

# HWY 198 POTENTIAL INDUSTRIAL

**170.72 Acres**  
Fresno County, California



- Multiple Buildings
- Access to I-5, Hwy 198 & Hwy 269
- Potential Industrial Property
- Westlands Water District
- Excellent Soils



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:

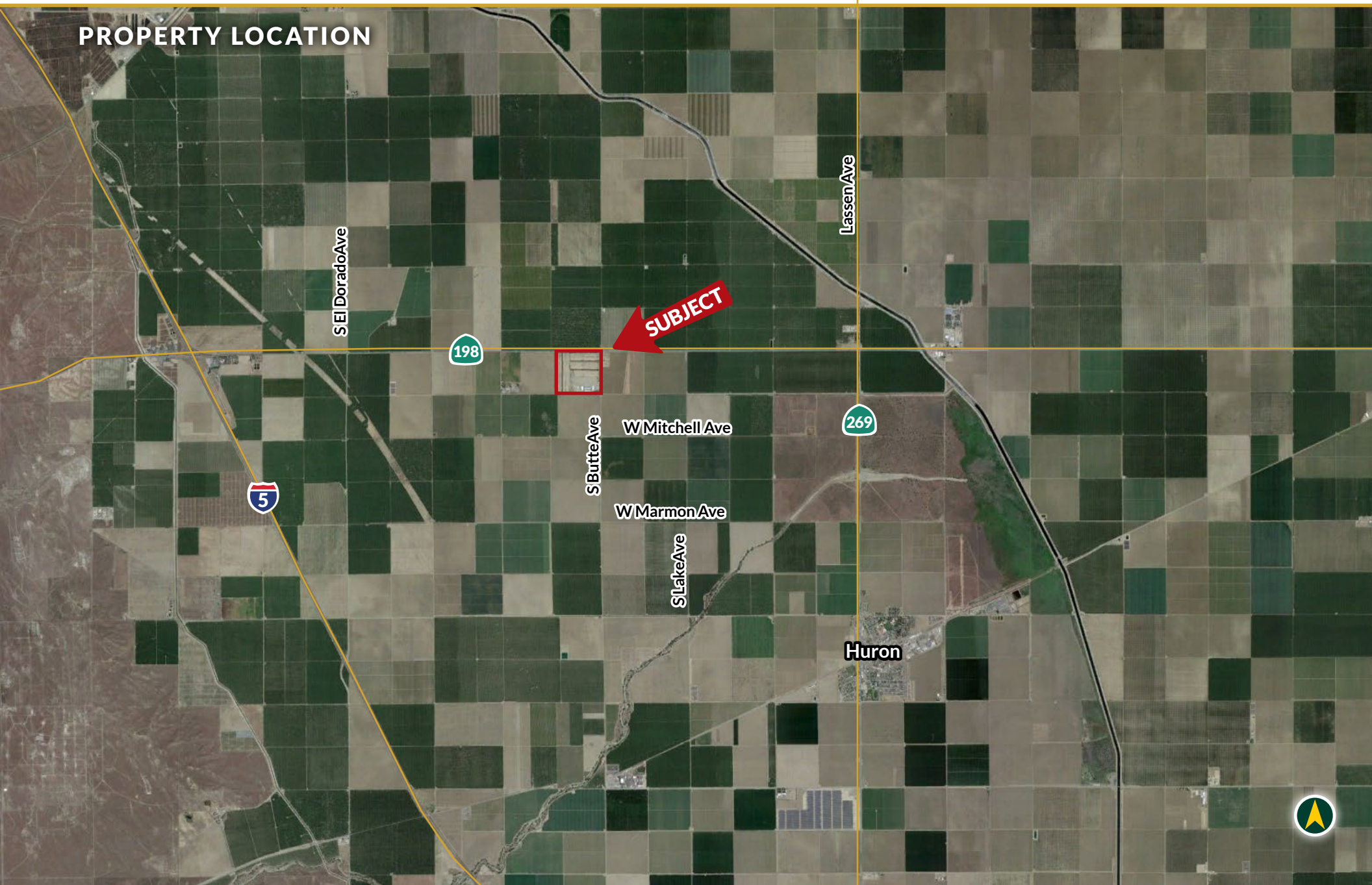


# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## PROPERTY LOCATION



# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

A nice investment property with multiple buildings and freeway access. The property has 170.72± acres of potential industrial land located within Fresno County. Excellent opportunity to acquire a multiple use parcel.

### LOCATION

Property is bordered on the north by Hwy 198 and S. Butte Avenue on the west. It is approximately 4.5 miles east of I-5. Property address: 20431 W. Dorris Ave., Huron, CA 93234.

### LEGAL

Fresno County APN's: 068-140-51s and 54s. Located in a portion of Section 30, T19S, R17E, M.D.B.& M.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

### PLANTINGS

Open land. A portion was previously planted to pistachios.

### WATER

Westlands Water District.

### SOILS

Grade 1, Excellent soils. See Soils Map included.

### BUILDINGS

Multiple buildings located on parcel 068-140-51s.

### PRICE/TERMS

Contact agent for additional information including price and terms.



# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## PROPERTY OVERVIEW

198



S Butte Ave



# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## SOILS MAP

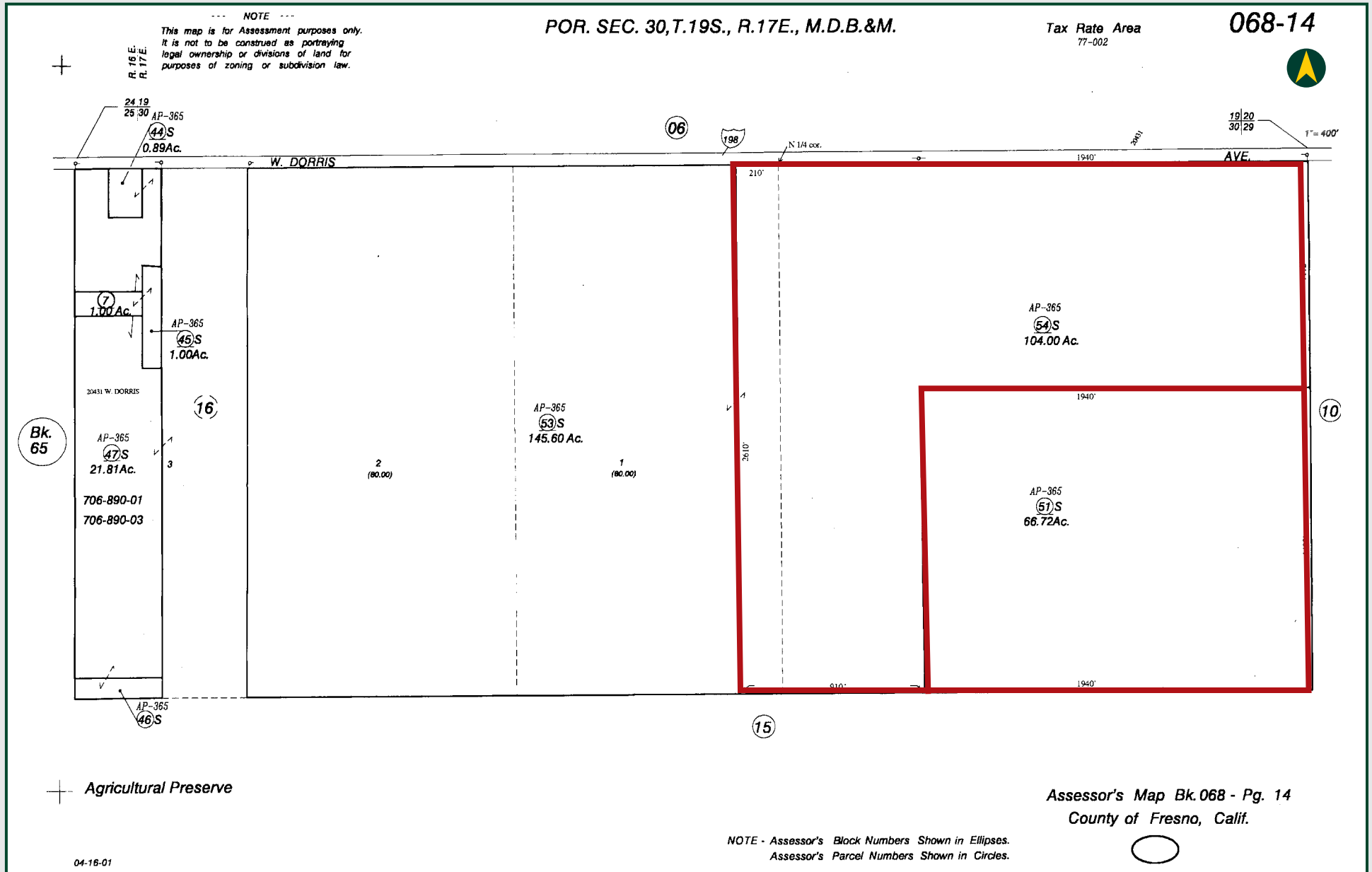


# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## PARCEL MAP



# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# HWY 198 POTENTIAL INDUSTRIAL

170.72± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**