

HWY 180 FUTURE DEVELOPMENT

Fresno County, California

14.16± Acres

\$2,850,000



- Hwy 180 Frontage
- Future Development
- Two Sources of Water
- 2 Large Shops and Rental Home



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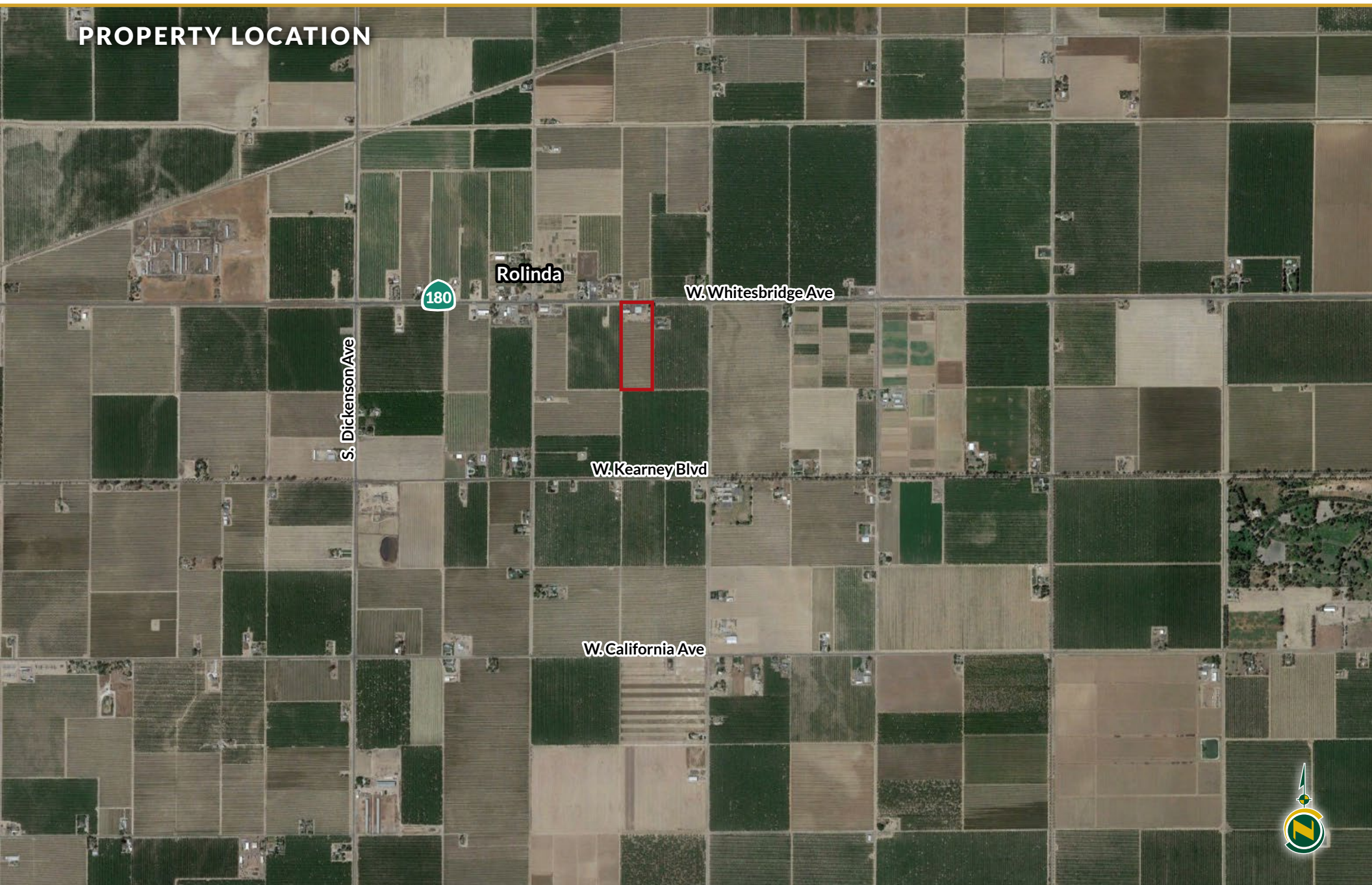


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The property includes 10.85± acres of mature Thompson seedless vines, a rental home, and two large shops being rented out to a single tenant. Behind the shops, there is a roughly 1.3± acre storage yard currently being utilized by the tenant. According to studies, on average 14,800-15,600 vehicles pass by the property daily. With over 450 feet of Hwy 180 frontage, there are many potential future development opportunities including, but not limited to, a possible truck stop and EV charging station.

LOCATION

The subject property is located on the south side of Hwy 180 roughly 0.2± miles west of S. Westlawn Ave. Physical address: 9169 W. Whitesbridge Ave, Fresno, CA 93706.

LEGAL

Fresno County APN(s): 025-320-19 & 025-320-20. Located in a portion of Section 12, Township 14S, Range 18E, M.D.B.&M.

ZONING

AE-20, Agricultural Rural Exclusive - 20 acres. APN 025-032-20 is not enrolled in the Williamson Act, but APN 025-320-19 is enrolled in the Williamson Act.

PLANTINGS

10.85± acres of mature Thompson seedless vines

WATER

The ranch is located within Fresno Irrigation District and entitled to receive surface water. In addition to surface water, there is one ag well with a 10 HP submersible pump. The vines are irrigated via flood irrigation. There is also one domestic well with a 3 HP submersible pump used to provide water to the house and two shops on the property. The property is within North Kings GSA.

SOILS

See soils map included.

BUILDINGS

The property includes a 1,200± s/f rental home that was recently remodeled in 2023. There is a tenant in place on a year lease. In addition to the rental home, there are two metal shops rented out to a single tenant; one is 7,800 s/f and the other is 3,200 s/f.

PRICE/TERMS

\$2,850,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025 crop.



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PROPERTY OVERVIEW

W. Whitesbridge Ave



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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent

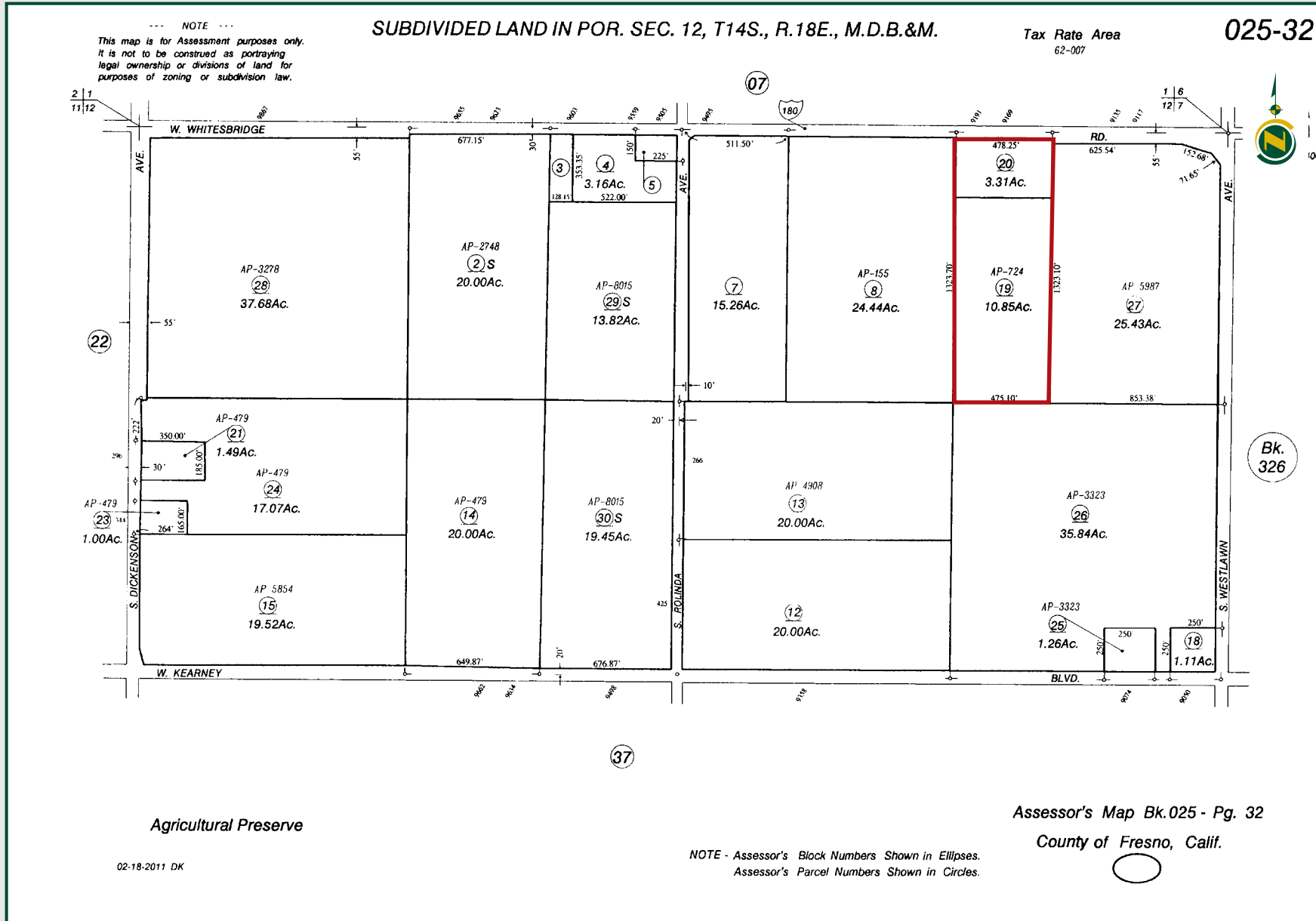


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PARCEL MAP



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PROPERTY PHOTOS



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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.