



**SCHUIL**  
AG REAL ESTATE



## **+/-39.86 Acres – Almonds – Fresno, CA**

7581 E Kings Canyon Rd, Fresno, CA 93737, USA • 39.86 Acres • Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)



## LOCATION:

Property is located at 7581 E Kings Canyon Rd, Fresno, CA.

## SIZE:

+/-39.86 Assessed Acres

## PLANTINGS:

Property is planted to Non Pareil and Monterey varieties of almonds planted in 2014 at 22' x 14' spacing.

## WATER:

The property is located within the Fresno Irrigation District and is improved with a dual-line drip irrigation system. In addition to district water, the ranch is supported by one (1) agricultural well and sand media filtration system.

## ZONING :

The property is located within the SEDA (Southeast Development Area) planning boundaries. See 'SEDA Zone Map' for details.

## SOIL:

See 'Soil Map' and 'Soil Description' for details.

## LEGAL:

Fresno County APN: 313-420-35

GROUNDWATER  
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

## REMARKS:

The property is located within the SEDA (Southeast Development Area) planning boundaries, positioning it within one of the region's most significant long-term growth corridors. SEDA is a proposed master-planned expansion area encompassing approximately 9,000 acres, with a vision for 40,000–45,000 residential units and up to 37,000 jobs upon full buildout.

Situated just outside the current Fresno city limits and influencing the growth pattern toward Sanger, this designation places the property directly in the path of future urban expansion. Its scale and long-term planning focus underscore the property's strategic location and potential for future development consideration, in addition to its current agricultural use.

**Property can be purchased with the following nearby properties:**

[+/-40 Acres - Open Ground - Sanger, CA](#)

[+/-97.45 Acres - Almonds - Sanger, CA](#)

## PRICE:

**\$5,000,000**

## CONTACT:

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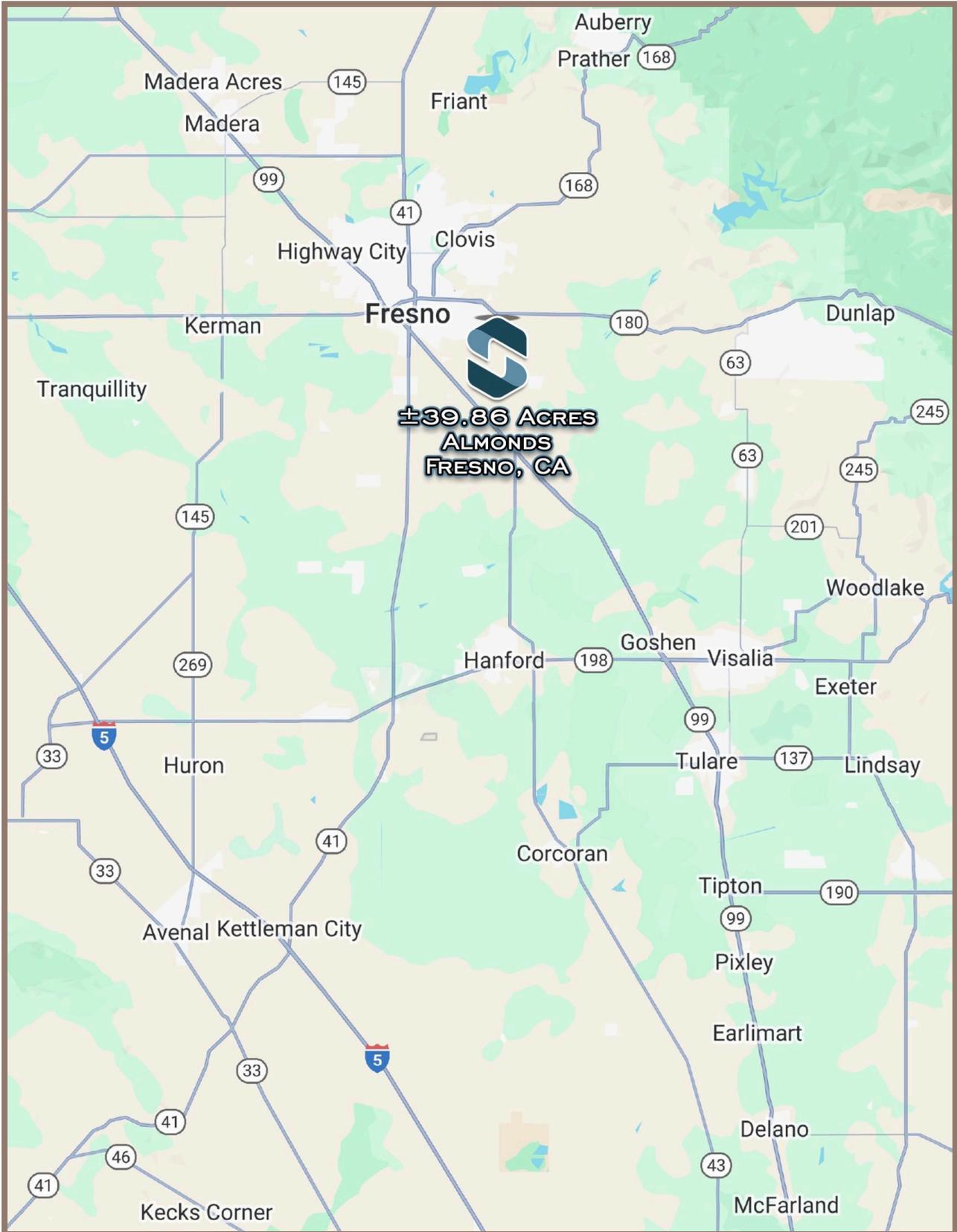
rick@schuil.com

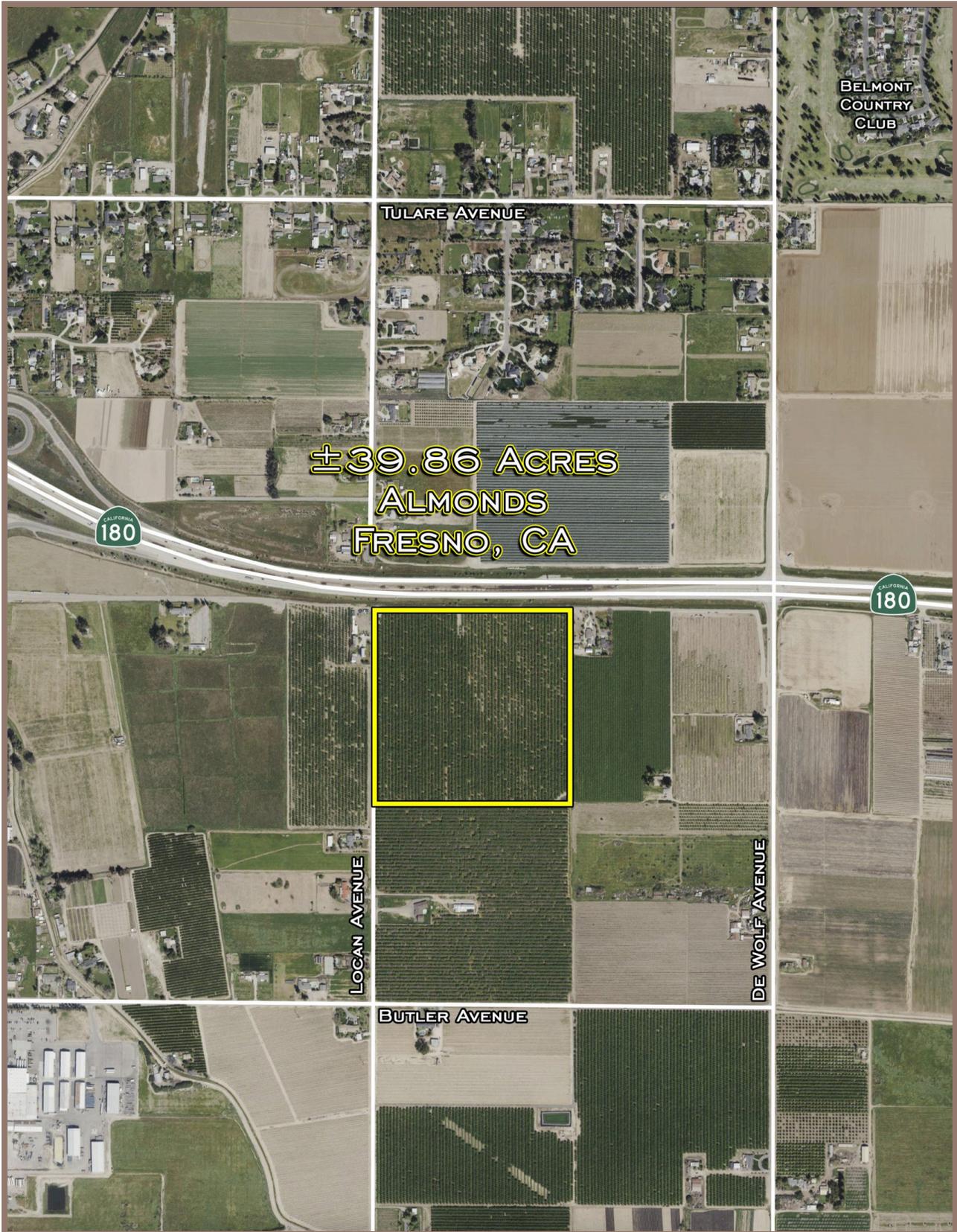
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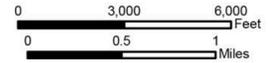




**PROPOSED SEDA MAJOR STREET CIRCULATION  
WITH PROPOSED LAND USE**

Southeast Development Area

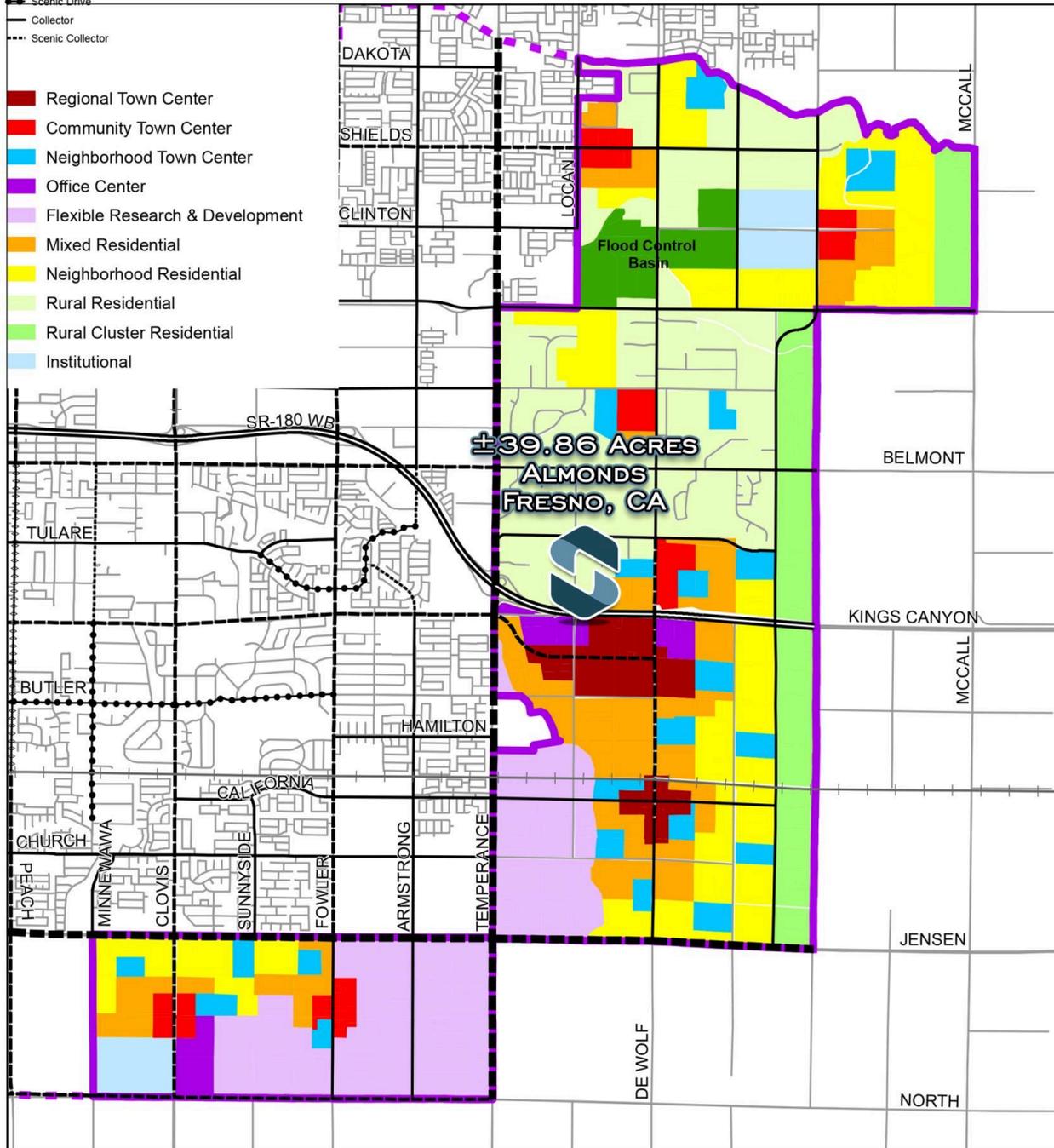
- Freeway
- Expressway
- Scenic Expressway
- Super Arterial
- Arterial
- Scenic Arterial
- Scenic Drive
- Collector
- Scenic Collector
- Southeast Development Area
- Fresno Sphere of Influence
- Major & Local Roads
- Railroads

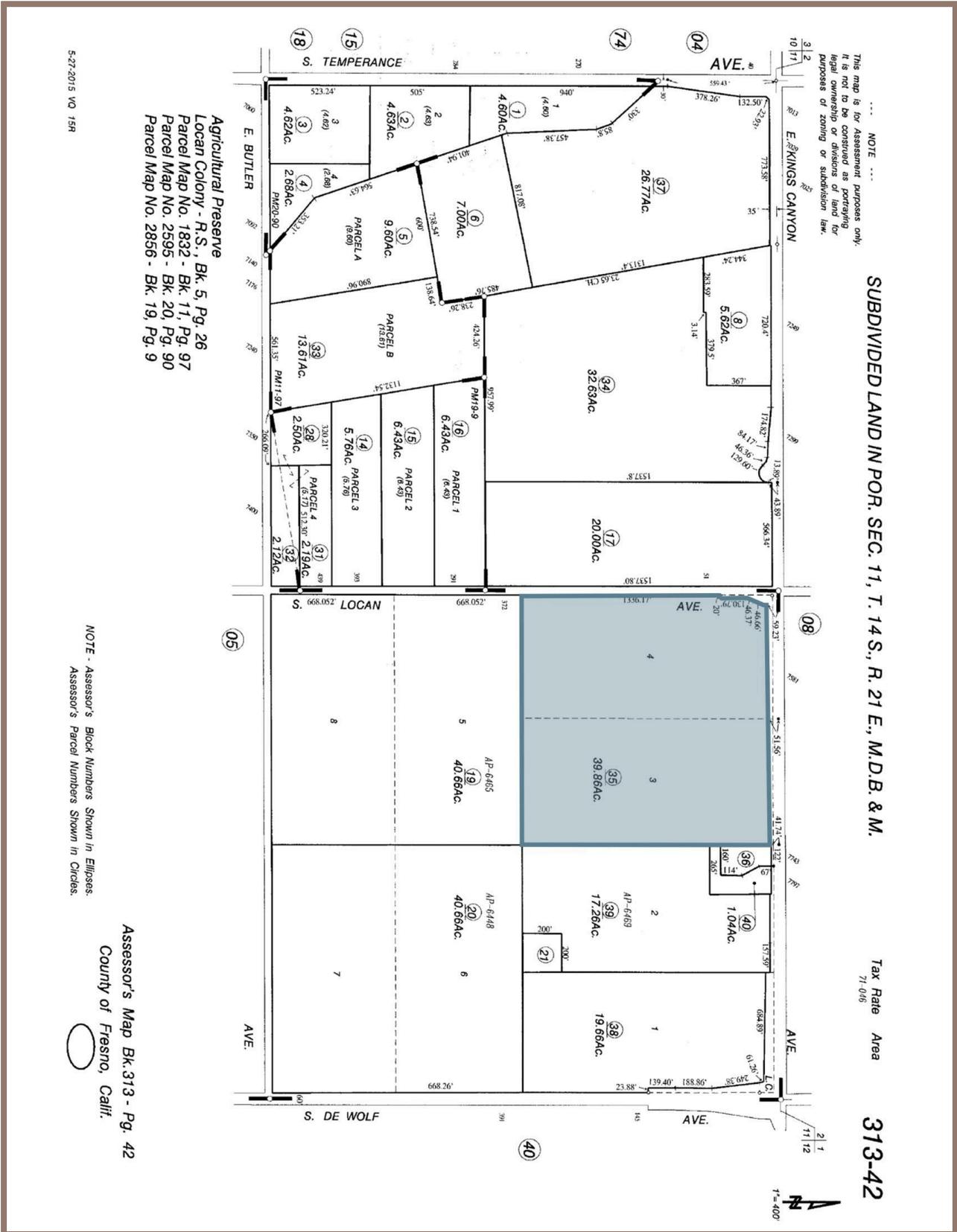


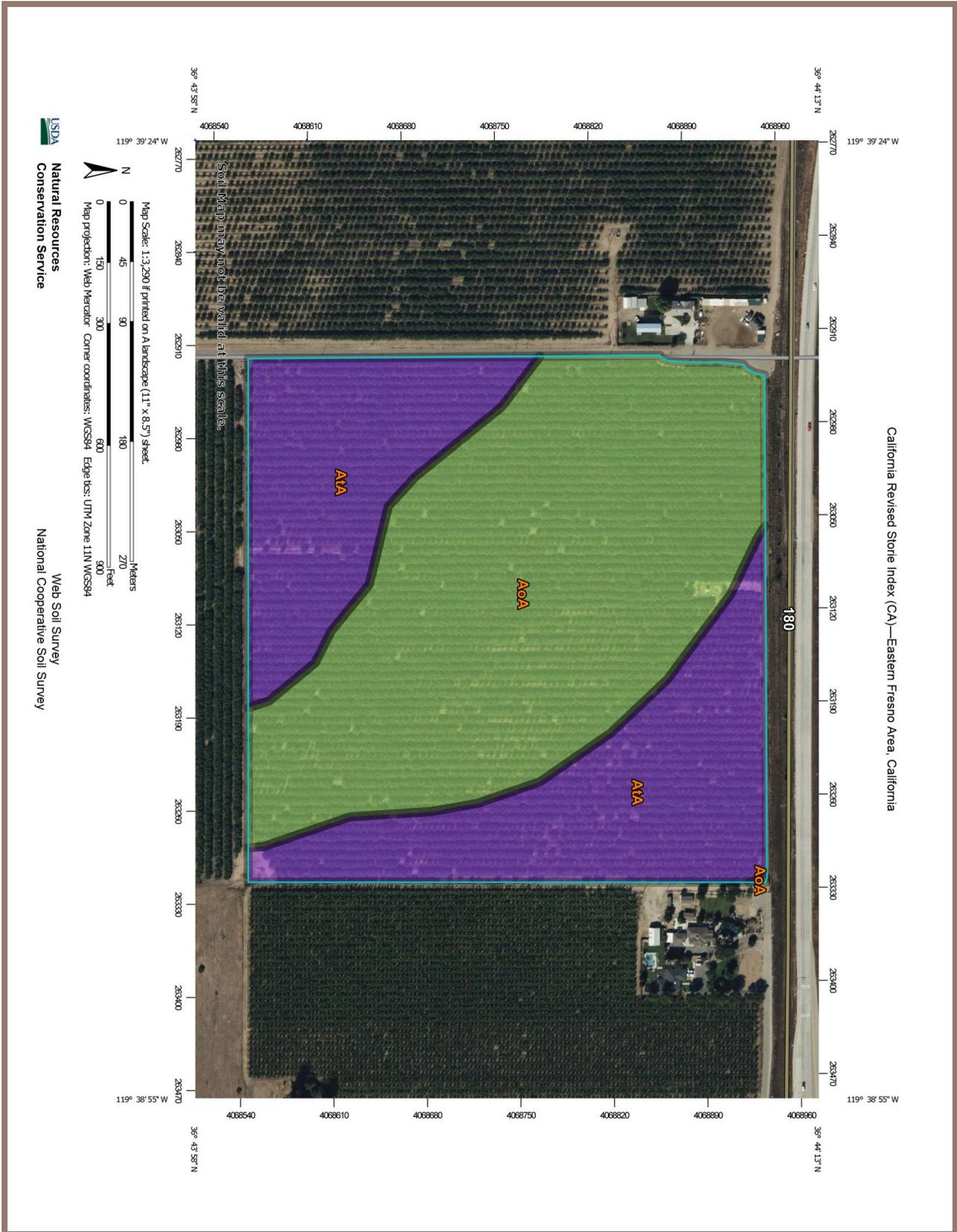
Source: City of Fresno, SEDA Illustrative Plan derived from community and stakeholder meetings.



- Regional Town Center
- Community Town Center
- Neighborhood Town Center
- Office Center
- Flexible Research & Development
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Cluster Residential
- Institutional







California Revised Storie Index (CA)—Eastern Fresno Area, California

### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Atwater loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Atwater (85%)	21.5	56.8%
AtA	Atwater sandy loam, moderately deep, 0 to 3 percent slopes	Grade 3 - Fair	Atwater (85%)	16.3	43.2%
<b>Totals for Area of Interest</b>				<b>37.8</b>	<b>100.0%</b>

