

30.03±
ASSESSED ACRES

SELMA INDUSTRIAL OPEN GROUND

FRESNO COUNTY, CALIFORNIA

\$3,500,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



PROPERTY HIGHLIGHTS:

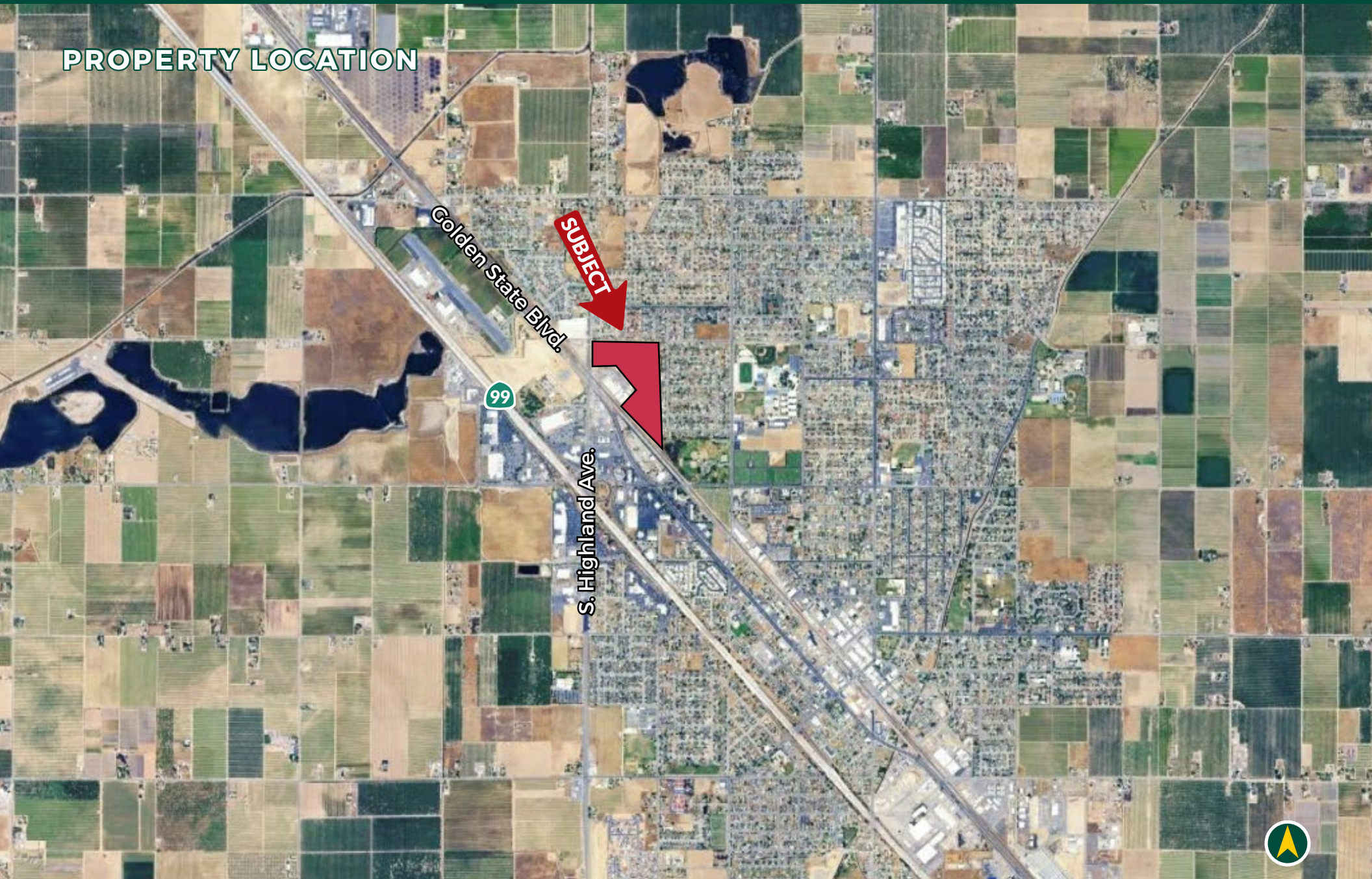
- M-1 ZONING
- CITY OF SELMA WATER & SEWER
- CONVENIENT FWY ACCESS

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to purchase 30.03± acres of industrial open land in the City of Selma.

LOCATION

Subject property is located on the east side of Whitson St. and South Highland Ave. on the northwest side of the City of Selma.

LEGAL

Fresno County APN: 358-090-17. Located in a portion of Section 31, T15S, R22E, M.D.B.&M.

ZONING

Subject property is zoned M-1 (Light Manufacturing). The property is not enrolled in the Williamson Act.

WATER

City of Selma water and sewer services.

PRICE/TERMS

\$3,500,000 cash at the close of escrow.



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PROPERTY OVERVIEW



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PARCEL MAP

--- NOTE ---

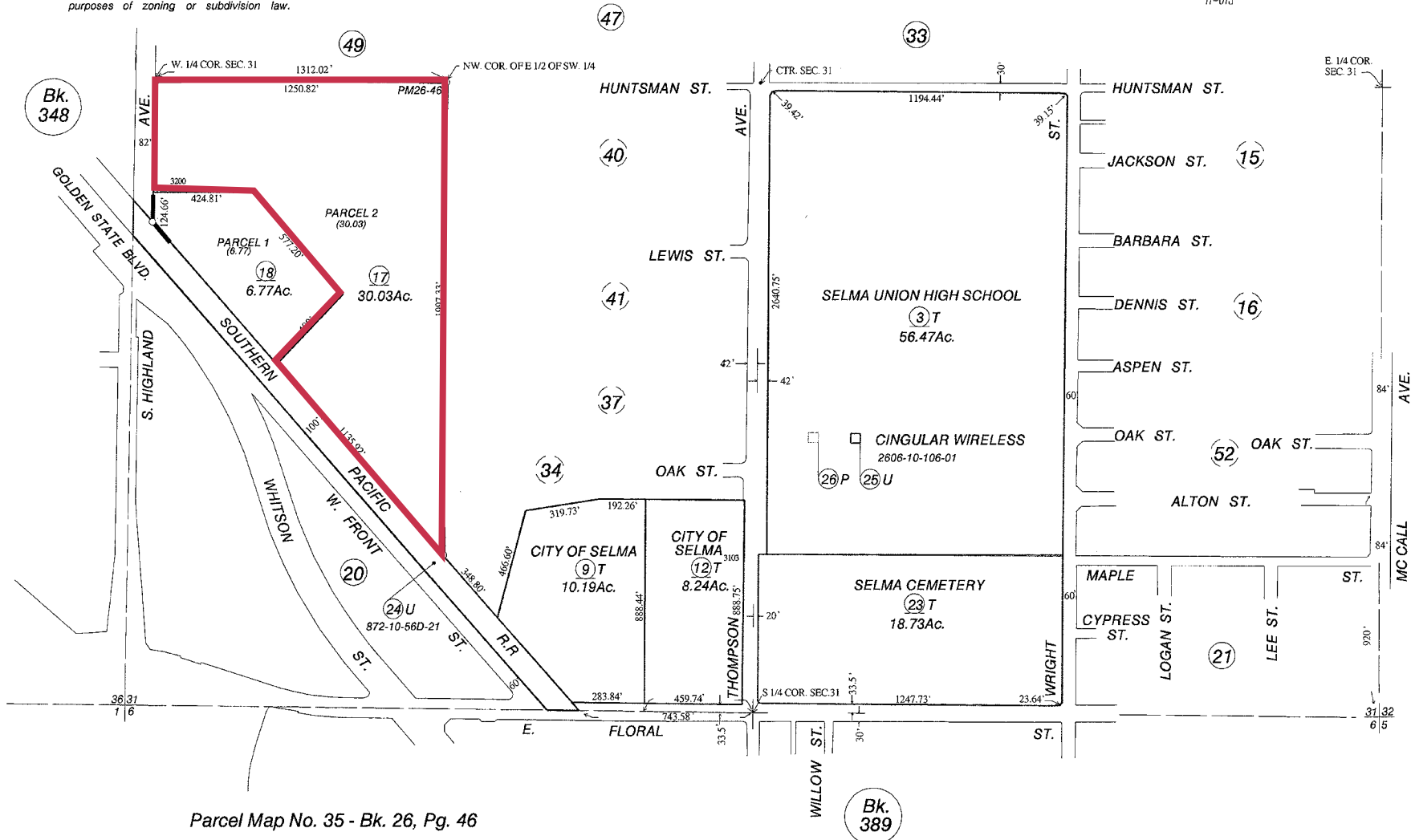
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

POR. SEC. 31, T.15 S., R. 22 E., M.D.B. & M.

Tax Rate Area

11-001
11-009
11-015

358-09



Assessor's Map Bk.358 - Pg. 09
County of Fresno, Calif.

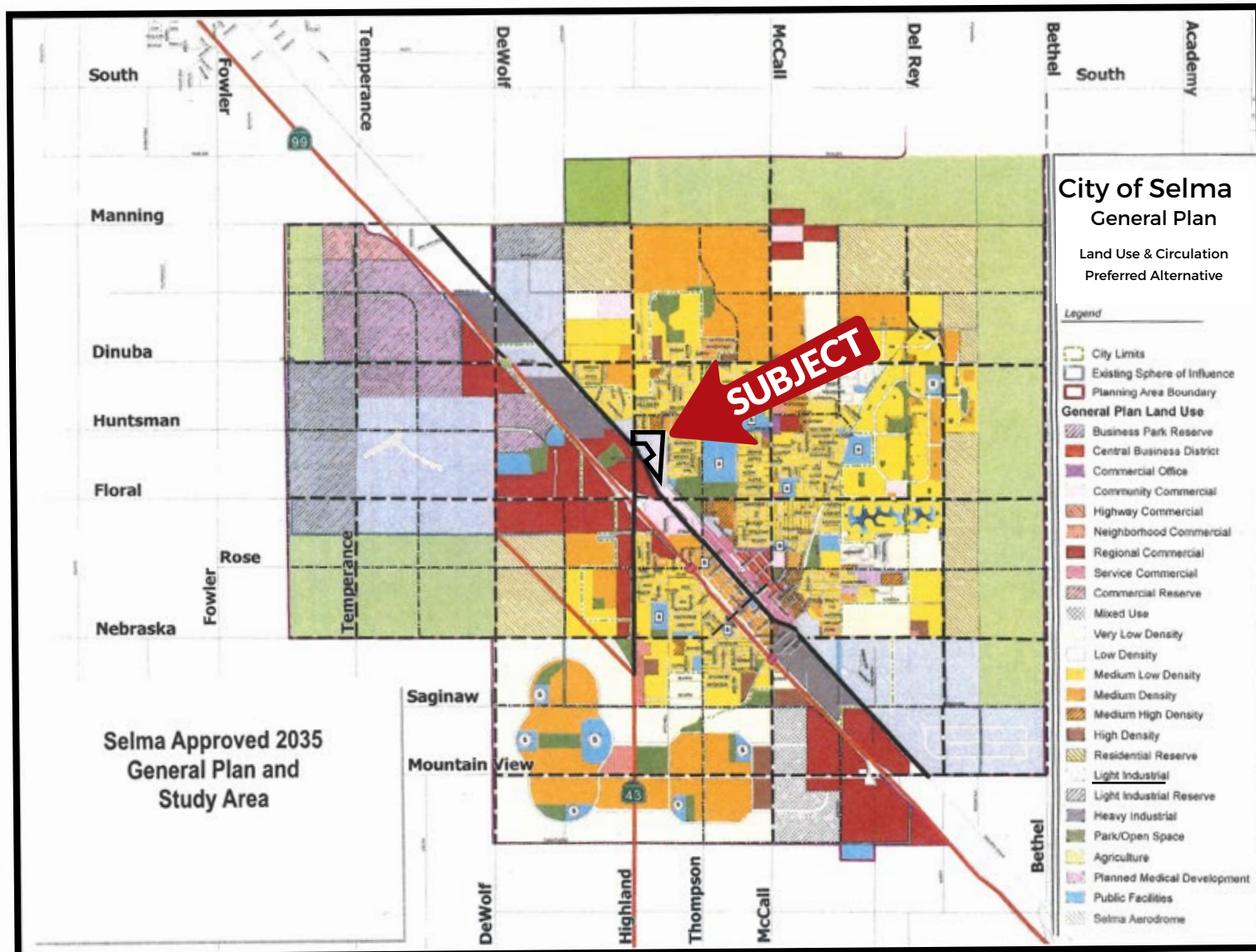
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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\$3,500,000

SELMA GENERAL PLAN MAP



30.03± ACRES

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PROPERTY PHOTO



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OFFICES SERVING
THE CENTRAL VALLEY

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