

Ron Silva Realty

Peelman Realty

10± AC DEVELOPMENT PROPERTY IN THE DOWNTOWN COMMUNITY PLAN

- LOCATION:** On the north east corner of Church Avenue and Farris Avenue, Fresno, CA 93706
- APN:** 477-060-03
- ZONING:** RS-3 (Residential medium density)
- DESCRIPTION:** 9.82± acres
- UTILITIES:** Public utilities at the street
- REMARKS:** They just broke ground on the State Center Community College District's newest 75-acre campus which is located approximately a quarter mile east on Church and Walnut Avenues. This parcel could be a great place to develop housing with easy access to the campus! Check with Fresno City regarding incentives for developing affordable housing in this area!
- TERMS:** Cash or new financing
- PRICE:** \$650,000.00 (\$66,191.00 per acre)

All information shown on this brochure was given to Listing Broker by Seller which is believed to be a reliable source but is not guaranteed by Listing Broker.

**Ron Silva GRI/Broker
Lic. # 00587070**

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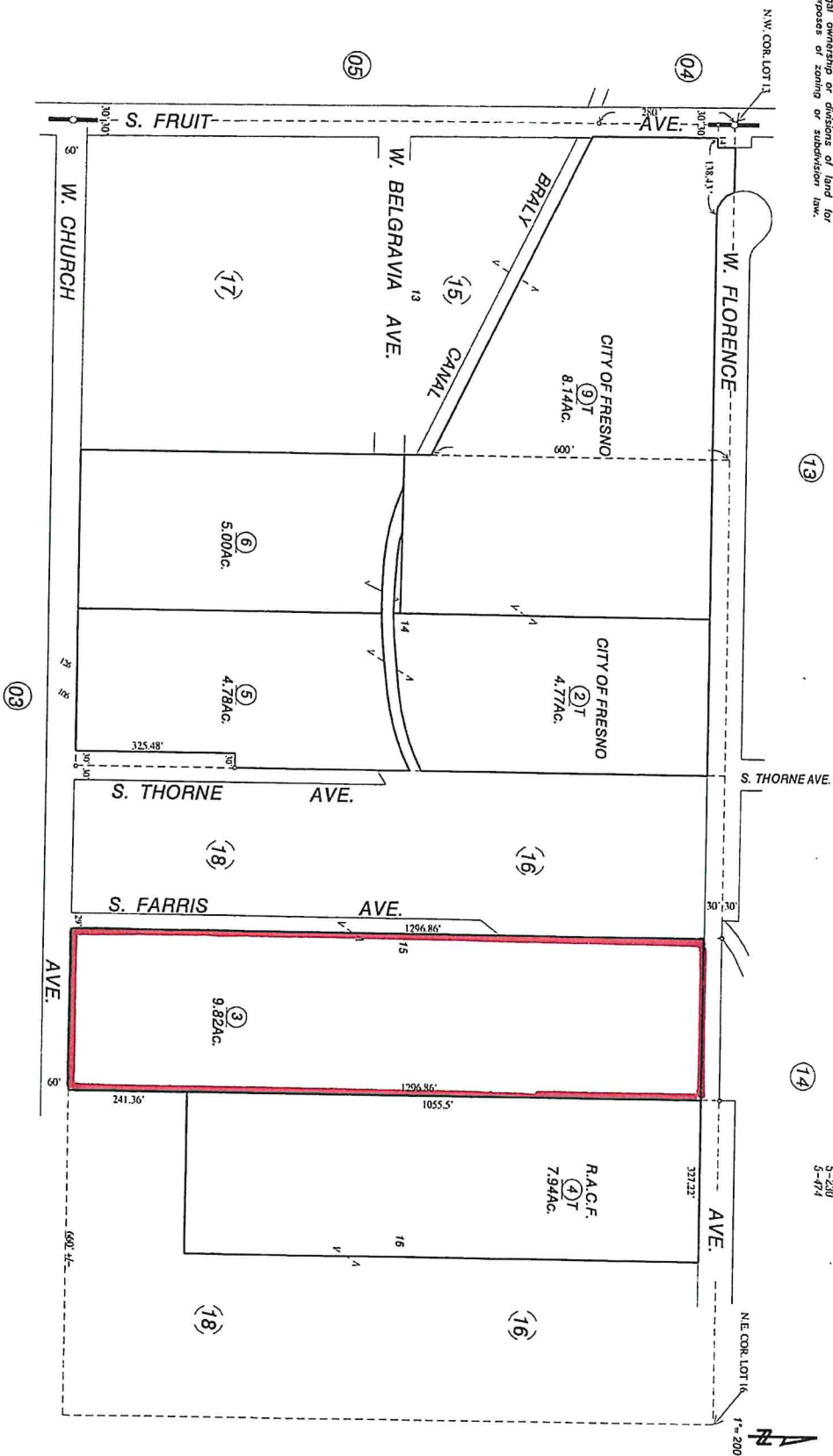
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NOTE
 This map is for Assessment purposes only. It is not to be construed as portraing legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN P.O.R. SEC. 17, T. 14S., R. 20E., M.D.B. & M.

Tax Rate Area
 5-224
 5-230
 5-474

477-06



Fresno Colony, Plat Bk. 2, Pg. 8

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

05-23-2014 DK 15R

Assessor's Map Bk. 477 - Pg. 06
 County of Fresno, Calif.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.