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FOR SALE

17.72 Acs.

**City of Fresno
Transitional Land**

- DESCRIPTION:** The property is located in an area surrounded by single family residences, apartments and senior living facilities and nearby Fresno Pacific University. It is within the City of Fresno.

- LOCATION:** 2240 S. Chestnut Avenue. Located between Butler and Church Aves. on the west side of Chestnut Ave. at the NWC of Chestnut & Florence Aves.

- LEGAL:** Fresno Co. APN: 480-080-05. Located in a portion of Sec. 13, T14S, R20E, M.D.B.&M.

- ZONING:** Currently RS-5, single family residence, medium density. On June 20, 2020 the city adopted and initiated the Central Southeast Specific Plan that designates this property as Residential-Urban Neighborhood which allows for 16-30 dwelling units per acre including multi-family, residences, condos and other multi-family units.

- PLANTINGS:** Currently leased for growing vegetables on an annual basis.

- WATER:** Currently domestic pump and well for the residence and one deep well and pump for the farm. City of Fresno water and sewer are available in the street.

- BUILDINGS:** One single story home built in 1983, 1,260± sq. ft., 3 bdrm., 2 ba. + a 400± sq. ft. attached garage and an old wooden barn.

- PRICE/TERMS:** \$1,929,700 all cash at close of escrow Buyer to accommodate tenant to complete his annual crop.



**Exclusively Presented By:
Pearson Realty**



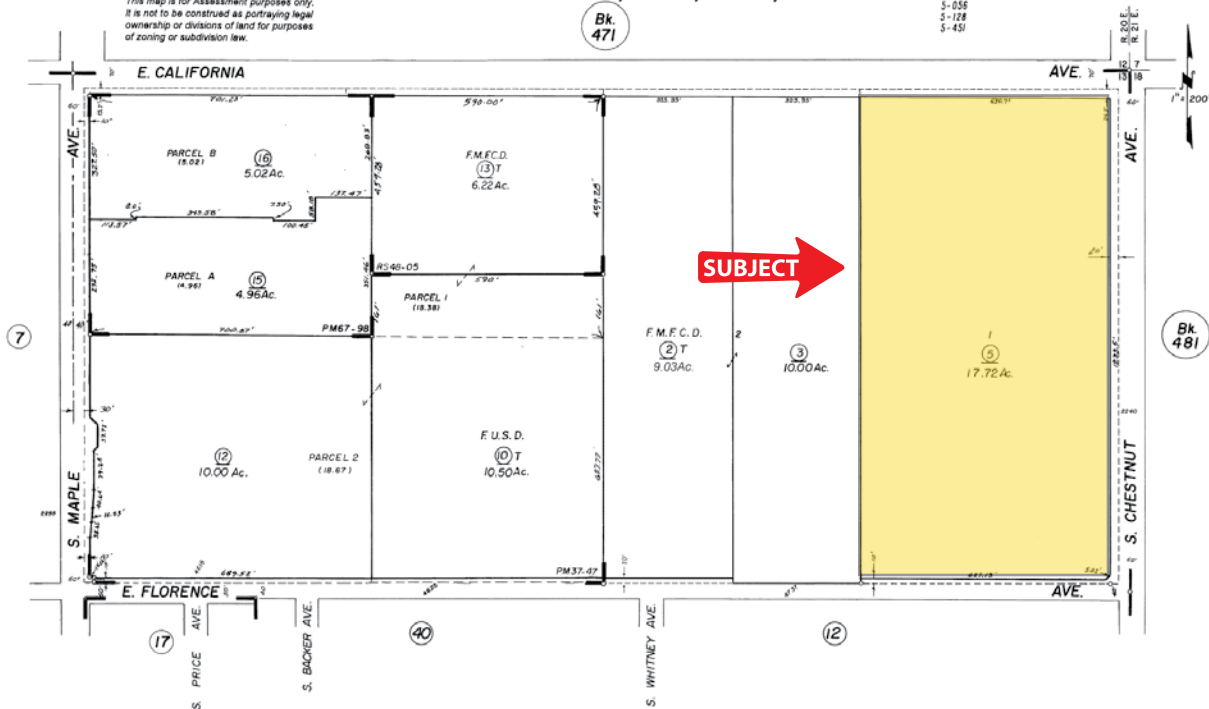
APN MAP

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.

SUBDIVIDED LAND IN POR. SEC. 13, T. 14 S., R. 20 E., M.D.B. & M.

Tax Area
5-055
5-128
5-451

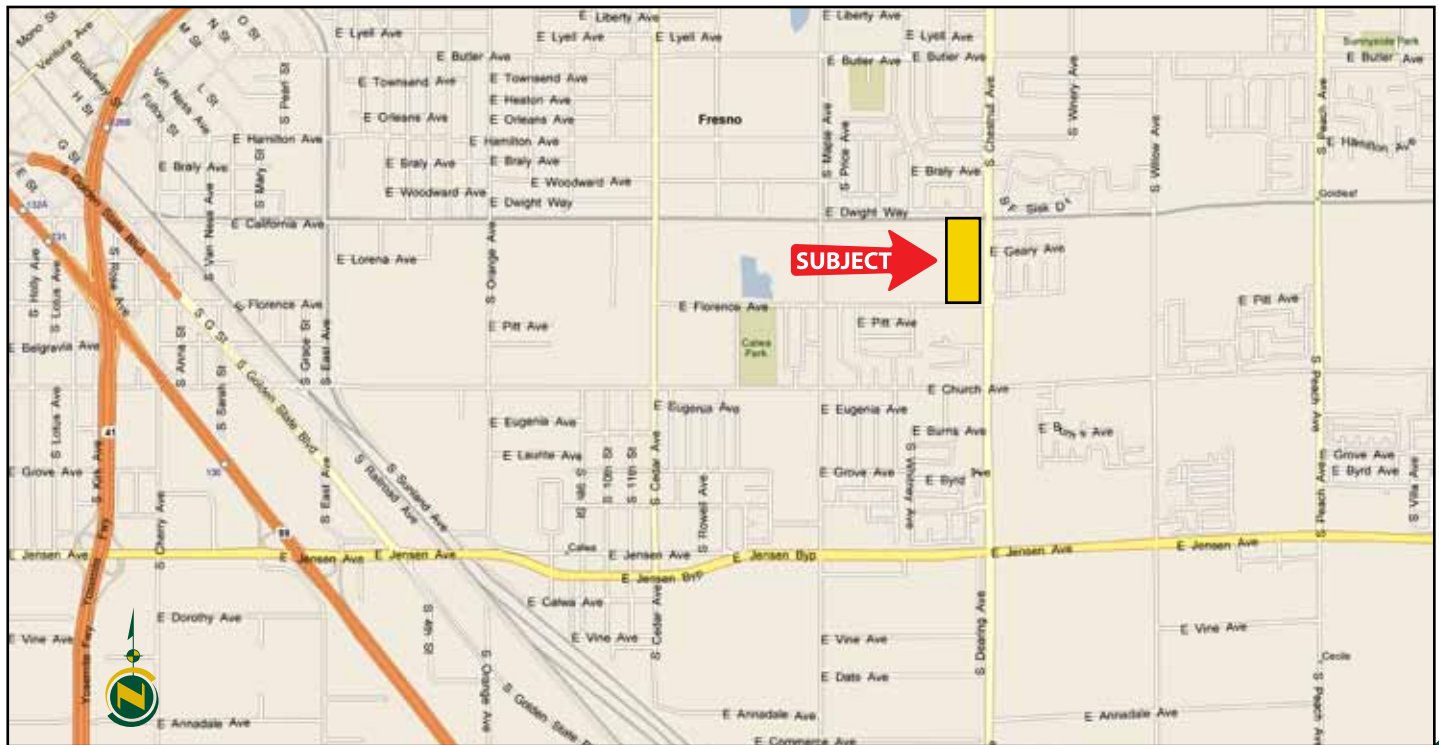
480-08



Richland Tract - Plat Bk 4, Pg. 28
Parcel Map No. 5855 - Bk. 37, Pg. 47
Parcel Map No. 2007-08, Bk. 67, Pg. 98-99

Assessor's Map Bk. 480-Pg. 08
County of Fresno, Calif.

LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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