

# CLOVIS DEVELOPMENT LAND

Fresno County, California

10.00± Acres

\$700,000



- Close to Clovis Sphere of Influence
- Clovis Unified School District



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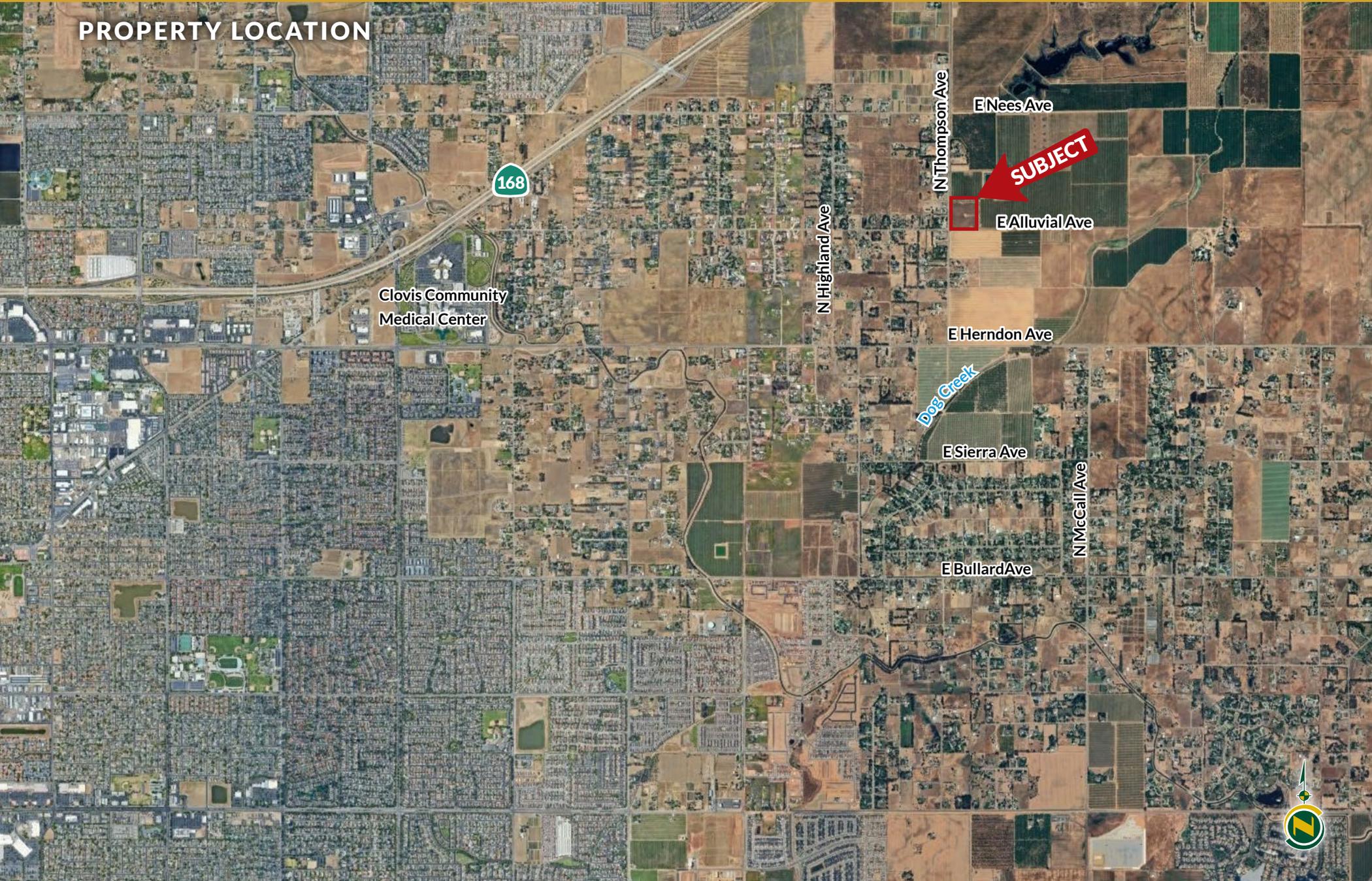


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10.00± Acres  
Fresno County, CA



## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

10± acre development opportunity, just south of the Clovis Sphere of Influence.

The property is located within close proximity to Clovis Community Hospital, Clovis schools, restaurants, stores, and easy freeway access, convenience is at your fingertips. Located in the prestigious Clovis Unified School District.

### LOCATION

The property is located on the northeast corner of E. Alluvial and N. Thompson Avenues, approximately ½ mile north of Herndon Avenue, Fresno County, CA 93619.

### LEGAL

Fresno County APN: 150-340-08. Located in a portion of Section 31, Township 12S, Range 22E, M.D.B.&M.

### ZONING

Fresno County AE-20, Agricultural Exclusive - 20 acre. The property is located within the City of Clovis Northeast Urban Center Growth Area with a General Plan Land Use designation of L - Low Density Residential (0.6-2.0 DU/AC). The property is not enrolled in the Williamson Act.

### PLANTINGS

Historically the property has been farmed to row crops.

### WATER

There are 2 wells located on the property that are currently not in use.

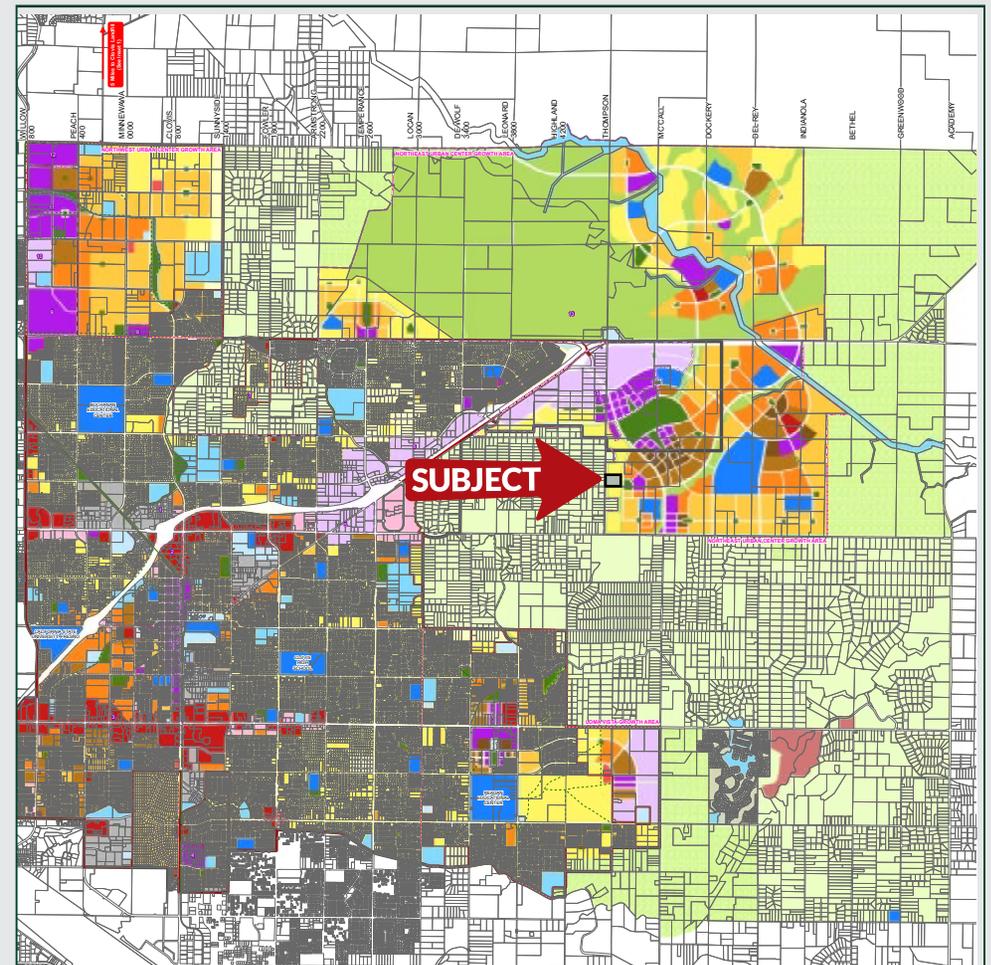
### IMPROVEMENTS/INFRASTRUCTURE

The property is fenced with electricity on the property.

### PRICE/TERMS

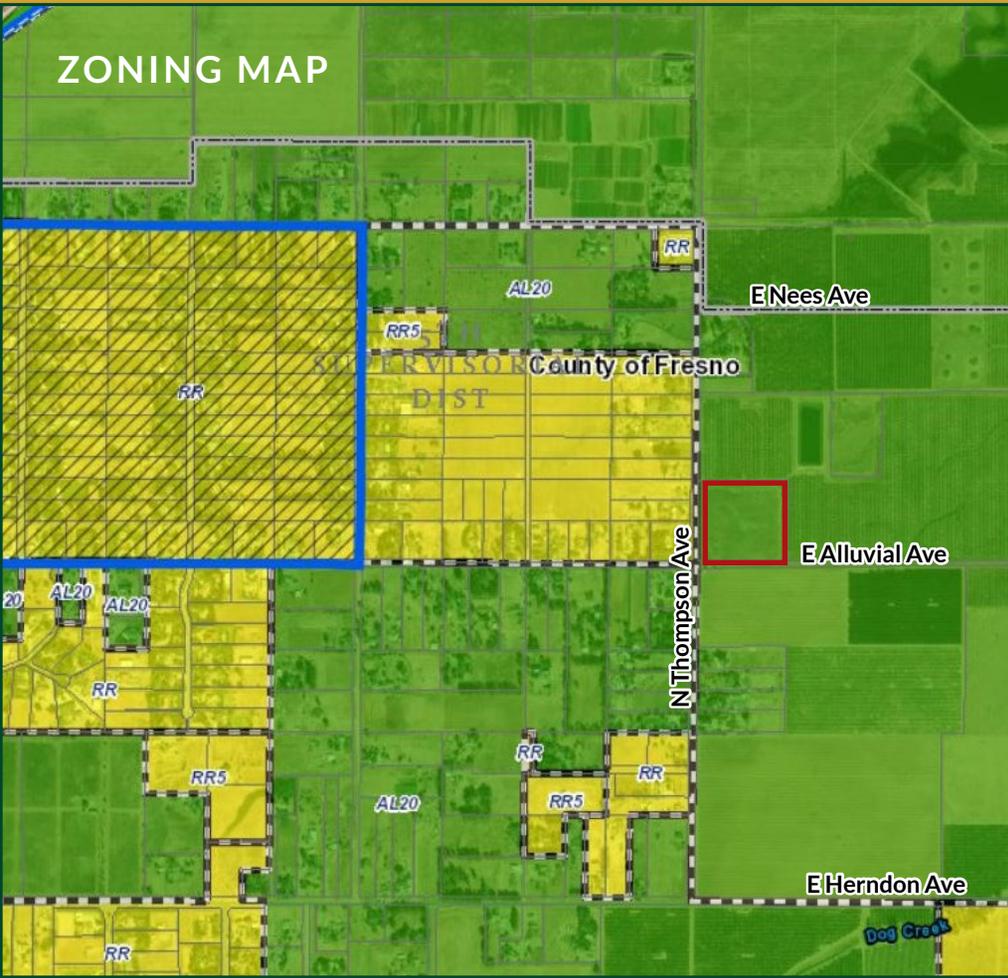
\$700,000 cash at the close of escrow.

### GENERAL PLAN MAP



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**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.**