is Van Ness Boulevard, which is also a highway, the remaining streets being
graded and oiled without sidewalks or curbs. The area has city gas and elec­
tricity but no street lights and is furnished with water by its own water
district. When the area was originally promoted for fig production, lots
along Van Ness Boulevard sold for as much as $1,250 an acre, half-acre lots
on Van Ness Boulevard sold for $800, while acre lots back from Van Ness Boule­
vard sold for $600 an acre. After this acreage was sold to professional and
business men for investment, the collapse of the fig development did not result
in much transfer of the property. Most of the owners simply held on to the
property until the residence development began, and at the present the acre
lots on Van Ness are selling for about $1,200, half-acre lots on Van Ness for
about $800, and acre lots on the side streets, again, for about $600.

This is the best residential district in the city and is occupied by
business and professional men with incomes ranging from about $2,500 to $8,000
a year. It is comprised of houses ranging in cost from $4,500 to $12,000 and
ranging in age from new to houses 12 years old. It may be observed here that
the variance in cost range and age in a city of this size cannot be considered
a detrimental influence, as it would be in a metropolitan city. There are
probably 30 new houses being built in this area at the present time, the type
of construction being frame, stucco, and brick. The area is zoned for single
family residences, and there is no vacancy at the present time. It is well
located from the point of view of transportation and educational facilities,
as the best car line in the city runs within three or four blocks of any point
in the area, and the Fresno High School and Fresno State College are both
within a few blocks. Here too it is difficult to define a shrinkage trend
during the depression because all the lots before the depression were owned
by the development company, which held them until they could be sold to people
who were actually going to build on them. There was virtually no sale of
improved properties here during the depression. At the present time 60 foot
lots are selling for $1,000 to $1,500. There is a sharp difference in the
nature of the properties north of Shields Avenue. The three blocks between
Shields and Simpson Avenues is much better than the other parts, "0-1", but