

- Number of Residential Lots
- Clovis Sphere of Influence
- Clovis City Boundary
- Tentative
- Active
- Final Warranty
- Final Warranty Completed
- Phased Tentative
- School District Boundary
- Clovis-Sanger

SITE

57.25± ASSESSED ACRES OF LAND ON SHAW & THOMPSON AVENUES - AVAILABLE FOR SALE

4656 N. THOMPSON AVENUE
CLOVIS, CALIFORNIA

QUAIL LAKE COMMUNITY
765 HOMES

NEWMARK
PEARSON COMMERCIAL

Walter Smith
Senior Vice President - Retail Division
t 559-447-6222
wsmith@pearsonrealty.com
CA RE Lic. #00914097

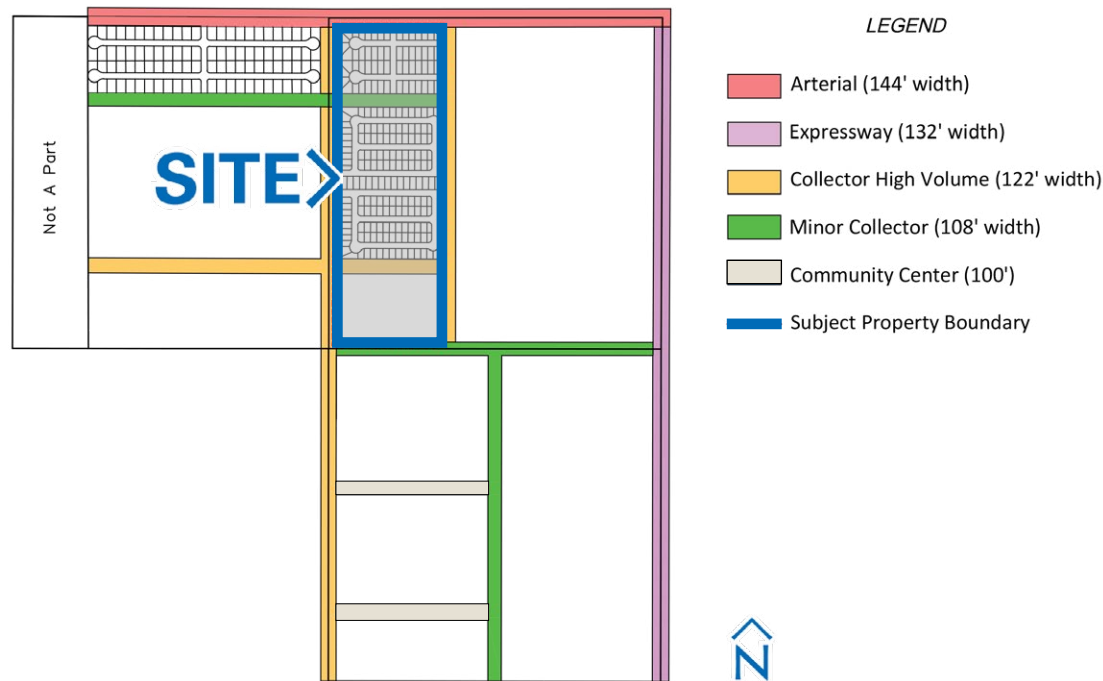
Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com
FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
 The distributor of this communication is performing acts for which 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.

4656 N. THOMPSON AVENUE - CLOVIS, CA

LOCATION DESCRIPTION

Property is located on the SEC of Shaw and Thompson Avenues. The south border of the property is along the Gettysburg Alignment.

CONCEPTUAL LAYOUT



PROPERTY INFORMATION

Total Available: 57.25± Assessed Acres

Sale Price: Call Broker

PROPERTY INFORMATION

Legal:

A portion of the W 1/2 of the NE 1/4 of Section 18, T13S, R22E, M.D.B. & M.

APN(s):

571-010-06, Fresno County

Current Zoning:

AE-20 (Agriculture Exclusive, 20± acre minimum parcel size)

The property is not subject to the Williamson Act.

Pre-Zoning:

10.0± Acres — Medium Density (4.0–1.0 to 7.0 DV/AC)

23.0± Acres — Medium-High Density (7.1–15.0 DV/AC)

10.0± Acres — High-Density (15.1 to 25.0 DV/AC)

Land Use Designation:

The parcel is located within the City of Clovis Sphere of Influence boundary. The zoning designations are predominately medium to high density residential.

Current Land Use:

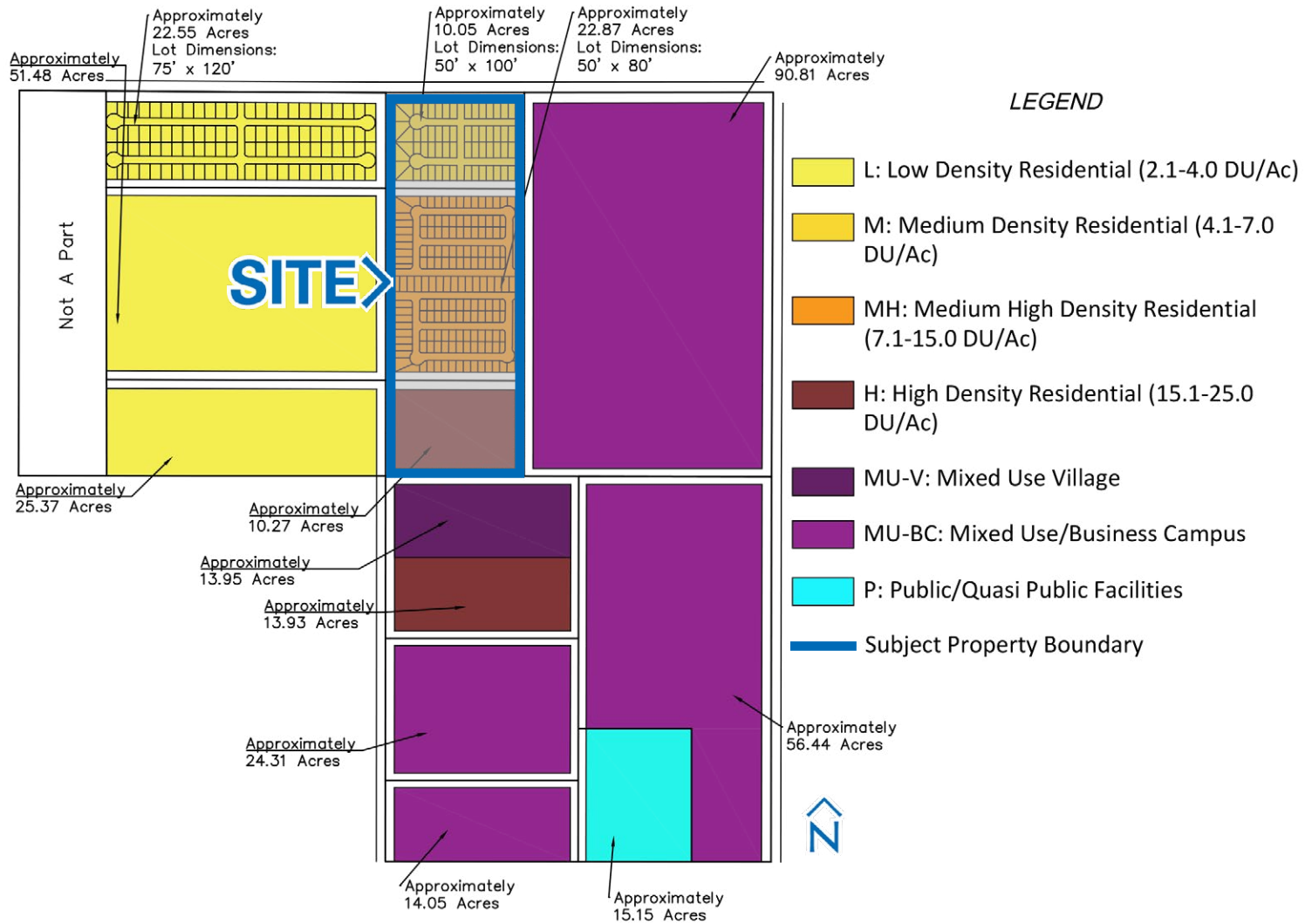
A 4,221± SF, 2-story home constructed in 1973 with 5 bedrooms and 5 bathrooms is also included.

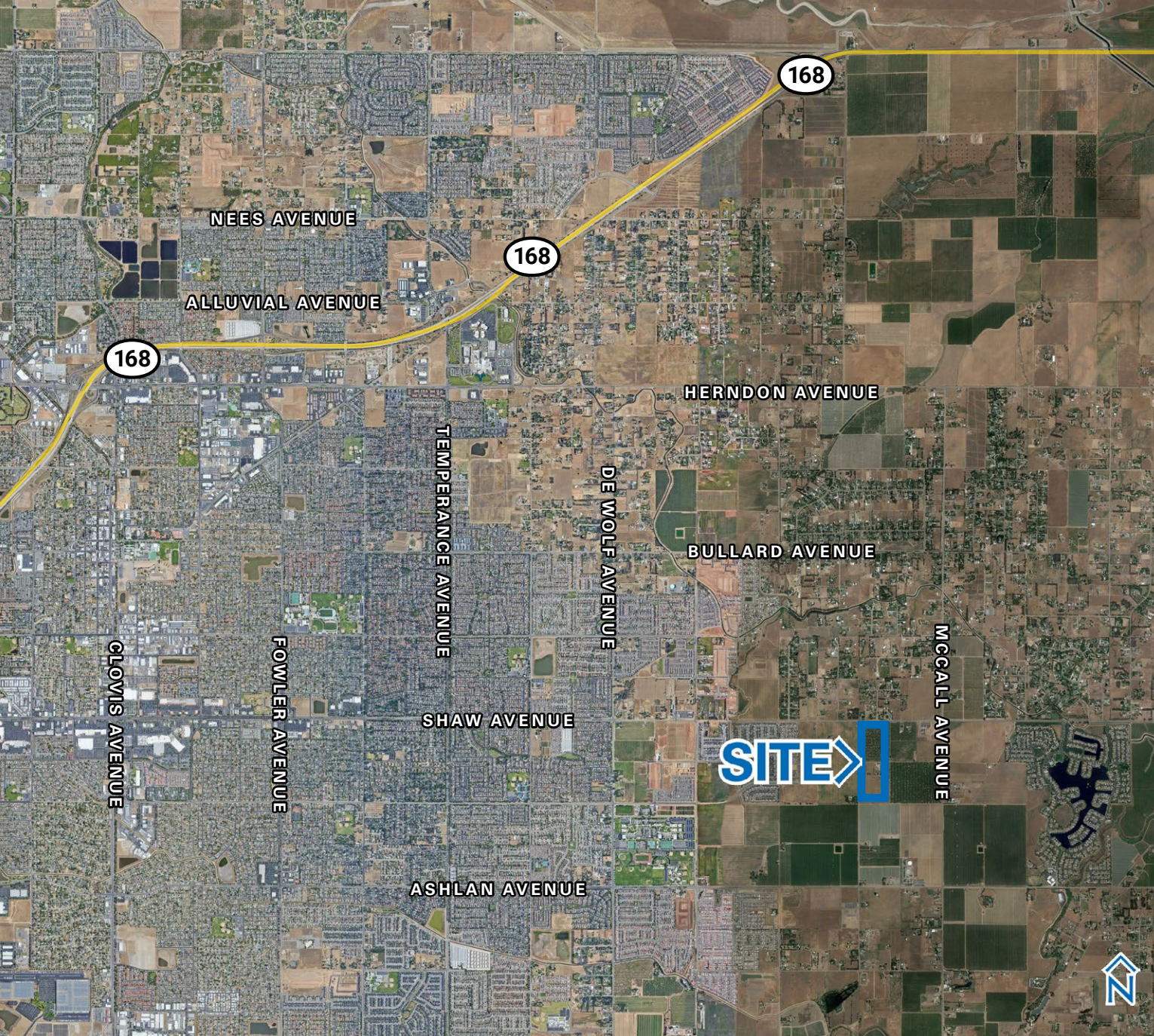
(See pg 3 Land Use Plan)

School District:

Sanger Unified School District | New north campus site has been acquired adjoining the subject property.

LAND USE PLAN





For information, please contact:

Walter Smith

Senior Vice President - Retail Division

t 559-447-6222

wsmith@pearsonrealty.com

CA RE Lic. #00914097

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

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.