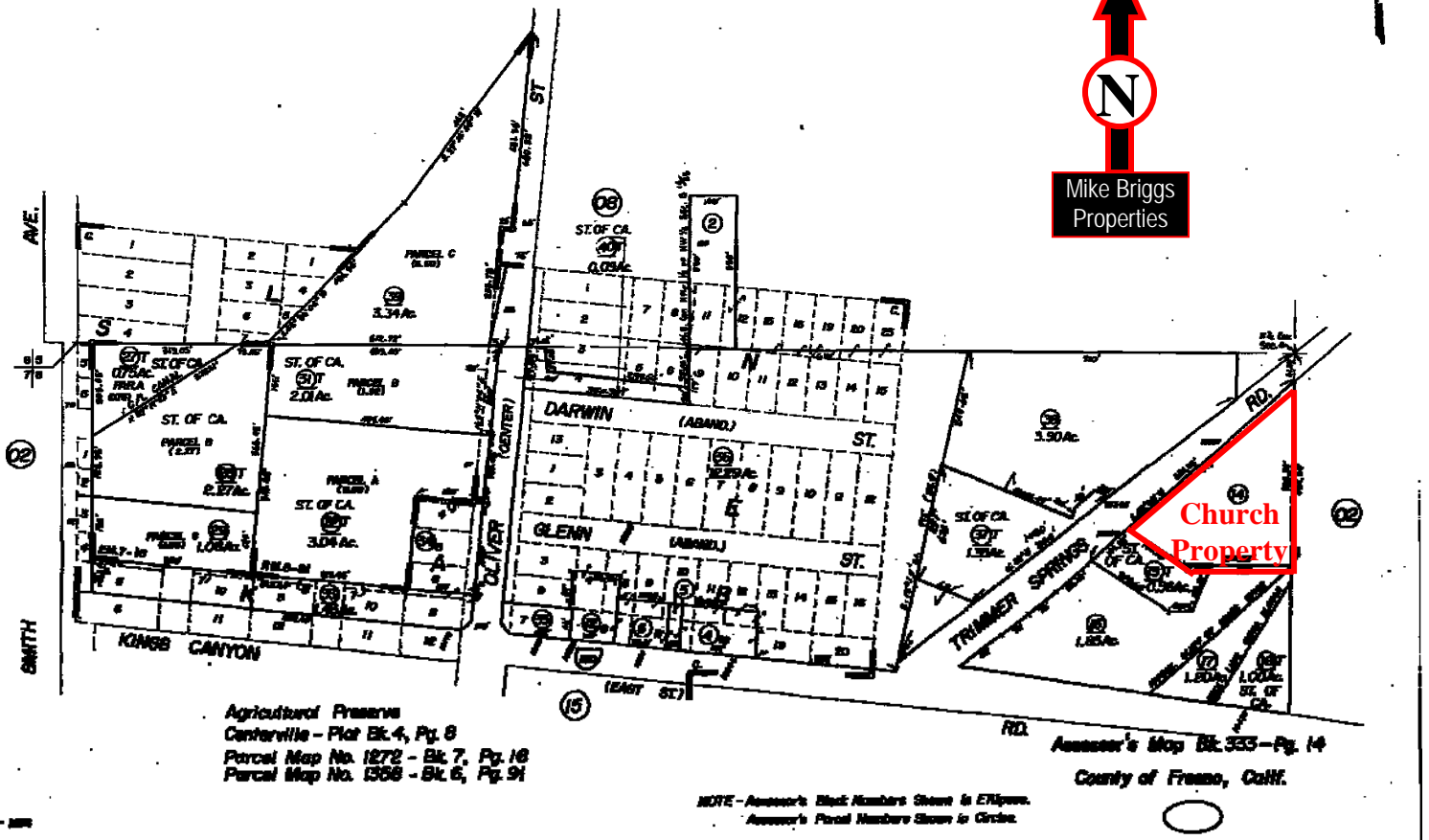
Fresno County Assessor Parcel Map

SUBDIVIDED LAND & POR. SEC. 5 & 8, T.14S., R. 23E., M.D.B. & M.

Tax Rate Area
11-00
11-01

333-14

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Centerville - Plat Bk. 4, Pg. 8
Parcel Map No. 1272 - Bk. 7, Pg. 18
Parcel Map No. 1358 - Bk. 6, Pg. 91

Assessor's Map Bk. 333 - Pg. 14
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Triangles.
Assessor's Parcel Numbers Shown in Circles.



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City of Sanger

Fast Facts

Founded over a hundred years ago as a saw mill and shipping point, Sanger was incorporated on May 9, 1911. With a five member council at large, the city functions as a Council-Manager, General Law form of government. Federal designation as the Nation's Christmas Tree City gives Sanger a sense of pride truly second to none. A nationally recognized award-winning school district is a source of pride to the whole community. Affordable housing in comfortable neighborhoods provides a safe, small town atmosphere in which to raise children.

January 1, 2004 State of California Department of Finance Information:

Population	20,520
Number of Housing Units	5,723
Vacancy Rate	3.70%
Average Household Size	3.70

April 1, 2000 U.S. Census Information:

Population	18,931	Median Household Income	\$32,072
Number of Housing Units	5,420	Per Capita Income	\$11,625
Vacancy Rate	3.69%	Percent of Persons Below Poverty	13.72%
Average Household Size	3.6	Unemployment Rate	8.24%
Race/Ethnic Distribution		Educational Attainment of Persons 25 Years of Age and Older	
White	15.93%	Percent high school graduate or higher	51.14%
Hispanic	80.92%	Percent bachelor's degree or higher	8.23%
Black	0.15%	Occupied Housing Unit Tenure	
American Indian & Alaskan Native	0.32%	Percent Owner-Occupied	57.47%
Asian & Pacific Islander	1.82%	Percent Renter-Occupied	42.53%
Other	0.87%	Median Value of Owner-Occupied Units	\$92,200
Age Distribution		Median Rent of Renter-Occupied Units	\$543
0-19 Years	37.89%		
20-44 Years	35.47%		
45-64 Years	16.56%		
65 Years and Older	10.08%		
Median Age	28.1		