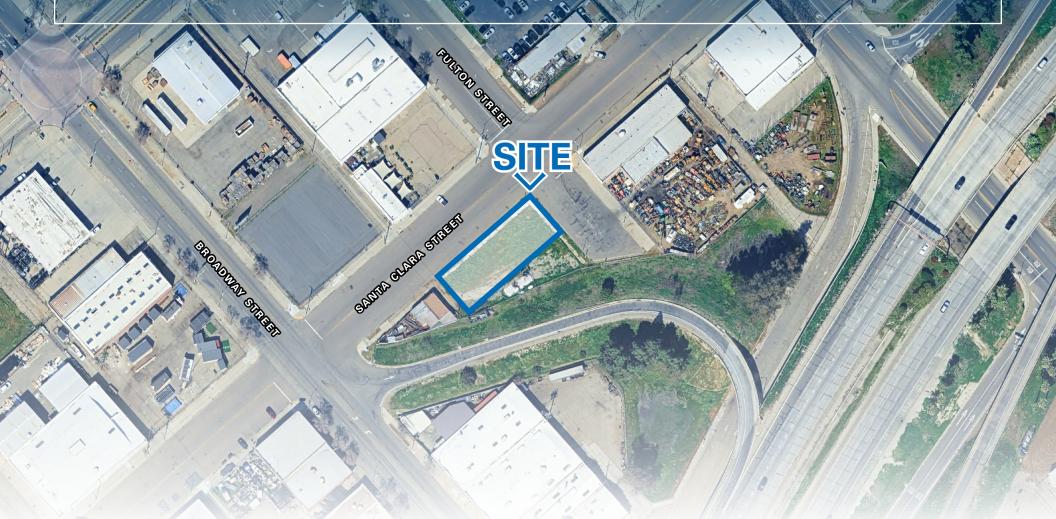
AVAILABLE FOR SALE 7,250± SF OF VACANT LAND

SWC OF FULTON & SANTA CLARA STREETS FRESNO, CA





Menas Arisian

Sales Associate - Land Division m 559-430-9884 marisian@pearsonrealty.com CA RE Lic. #01948029

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | VISALIA OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300 The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SWC OF FULTON & SANTA CLARA STREETS

FRESNO, CA

PROPERTY INFORMATION

Availability: $7.250 \pm SF$

Zoning: DTN- C (Downtown Neighborhood - Activity Class C)

APN: 468-293-01

PROPERTY DESCRIPTION

Seize this incredible opportunity to develop in a thriving urban setting with Downtown Neighborhood (DTN-C) Zoning. The DTN-C District intends for lively, walkable, mixed-use urban neighborhoods surrounding the Downtown Core (ask agent for specific use regulations). Conveniently located near Highway 41 & Fulton Street, this property offers excellent accessibility and high visibility. With utilities nearby, this lot is ready for your vision—whether it's a dynamic mixed-use development, retail space, or urban residential project.

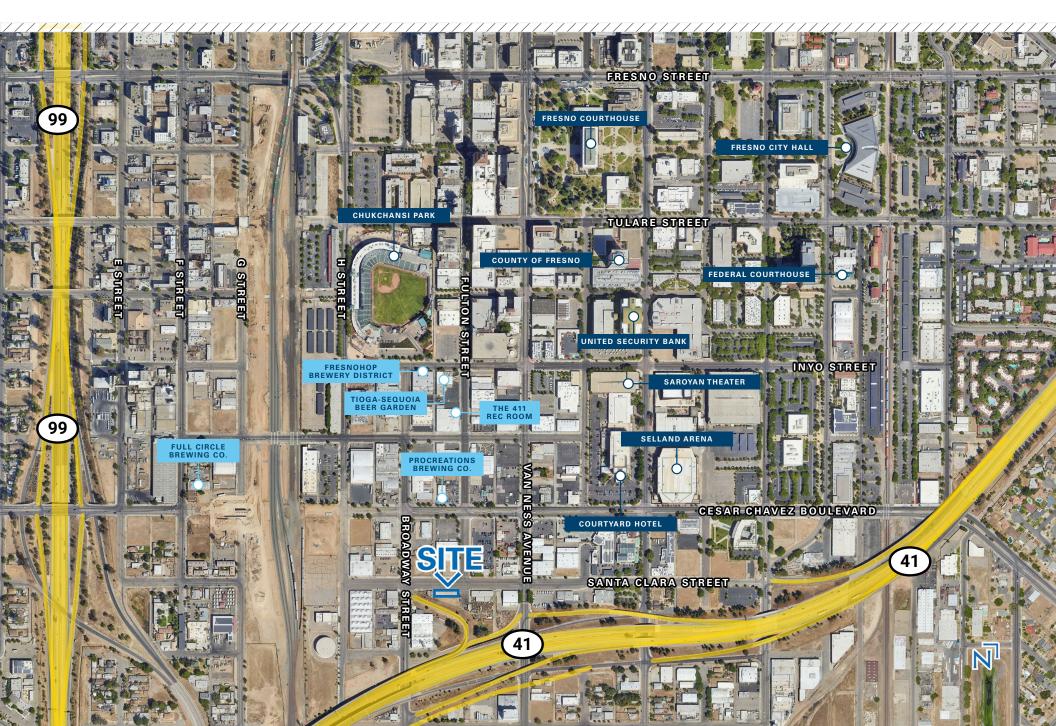
Don't miss out on this prime investment in the Downtown Fresno area!

HIGHLIGHTS

- Downtown General (DTN-C) Zoning allowing for a mixed-use urban setting (Ask agent for Use Regulations)
- One of last remaining vacant parcels in Downtown Fresno
- Exceptional access to freeways
- Utilities nearby



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