

# HERNDON AVE. ALMONDS & FUTURE DEVELOPMENT

**588.73± Acres**  
Fresno County, California

**\$27,964,675**  
(\$47,500/Acre)



- Adjacent to Fresno Sphere of Influence
- Fresno Irrigation District
- Open Farmland & 4 Varieties of Almonds
- Close Proximity to Hwy 99 & The Marketplace at El Paseo Shopping Center
- Multiple Ag Wells
- 4 Homes



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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

588.73± acre opportunity for future development. The property is located outside the border of the Fresno Sphere of Influence and Fresno City Limits (see planning map on page 7).

### LOCATION

Heading south on Highway 99, the property is located off W. Herndon Avenue and N. Chateau Fresno Avenue, in the city of Fresno, 93723.

### LEGAL

Fresno County APNs: 504-020-28, 30, 49s, 60, 61s, 62s & 64s, 504-040-04s, 505-030-14, 016-440-15 and 016-460-42. Located in portion of Sections 1, 5, 6, 7 & 12, T12S & 13S, R18E & 19E, M.D.B.&M.

### ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).  
393.55± acs. are not in the Williamson Act.  
195.18± acs. are in the Williamson Act.

### PLANTINGS

285± acres of open land.  
283.4± acs. of almonds - varieties as follows:  
57.1± acs, 2022 Shasta  
71.8± acs. 2019 Nonpareil/Monterey  
81.5± acs, 2018 Nonpareil/Monterey  
73.0± acs. 2015 Nonpareil/Supareil

Production available upon request.

### WATER

The property is within and receives water from Fresno Irrigation District. There are seven active agriculture pumps/wells: (2) 20 HP; (1) 100 HP; (1) 25 HP & (2) 75 HP, (1) submersible pump and five domestic wells.

### SOILS

See soils map included.

### BUILDINGS

There are four homes located on the property:  
6895 N. Garfield Ave, 5885 N. Westlawn Ave. (Life Estate), 5745 N. Monroe & 6710 N. Monroe Ave, Fresno, CA 93723, plus one older storage shed.

### PRICE/TERMS

\$27,964,675 (\$47,500/acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

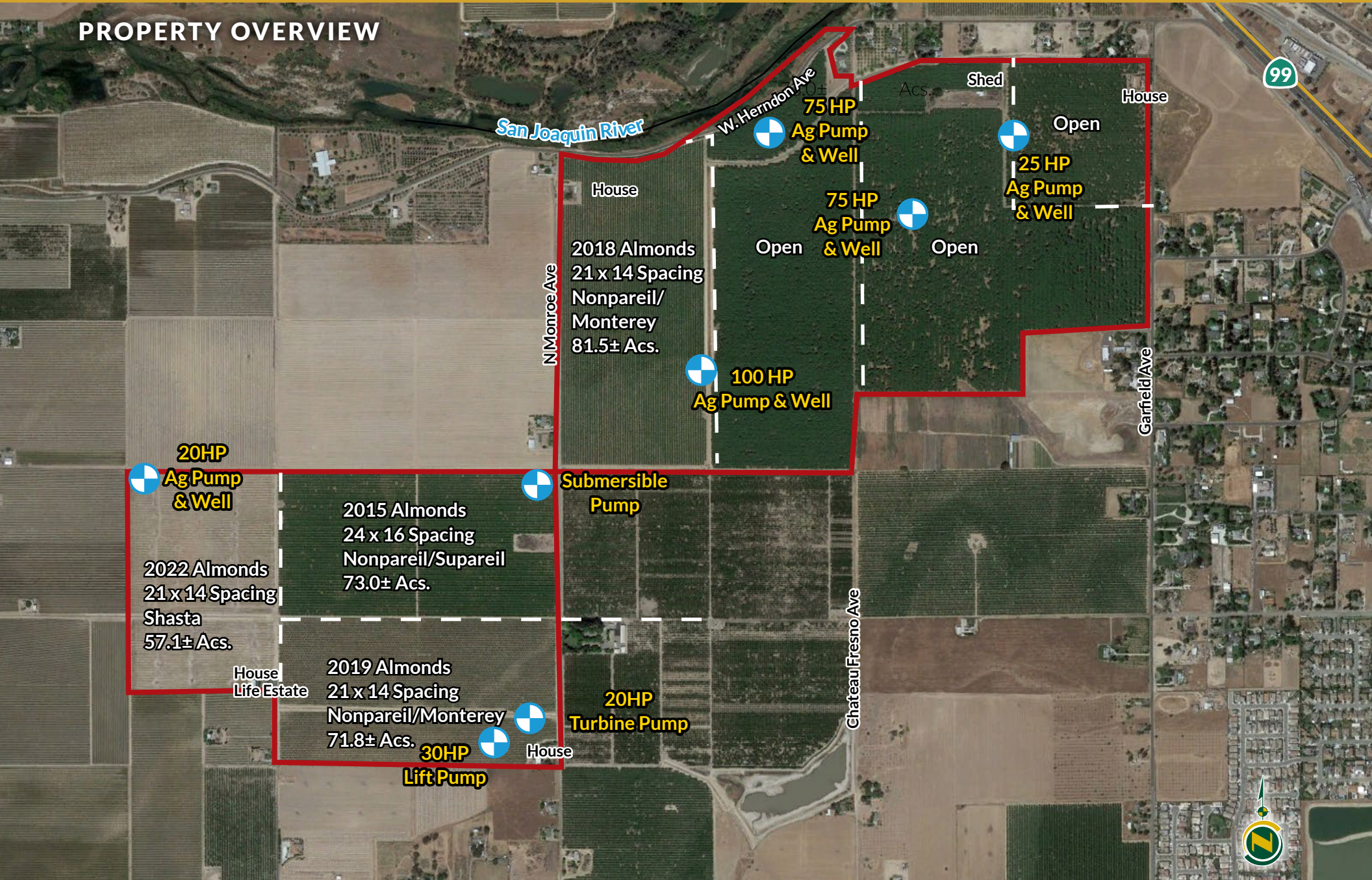


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## PROPERTY OVERVIEW



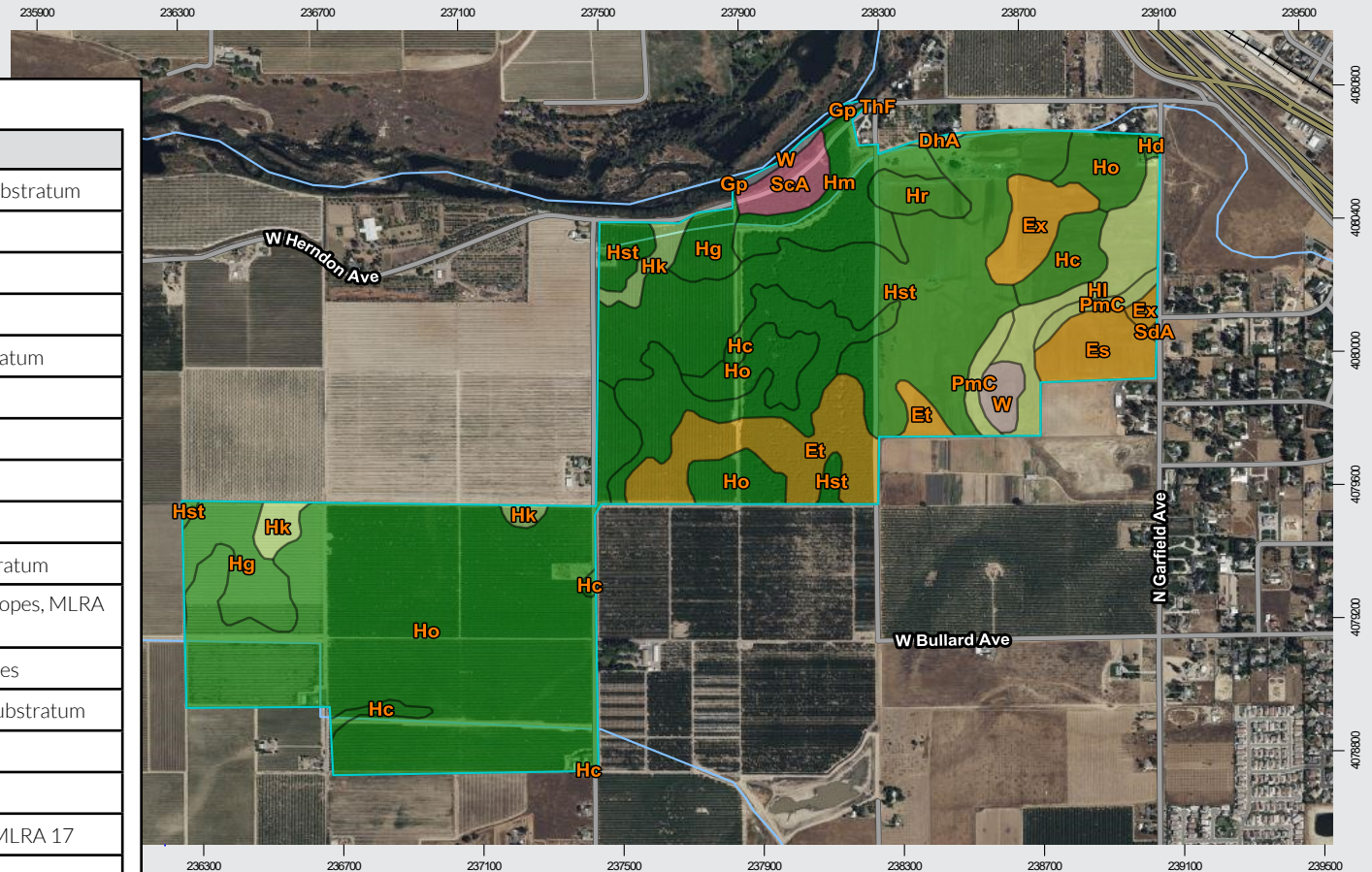
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## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Ho	Hanford fine sandy loam, silty substratum
Hst	Hesperia fine sandy loam, deep
Hc	Hanford sandy loam
Et	Exeter sandy loam, shallow
Hg	Hanford sandy loam, silty substratum
Hm	Hanford fine sandy loam
HI	Hanford gravelly sandy loam
Ex	Exeter loam
Es	Exeter sandy loam
Hk	Hanford sandy loam, hard substratum
ScA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
PmC	Pollasky sandy loam, 9-15% slopes
Hr	Hanford fine sandy loam, hard substratum
W	Water
Hd	Hanford sandy loam, benches
DbA	Delhi loamy sand, 0-3% slopes, MLRA 17
ThF	Terrace escarpments
SdA	San Joaquin sandy loam, shallow, 0-3% slopes

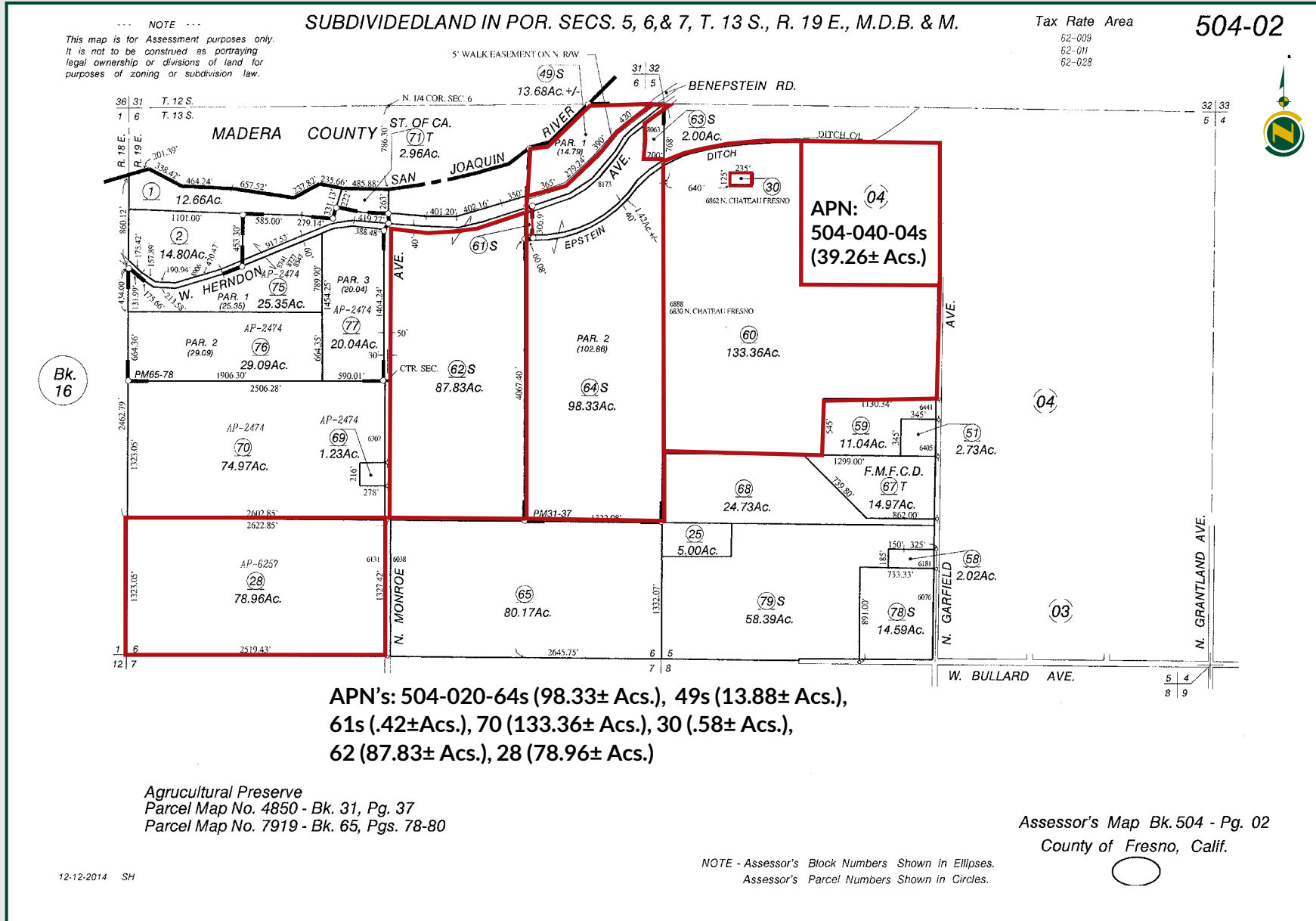


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## PARCEL MAP

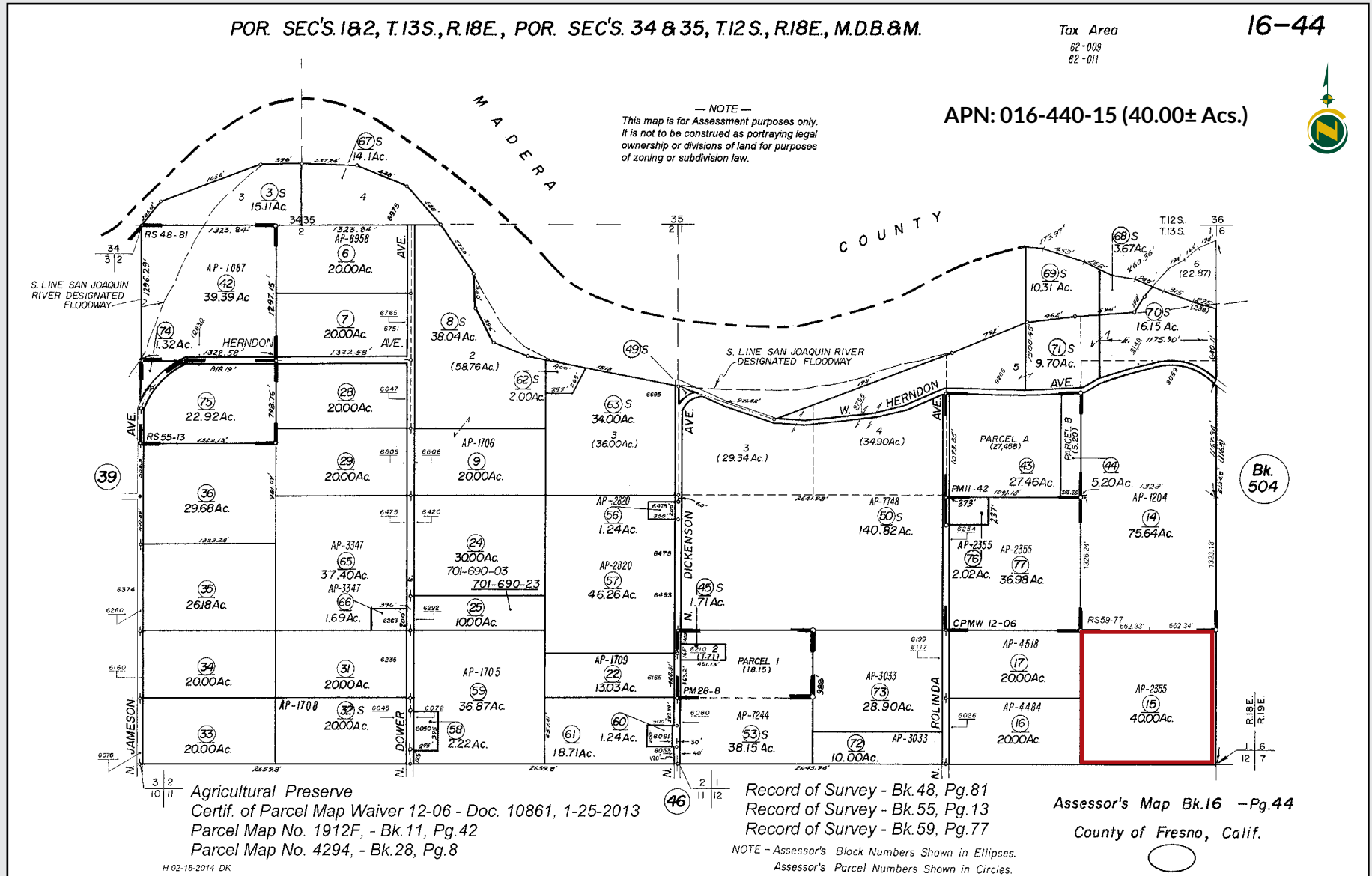


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## PARCEL MAP

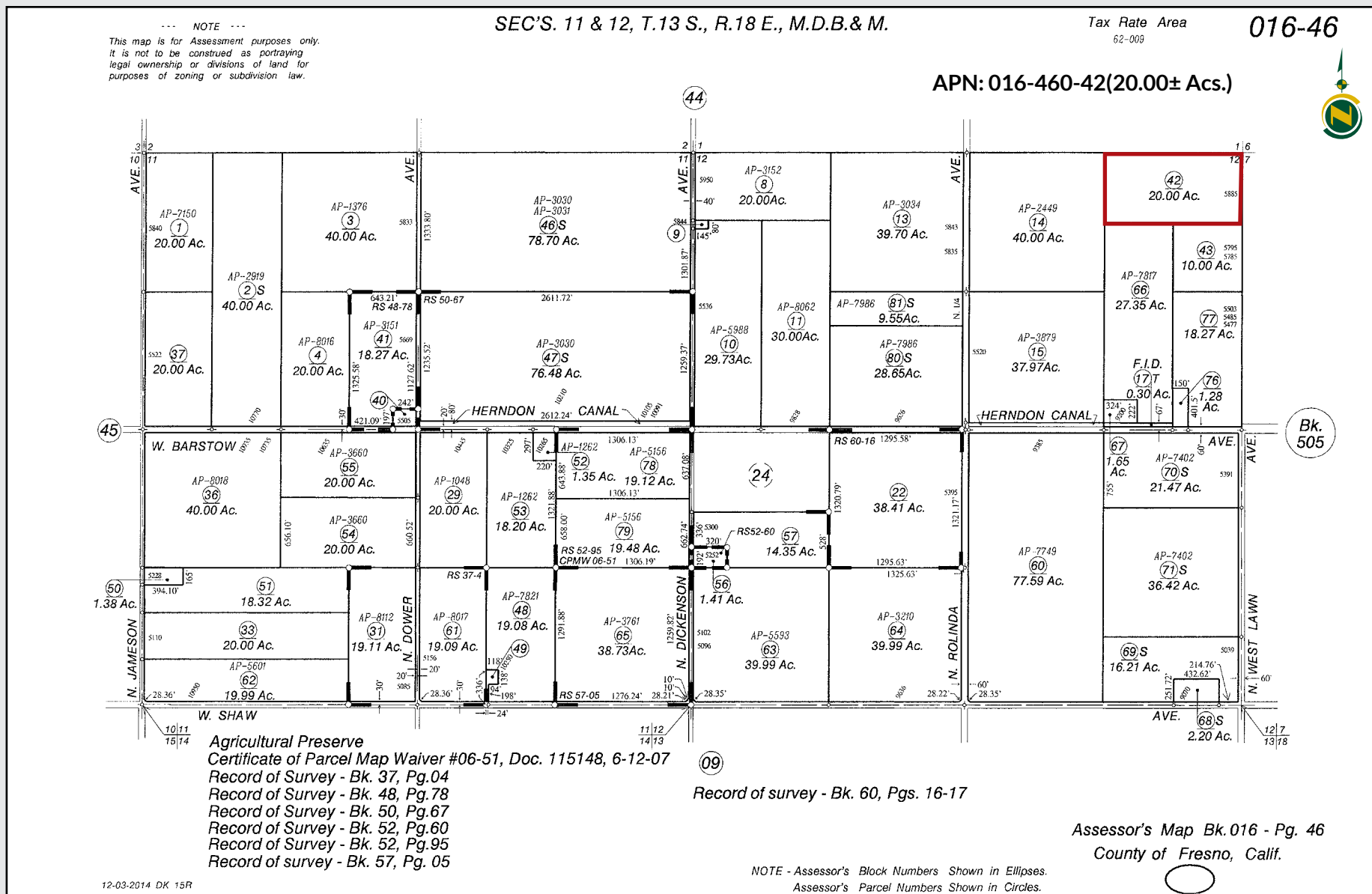


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## PARCEL MAP



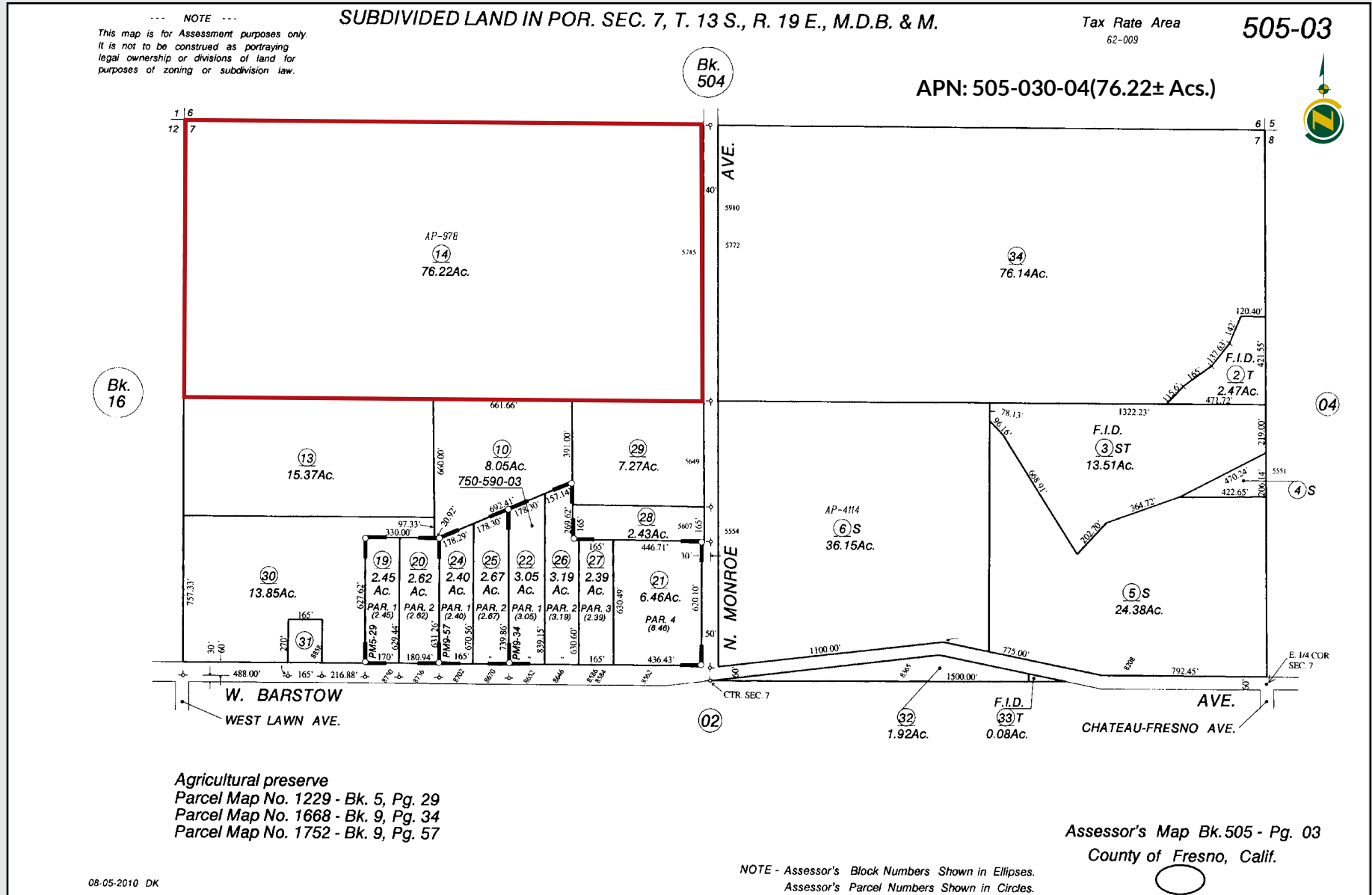


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## PARCEL MAP

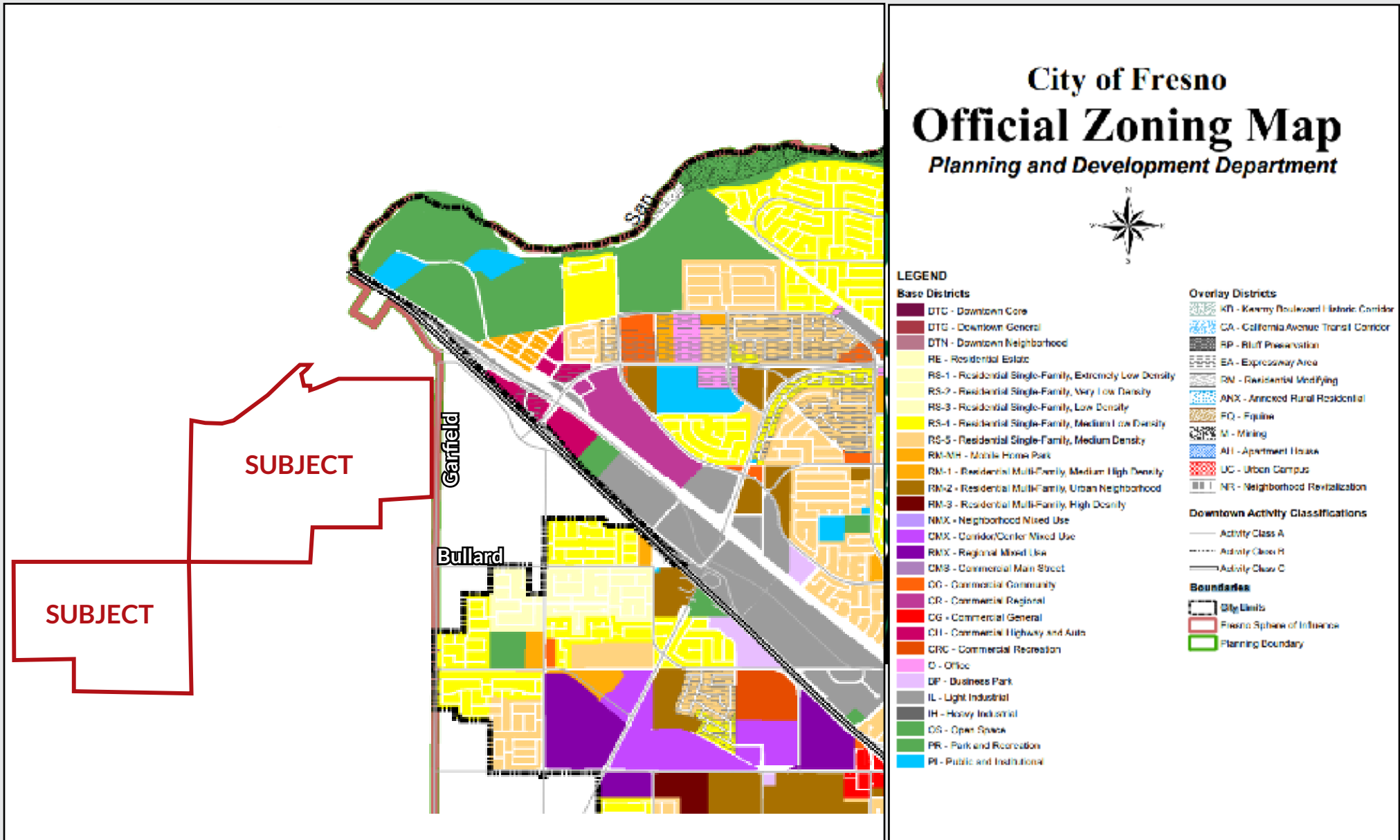


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## PLANNING MAP



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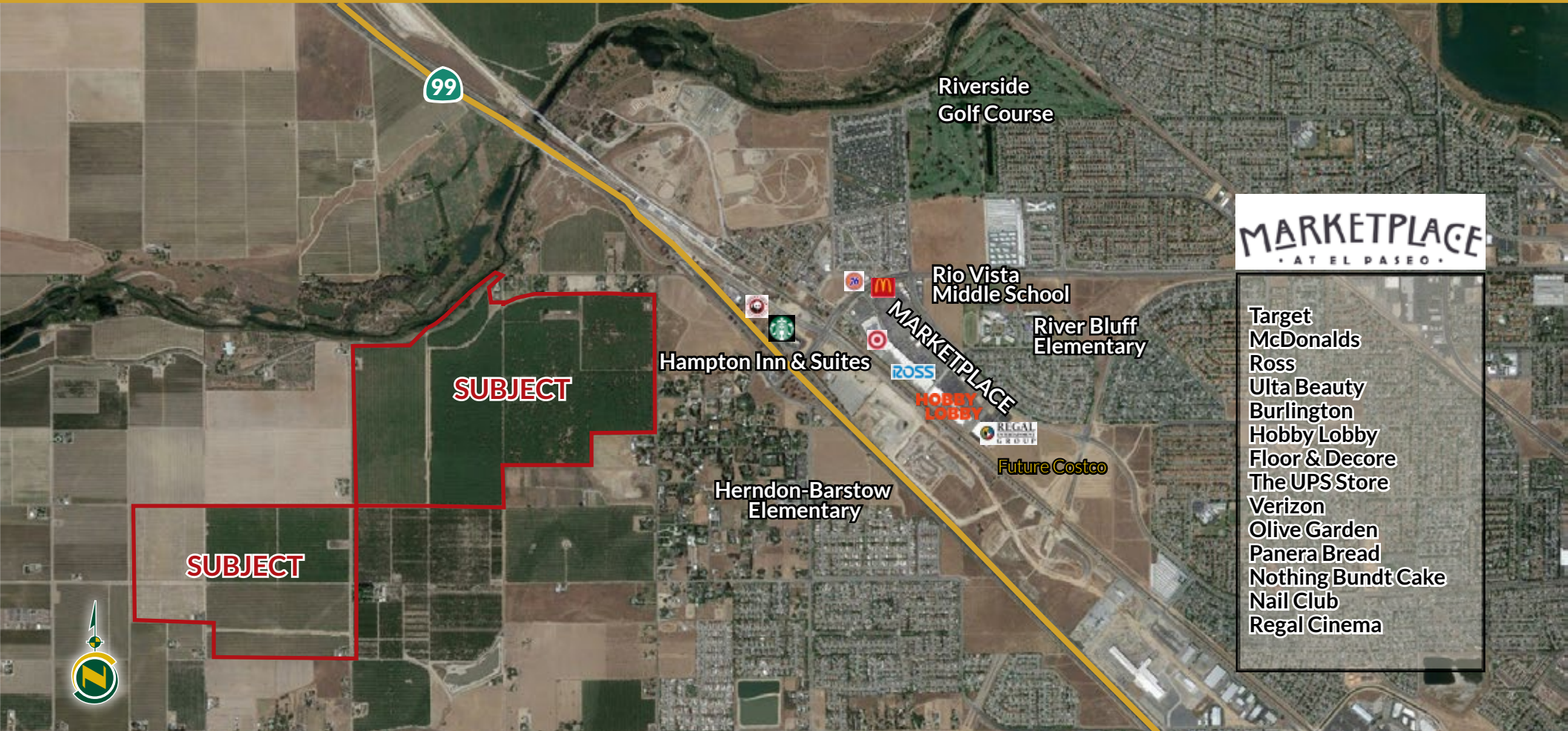


## PROPERTY PHOTOS



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- MARKETPLACE AT EL PASEO**
- Target
  - McDonalds
  - Ross
  - Ultra Beauty
  - Burlington
  - Hobby Lobby
  - Floor & Decore
  - The UPS Store
  - Verizon
  - Olive Garden
  - Panera Bread
  - Nothing Bundt Cake
  - Nail Club
  - Regal Cinema

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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**