

# CITY OF FRESNO TRANSITIONAL LAND

17.72± Acres  
Fresno County, California

\$1,900,000



- Most Pertinent Selling Point
- Another Reason this Property is Great
- Another Fine Feature Here Please



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## PROPERTY INFORMATION

### DESCRIPTION

This property is in an area of single family residential, apartments, senior living facility, grade schools nearby to the west and south and University of the Pacific to the north. It would be well suited to develop into affordable housing project.

### LOCATION

NWC of Chestnut and Florence Ave's. The address is 2240 S. Chestnut Ave., Fresno, CA 93725.

### ZONING

The current zoning is RS-5, single family residence, medium density. In 2020 the City of Fresno adopted and initiated the Central Southeast Specific Plan that designates the parcel as Residential-Urban Neighborhood which allows for 16-30 dwelling units per acre. The Seller has been told by the City to have developers submit their plans and they will support a higher density than the current RS-5

### PLANTINGS

Currently the parcel is leased for growing vegetables on a year-to-year basis.

### LEGAL

Fresno County APN: 480-080-05 located in a portion of Sec. 13, T14S, R20E, M.D.B.&M

### WATER

There is a pump and well for the farm as well as one domestic pump and well for the existing residence. The City of Fresno has water and sewer available in the street.

### SOILS

Greenfield sandy loam, Greenfield sandy loam-moderately deep, Atwater sandy loam, Atwater sandy loam-moderately deep, Madera clay loam.

### BUILDINGS

One single story home consisting of 1,260± sq.ft., 3 bdrm., 2 bath and a 400± sq. ft. attached garage and an old rustic barn.

### PRICE/TERMS

\$1,900,000 all cash at close of escrow. Buyer to cooperate with the tenant to allow for completion of his annual crops.

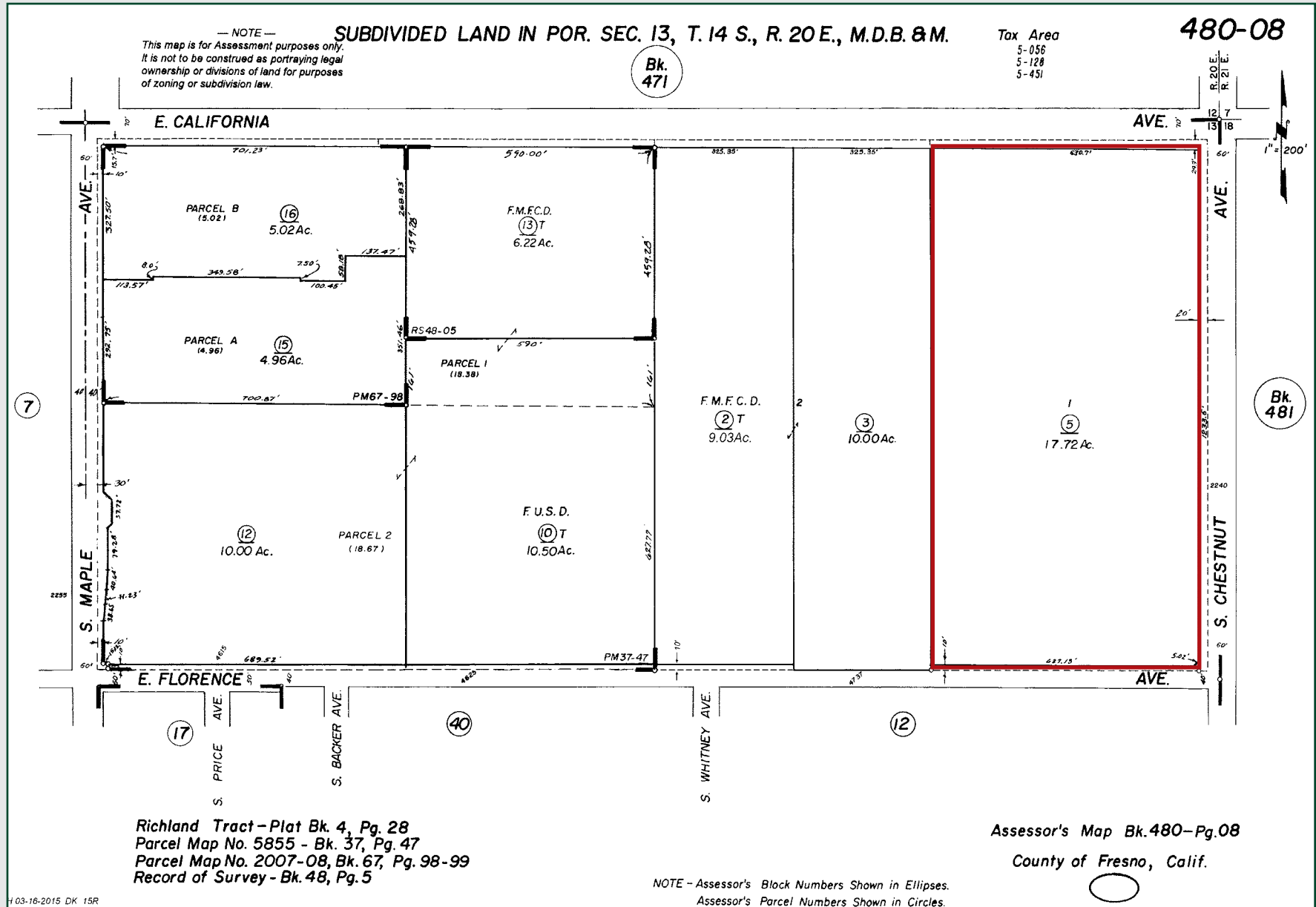


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## PARCEL MAP



4-03-16-2015 DK 15R

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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.**