

**39.10±**  
ASSESSED ACRES

**NORTH AVENUE  
TRANSITION PROPERTY**  
FRESNO COUNTY, CALIFORNIA

**\$6,000,000**

**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.



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CA DRE #00020875



**PROPERTY  
HIGHLIGHTS:**

• WITHIN FRESNO  
CITY LIMITS

• SW SPECIFIC  
PLAN

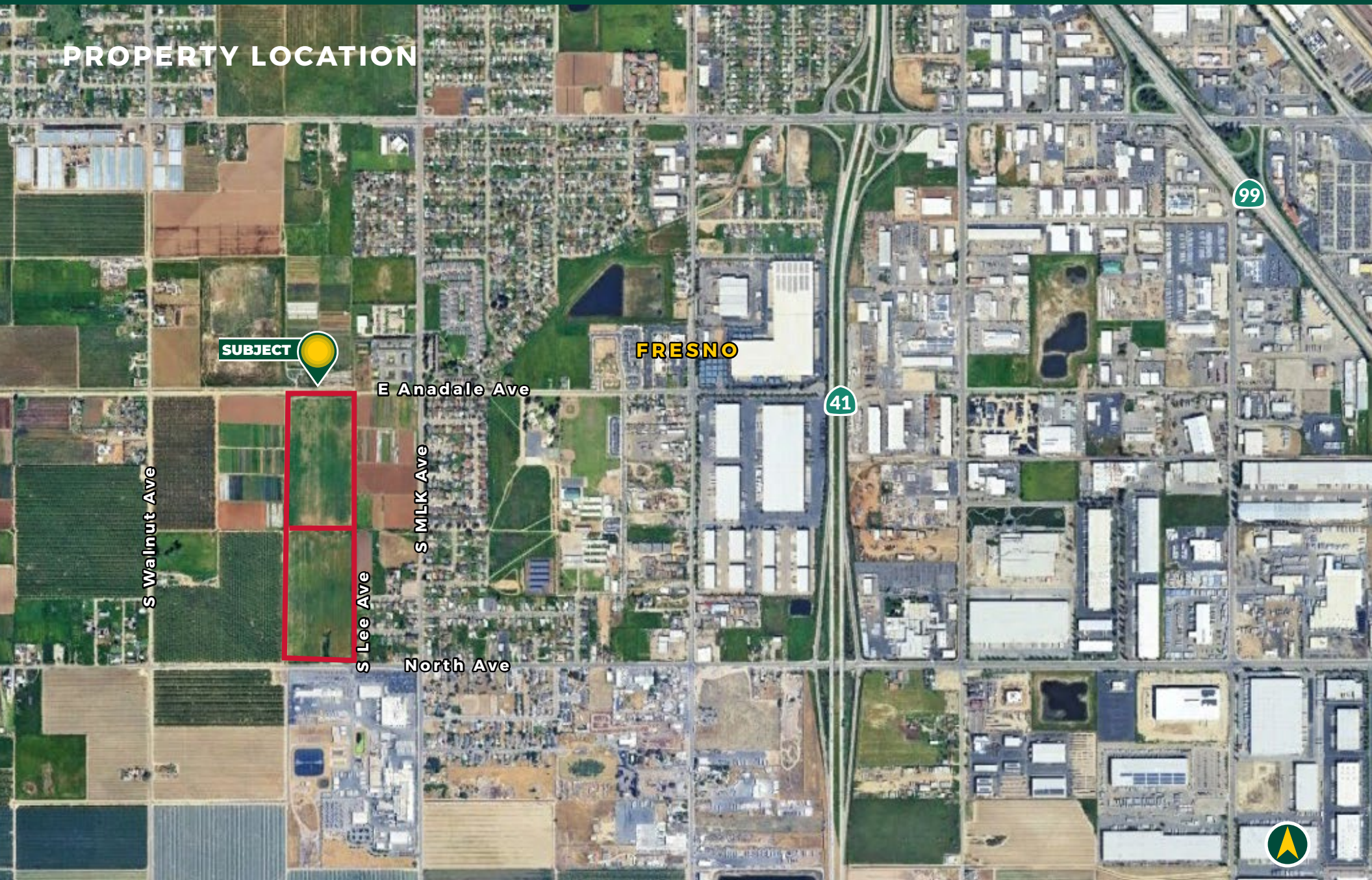
• OPPORTUNITY  
ZONE

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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Southwest Fresno property in the SW Specific Plan and Opportunity Zone. Property is comprised of two adjoining 19.55± acre parcels, currently leased year to year for farming.

### LOCATION

Address: 538 W. North Avenue, Fresno, CA 93706. Located at the NWC of W. North Avenue and S. Lee Avenue.

### LEGAL

39.10± acres in a portion of Section 21, T14S, R20E, M.D.B.&M. Fresno Co. APN's: 328-080-03 and 328-080-05.

### ZONING

RS5, Residential Development. Current land use, crop land-field/row crops.

### PLANTINGS

Seasonal row crops.

### WATER

Located within the boundaries of the Fresno Irrigation District, no surface water delivery. Ag well and pump. Flood irrigation.

### SOILS

See soils map included.

### PRICE/TERMS

\$6,000,000 all cash at close of escrow. Subject to year-to-year farming lease.

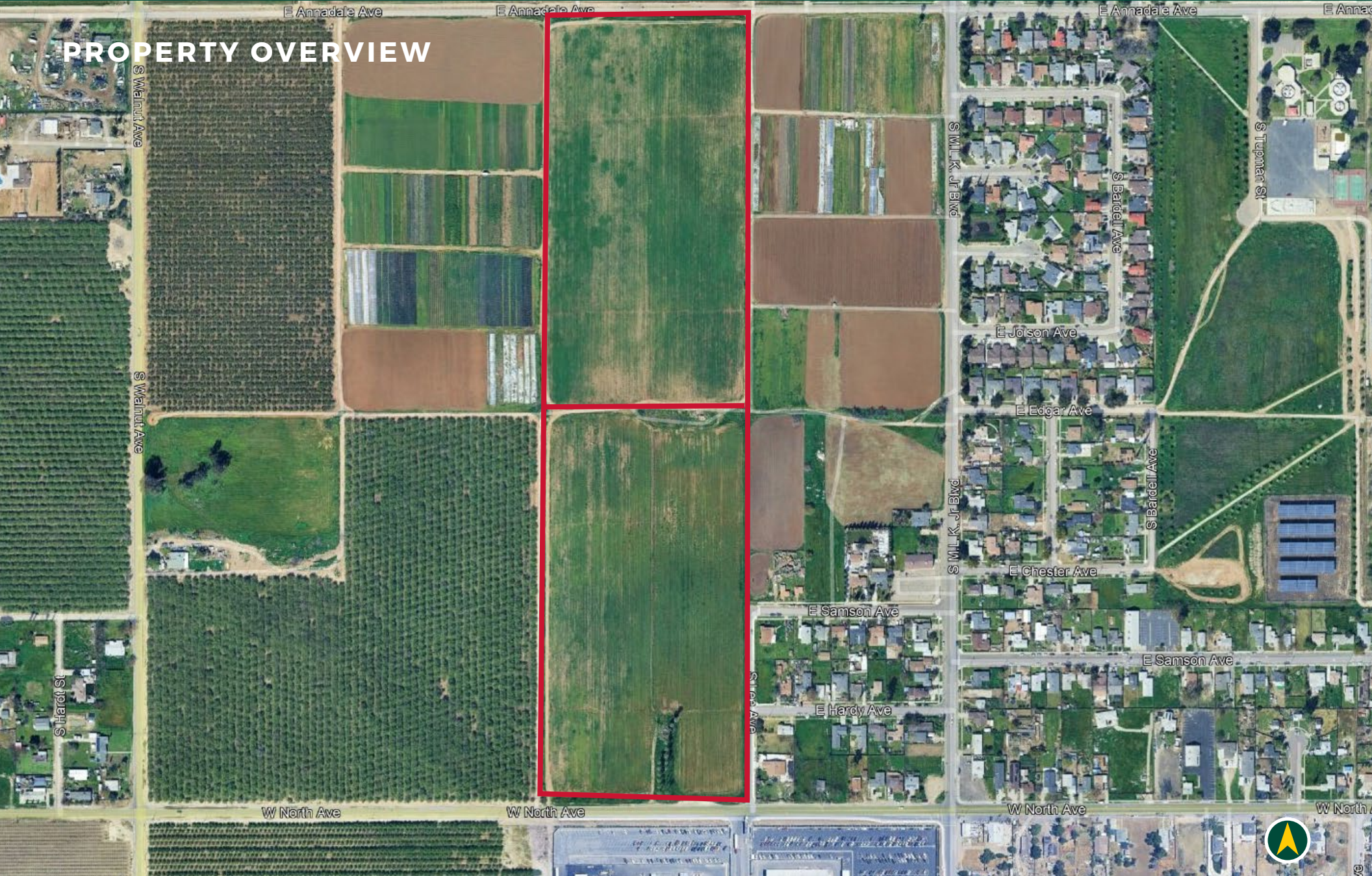


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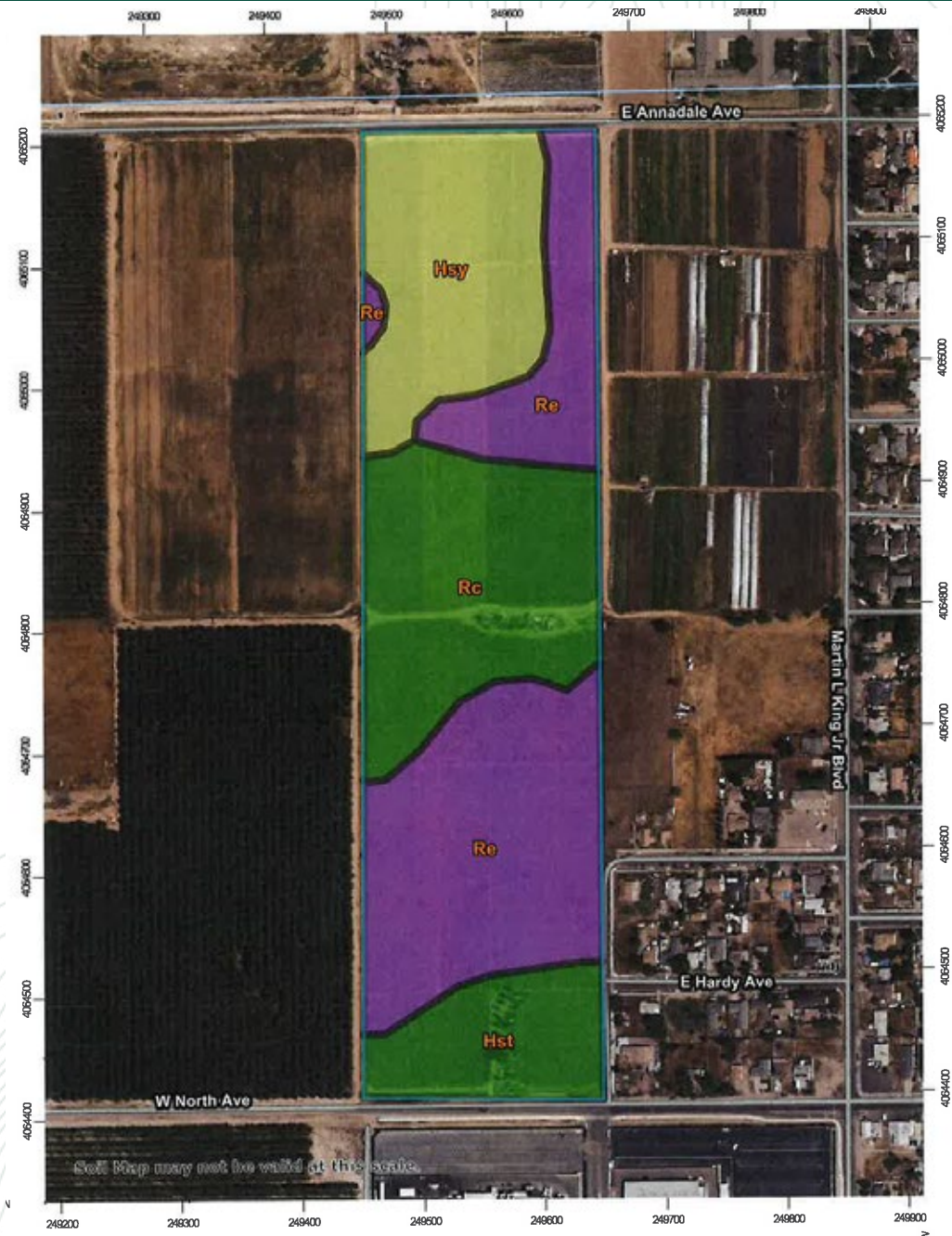
**PROPERTY OVERVIEW**



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SOILS MAP

| California Revised Storie Index (CA) |                                              |                     |
|--------------------------------------|----------------------------------------------|---------------------|
| Map unit symbol                      | Map unit name                                | Rating              |
| Re                                   | Ramona loam, hard substratum                 | Grade 3 - Fair      |
| Rc                                   | Ramona loam                                  | Grade 1 - Excellent |
| Hsy                                  | Hesperia fine sandy loam, deep, saline-sodic | Grade 2 - Good      |
| Hst                                  | Hesperia fine sandy loam, deep               | Grade 1 - Excellent |



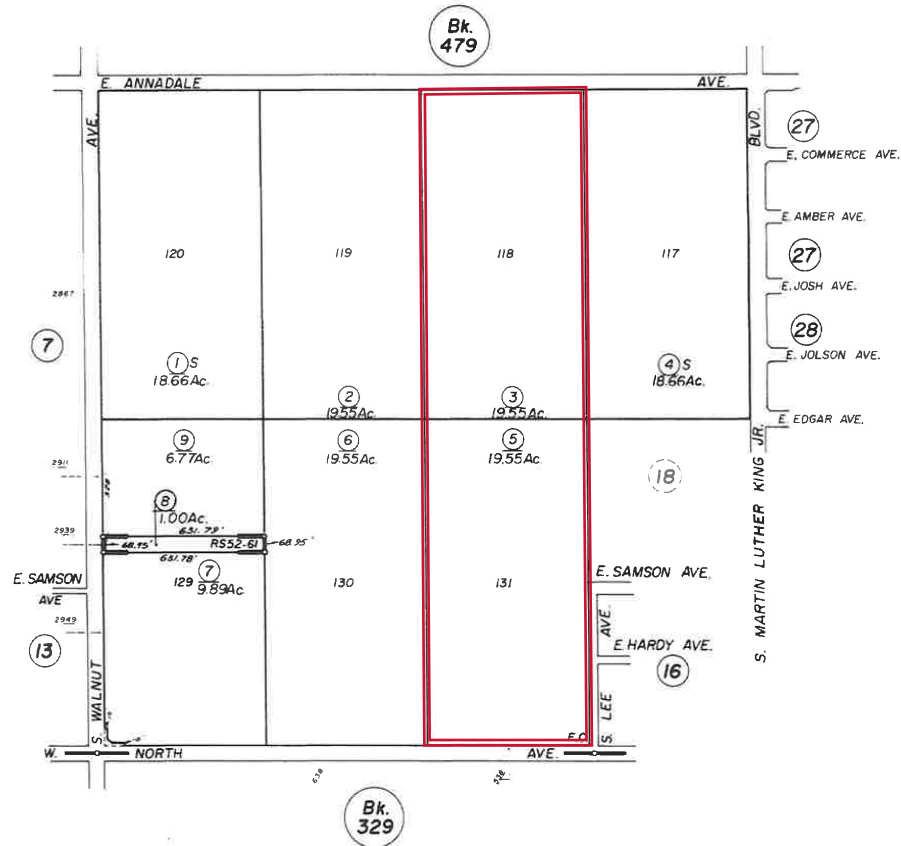
## PARCEL MAP

— 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.

SUBDIVIDED LAND IN POR. SEC. 21, T. 14 S., R. 20 E., M. D. B. & M.

Tax Area  
5 - 221

328-08



Agricultural Preserve  
Fresno Colony - Plat Bk. 2, Pg. 8  
Record of Survey - Bk. 52, Pg. 61

Assessor's Map Bk. 328 - Pg. 08  
County of Fresno, Calif.

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

1961



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## PROPERTY PHOTO



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**OFFICES SERVING  
THE CENTRAL VALLEY**

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