

FOR SALE RM-1 Zoned Land

16+ Unit Per
Acre
Density Potential

Site
4.04 Acres RM-1

3223 N. Valentine, Fresno, CA 93722

Prime Development Site

- **±4.04 Acres Zoned RM-1 APN# 433-060-09**
Ideal for small-scale multifamily or cottage-style projects
- **Up to 64 Units Potential**
16 units/acre base density (bonus density possible)
- **Flat, Rectangular Infill Site**
Efficient layout with ±660' depth & frontage on N. Valentine
- **Surrounded by Established Residential**
RS-5 and RM zoning nearby, strong housing demand
- **All Utilities Nearby**
Sewer, water, and power at street (buyer to verify)
- **Quick Access to Hwy 99**
Strong commuter location just north of Shields Ave

Contents

- Property Details
- Financial Data If Applicable
- Region & City Information
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

As Of July 2025

Contact Brokers For More Information:

Nathan Bragg, SVP | (909) 210-3175 | nathanbragg@remax.net | DRE # 01340519

Terri Barrett, Realtor® | (909) 239-9929 | terri.barrett@remax.net | DRE# 01315648



RE/MAX Commercial Division | RE/MAX Time Realty
10535 Foothill Blvd., Suite 460, Rancho Cucamonga CA 91730
Each office is individually owned and operated | Buyer to verify all information, subject to change.

PROPERTY DETAILS

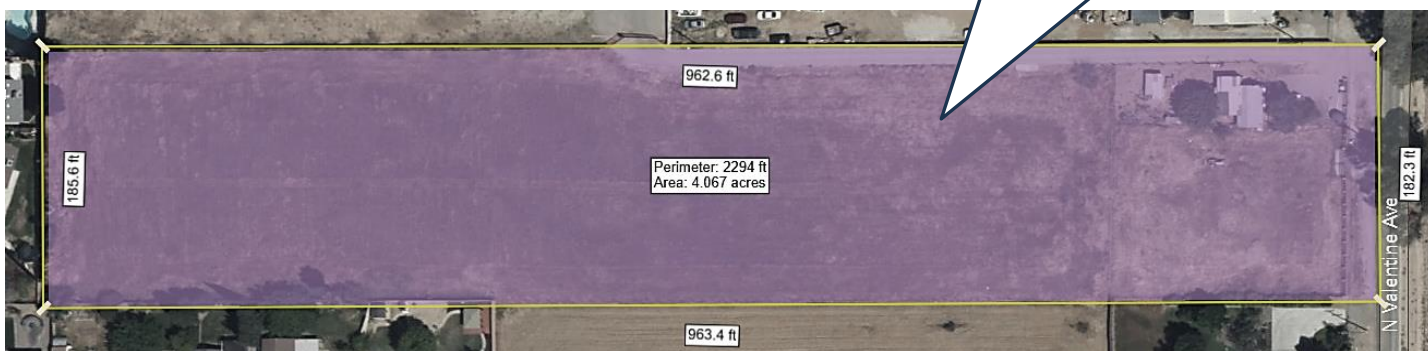


SOLD AS LAND ONLY - Do not disturb the tenant.

3223 N. Valentine Avenue is a ± 4.04 -acre rectangular parcel zoned RM-1 (Residential Multi-Unit), allowing up to 16 units per acre by right, with the potential for additional density under California housing bonus laws. APN# 433-060-09

The site has frontage along N. Valentine Avenue and includes an existing ± 770 square foot single-family residence currently rented at \$1,000 per month. Utilities are nearby (buyer to verify), and the property benefits from immediate access to Highway 99 and close proximity to key Fresno corridors. Surrounding uses include single-family neighborhoods, light industrial facilities, and institutional properties. This is a prime opportunity for infill multifamily development or a long-term hold with existing income and future upside. Buyer to verify all information.

Site
Measurements are Approximate



Nathan Bragg, Senior Vice President
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Zoning and Permitted Use Data

Property Overview – 3223 N Valentine Ave, Fresno, CA

The parcel is zoned **RM-1 (Residential Multi-Unit – Low to Medium Density)** per the **City of Fresno Development Code – Article 10**, as amended by **Ordinance 2025-024**. This zoning designation permits a wide variety of residential housing types, including single-family (attached or detached), duplexes, triplexes, cottage courts, and low- to medium-density multi-unit projects.

The zoning allows a **base density of 16 units per acre**, supporting up to **64 by-right units**, with potential for additional units through California's **State Density Bonus Law** if affordable housing is included.

The property is **flat and rectangular** with direct frontage on N. Valentine Avenue and **utilities nearby** (buyer to verify). Surrounding land uses include residential subdivisions, a church, a mobile home park, and neighborhood-serving uses. The site is also located within a **Priority Area** per Fresno's General Plan, potentially unlocking state or local development incentives (buyer to confirm with Planning Division).

Key Development Standards for RM-1 (*Fresno Municipal Code – Article 10*):

- Max Building Height: 40 ft
- Front Setback: 10–20 ft
- Side Setback: 10 ft total (min 4 ft per side)
- Rear Setback: 20 ft
- Lot Coverage: Max 50%
- Open Space: Min 20% of site area
- Frontage Coverage: Min 50%

Official References & Links:

Zoning Code – RM-1 Standards:

https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECONRE_PTIIBAOVDI_ART10REMUITDIRM

State Density Bonus Law (CA Gov Code §65915): Official CA Legislative Site

https://california.public.law/codes/government_code_section_65915

City Planning Contact Info: Fresno Planning & Development | (559) 621-8032

<https://www.fresno.gov/planning/>

The above information is for reference information only, it is obtained from official sites, but it is not guaranteed, buyer must directly contact and gain approvals from the governing municipality.

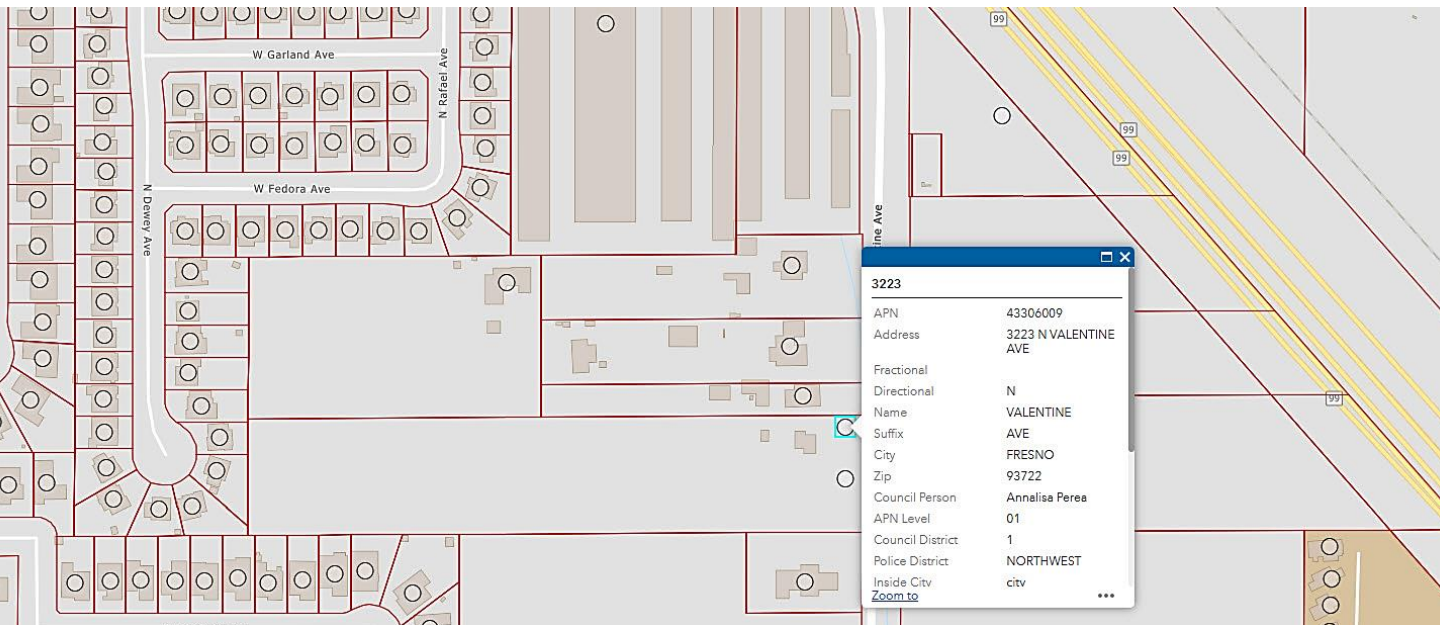
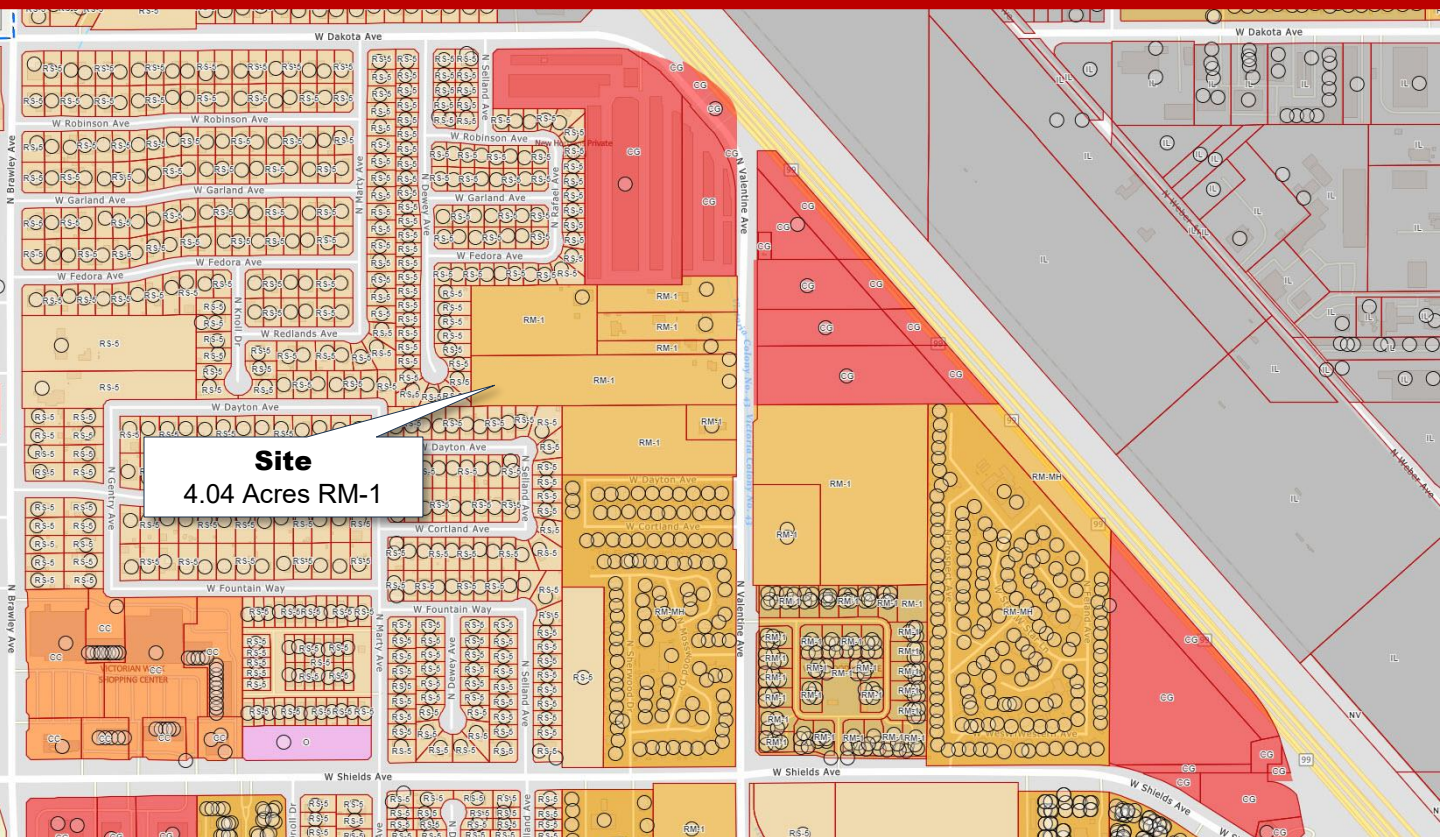
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Zoning and Permitted Use Data



3223	
APN	43306009
Address	3223 N VALENTINE AVE
Fractional	
Directional	N
Name	VALENTINE
Suffix	AVE
City	FRESNO
Zip	93722
Council Person	Annelisa Perea
APN Level	01
Council District	1
Police District	NORTHWEST
Inside City	city
Zoom to	***

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PROPERTY PHOTOS



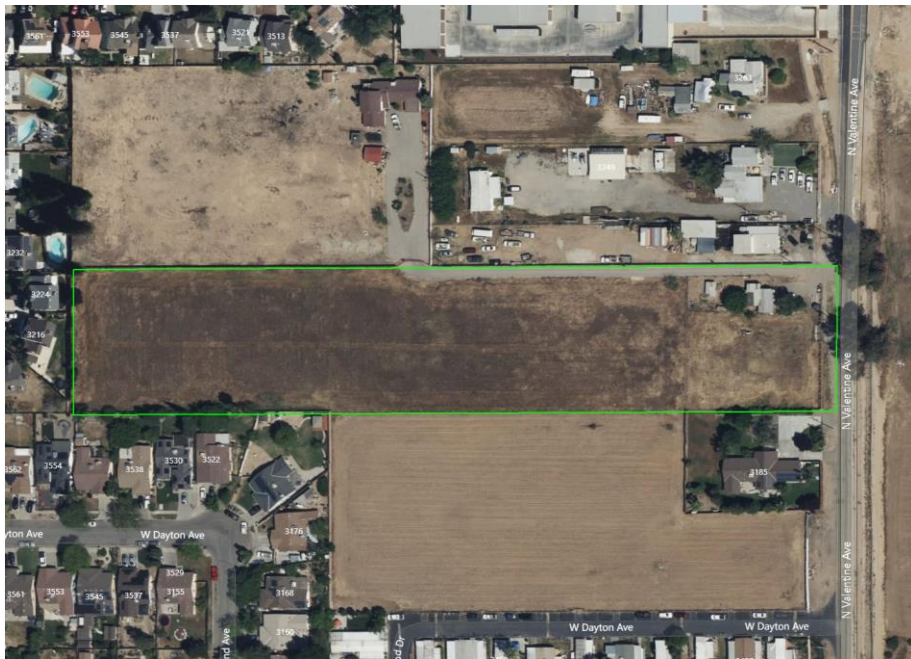
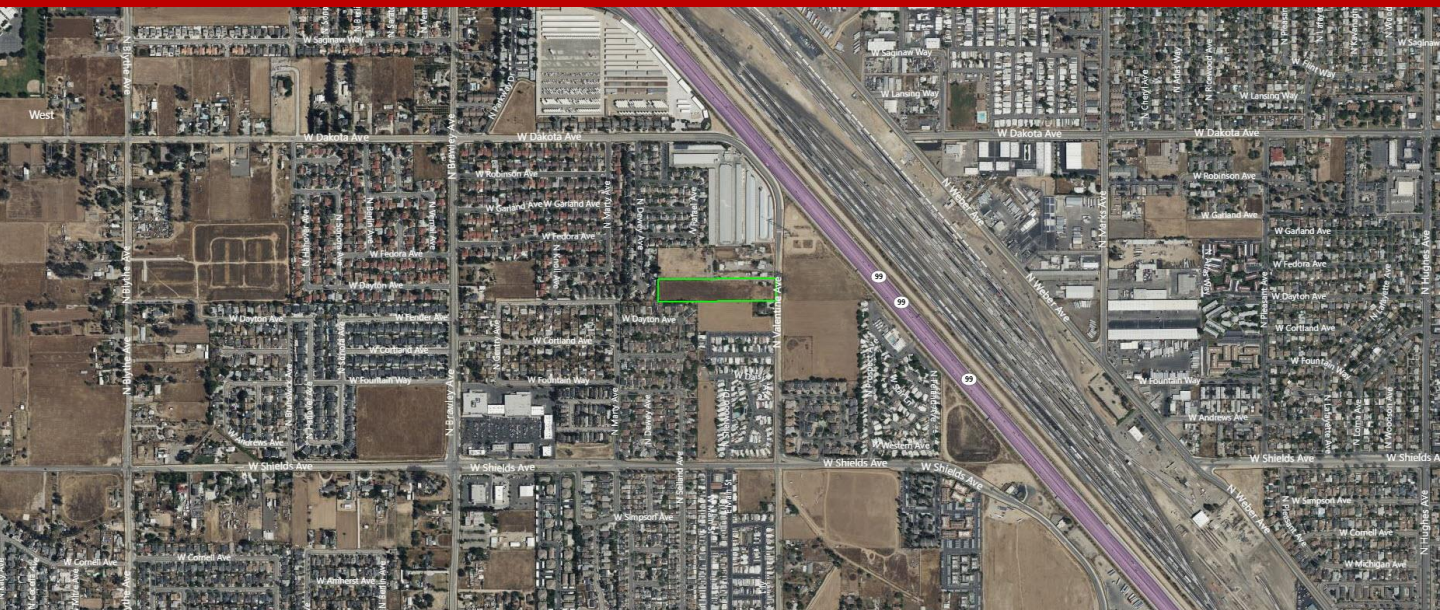
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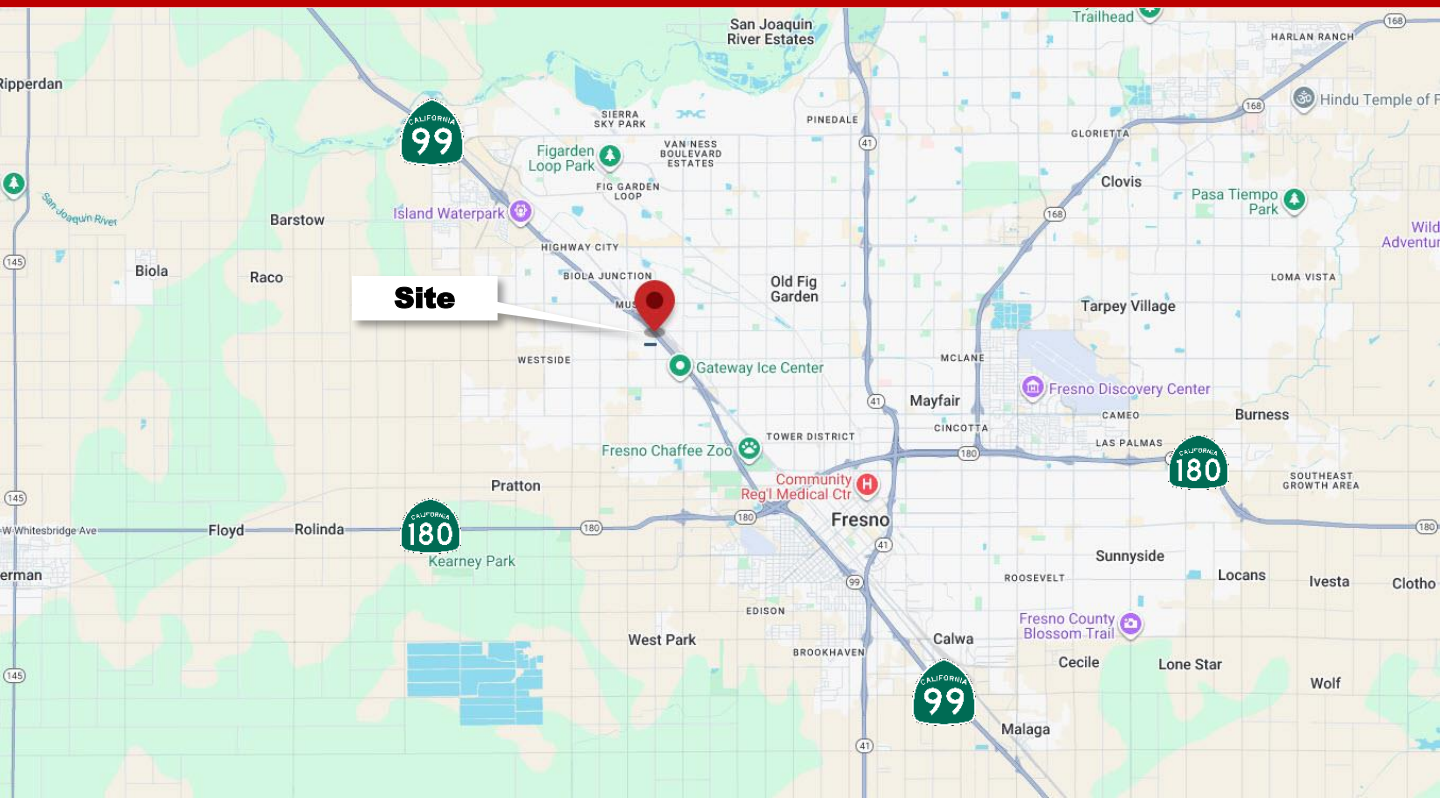
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Area Map



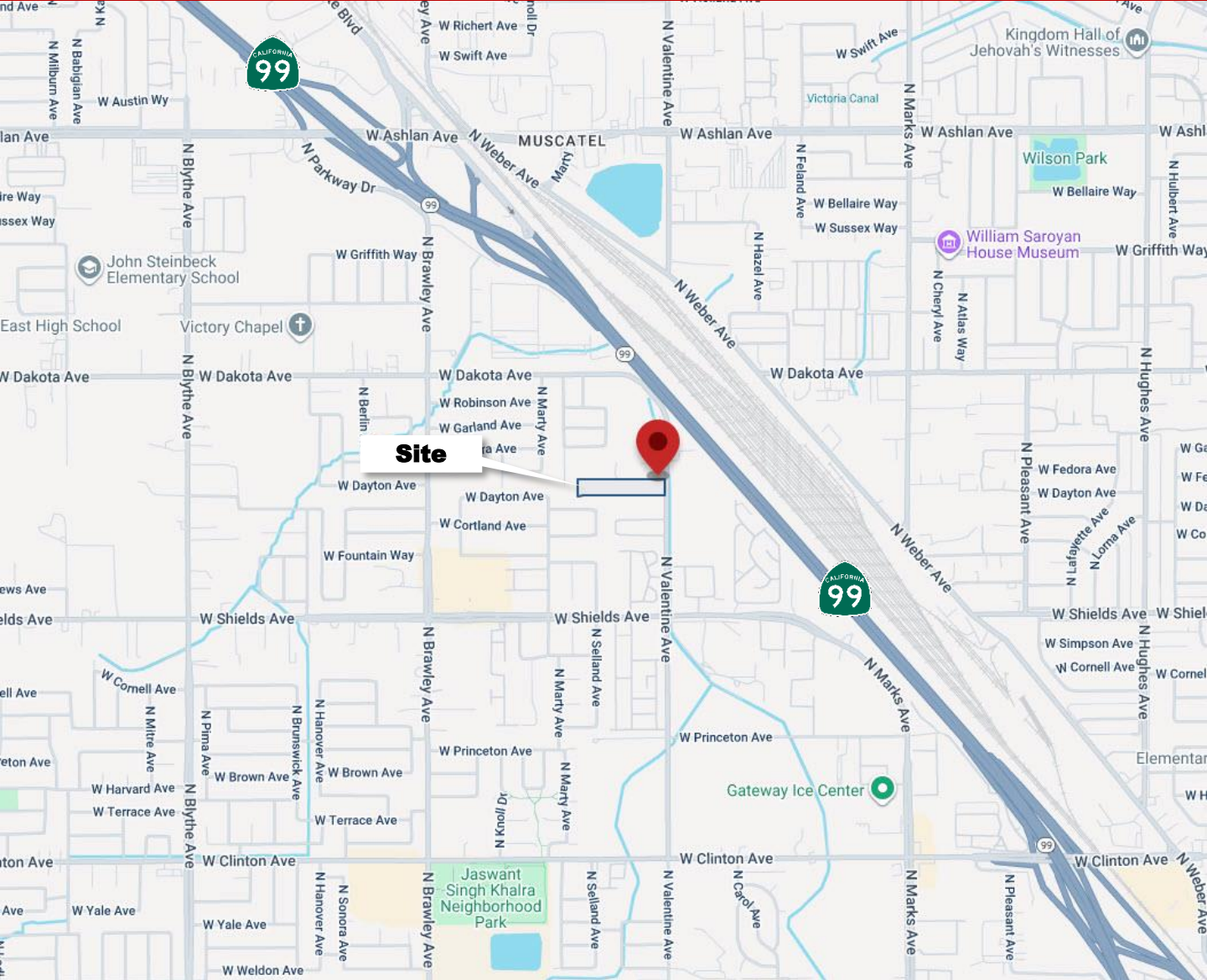
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Locator Map



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Area Information - Map



Demographics

Income	Distance			
	2 miles	5 miles	10 miles	
Avg Household Income	\$65,972	\$81,403	\$84,056	
Median Household Income	\$52,414	\$60,170	\$61,731	
< \$25,000	5,563	21,378	47,372	
\$25,000 - 50,000	5,147	19,547	43,492	
\$50,000 - 75,000	4,479	17,566	39,389	
\$75,000 - 100,000	2,884	11,900	25,841	
\$100,000 - 125,000	1,629	8,250	18,701	
\$125,000 - 150,000	1,223	5,180	12,420	
\$150,000 - 200,000	867	6,811	16,669	
\$200,000+	548	6,083	15,177	

Population	Distance			
	2 miles	5 miles	10 miles	
2020 Population	73,273	282,229	648,924	
2024 Population	72,841	287,934	661,701	
2029 Population Projection	73,993	293,910	675,620	
Annual Growth 2020-2024	-0.1%	0.5%	0.5%	

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PARCEL MAP

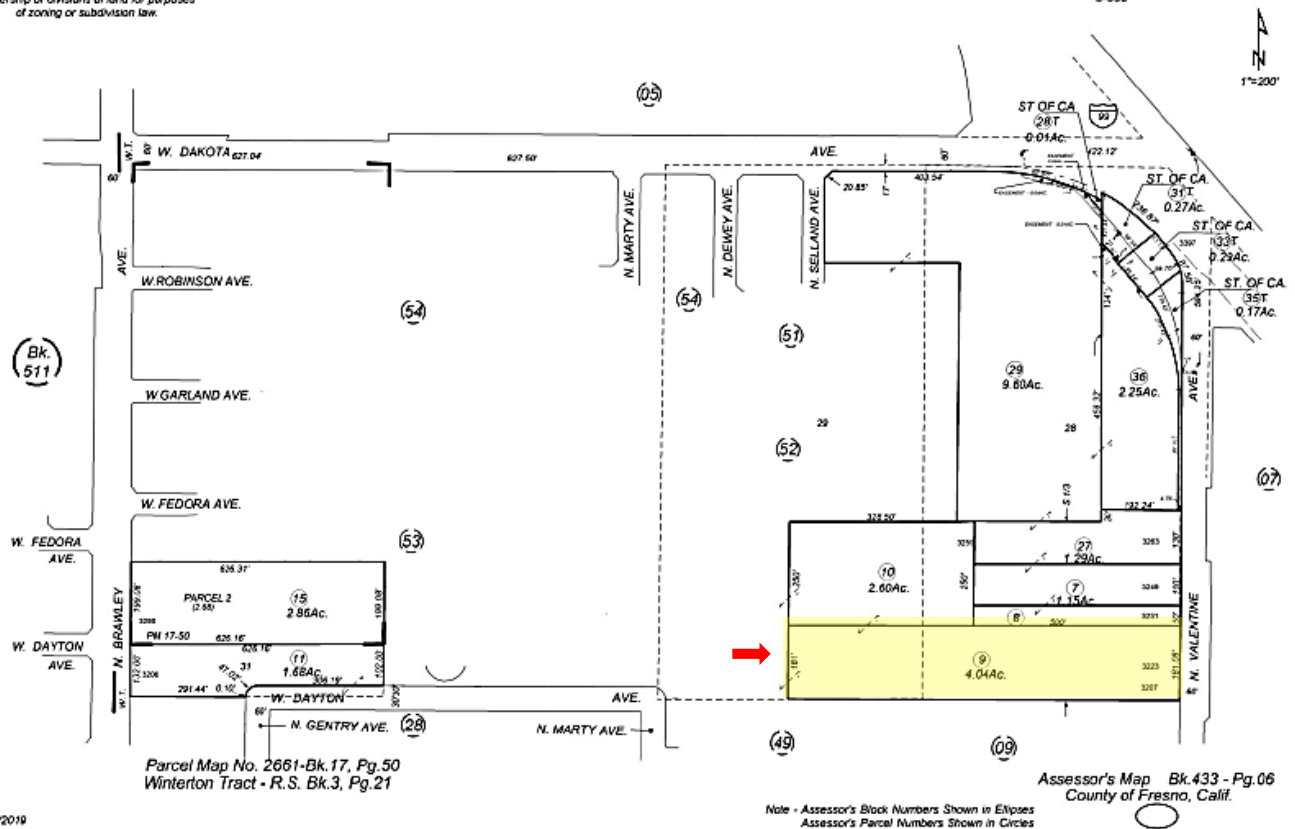
Excerpt from parcel map, verify all with city, county and title company. For information purposes only.

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAN IN POR. SEC. 24, T.13S., R.19E., M.D.B. & M.

Tax Rate Area
5-140
5-155
5-658

433-06



8/22/2019

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CONFIDENTIALITY AGREEMENT

Buyer / Buyer's Agent

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

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CONFIDENTIALITY AGREEMENT

Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

END PAGE 2 OF 2

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