

HERNDON AVE DEVELOPMENT LAND

2.13± Acres
Fresno County, CA

\$400,000



2.13± Acres

- Close Proximity to Clovis City Limits
- Clovis Unified School District
- Rural Residential Zoning

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



**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

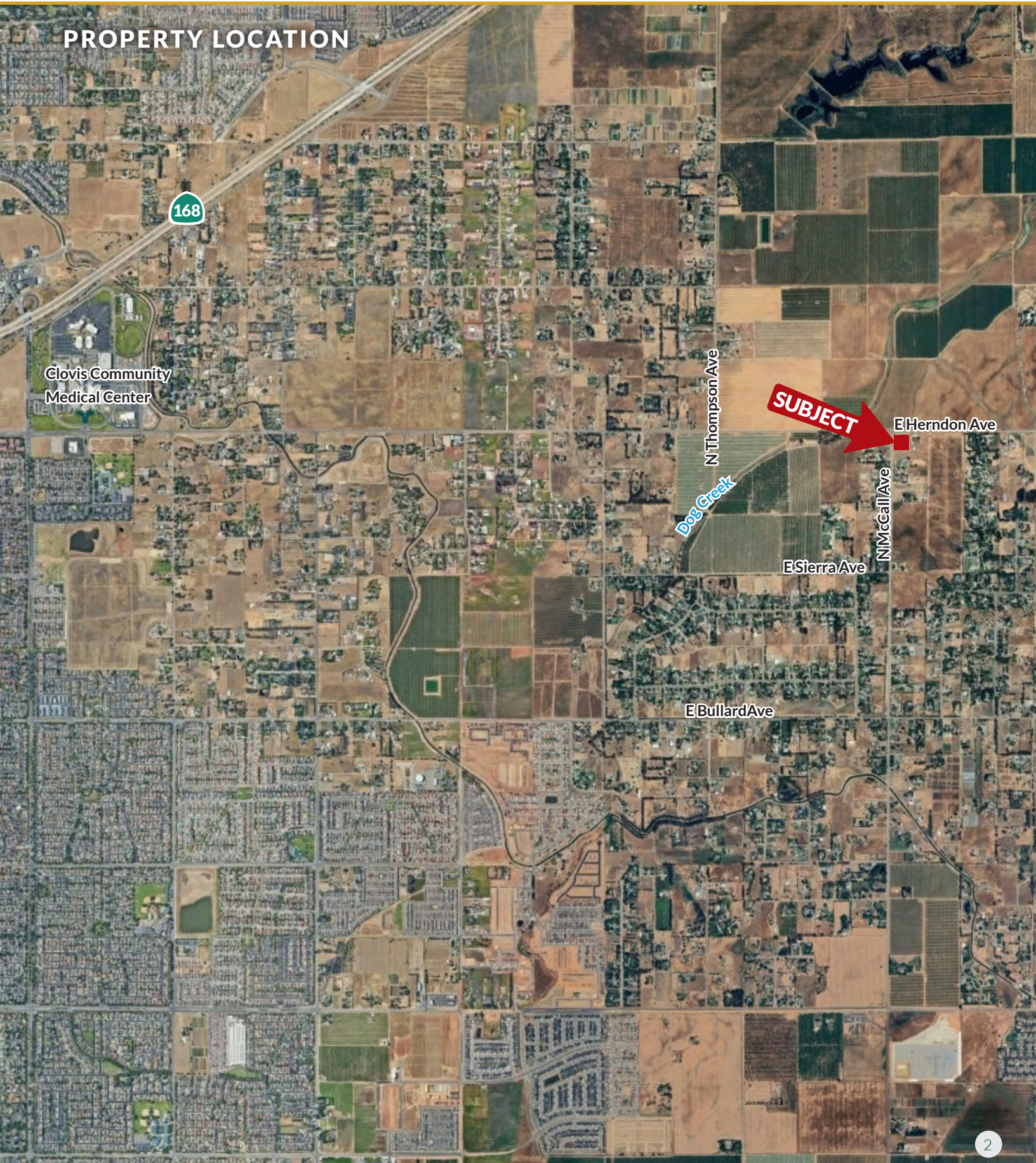
CA DRE #00020875

HERNDON AVE DEVELOPMENT LAND

2.13± Acres
Fresno County, CA



PROPERTY LOCATION



HERNDON AVE DEVELOPMENT LAND

2.13± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

2.13± acres located on the southeast corner of Herndon & McCall Avenues in the rural Clovis area. Build your dream home in the prestigious Clovis Unified School District with incredible views of the Sierras. Other potential commercial uses may be possible with Herndon Avenue frontage. Clovis Community Hospital, restaurants, stores, and easy freeway access is located just minutes away.

LOCATION

The property is located on the southeast corner of Herndon & McCall Avenues, Fresno County, CA 93619.

LEGAL

Fresno County APN: 308-220-48s.
Located in a portion of Section 5, Township 13 S, Range 22 E, M.D.B.&M.

ZONING

Fresno County RR – Rural Residential.
The property is not enrolled in the Williamson Act.

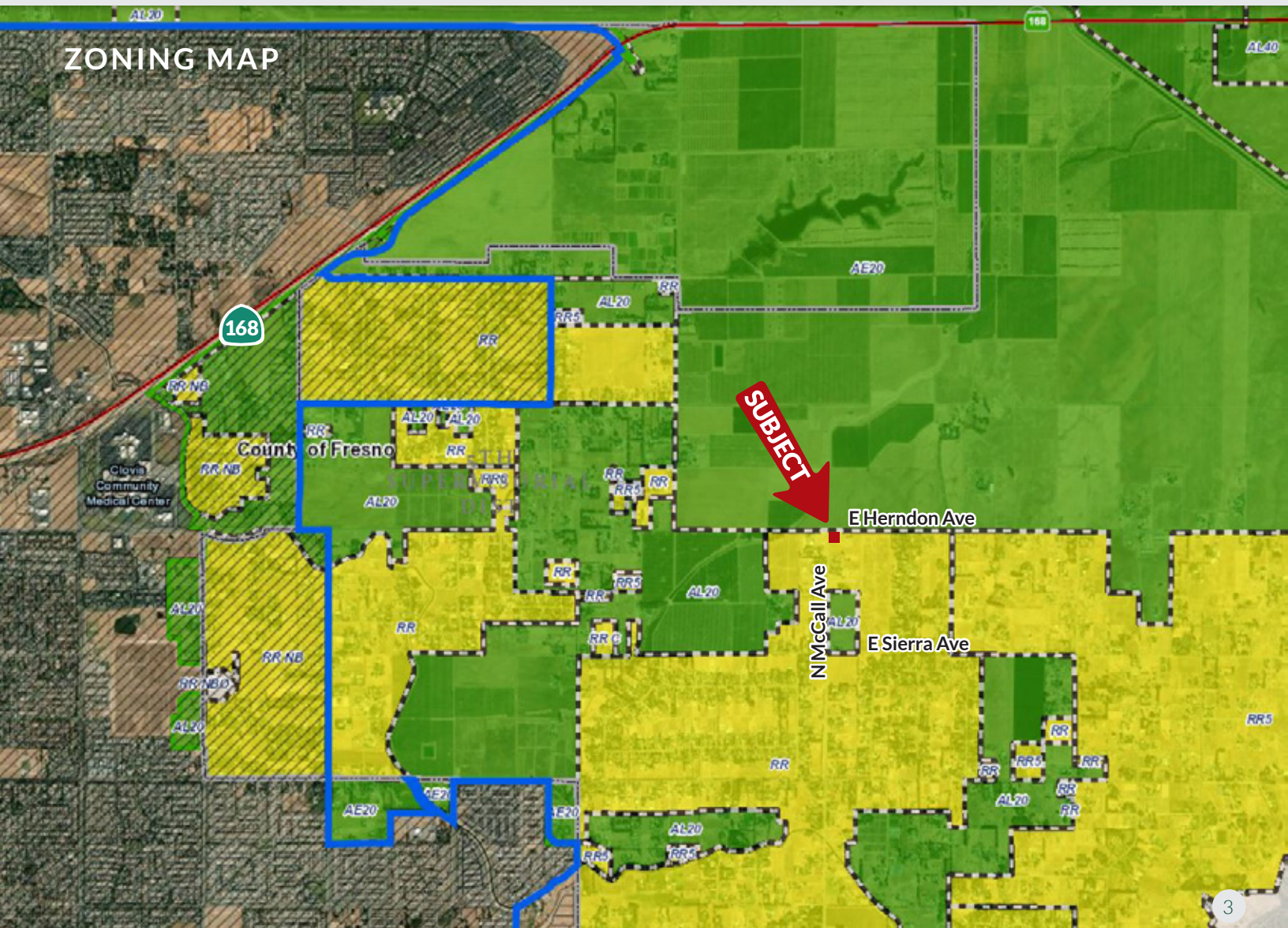
IMPROVEMENTS/INFRASTRUCTURE

Electricity is at the property.

PRICE/TERMS

\$400,000 cash at the close of escrow.

ZONING MAP



HERNDON AVE DEVELOPMENT LAND

2.13± Acres
Fresno County, CA



PROPERTY AERIAL



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.



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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

CA DRE #00020875

4