



10± ACRES AVAILABLE

4737 E. Florence Avenue
Fresno, CA

AVAILABLE FOR SALE

For information, please contact:

Jeff Wolpert, ALC

Senior Vice President - Land Division

t 559-447-6295

jwolpert@pearsonrealty.com

CA RE Lic #01487371

Lou Ginise, SIOR

Senior Vice President - Industrial Division

t 559-447-6232

lginise@pearsonrealty.com

CA RE Lic. #00298491

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.

10± ACRES AVAILABLE

PROPERTY INFORMATION

Total Available:	10.00± acres 435,600± SF
Listing Price:	\$1,742,400 \$4.00 PSF
Zoning:	RS-5
Land Use:	Planned RM Residential Medium Density
Parcel Number:	480-080-03
Opportunity Zone:	Yes

**The City of Fresno is processing the density for this property. Developers can process a site plan showing proposed buildings subject to written agreement with the City of Fresno. City recognizes need for affordable housing.*

PROPERTY DESCRIPTION

10± acres of vacant land previously used for truck terminal. All buildings have been removed. Property will be delivered environmentally clean.

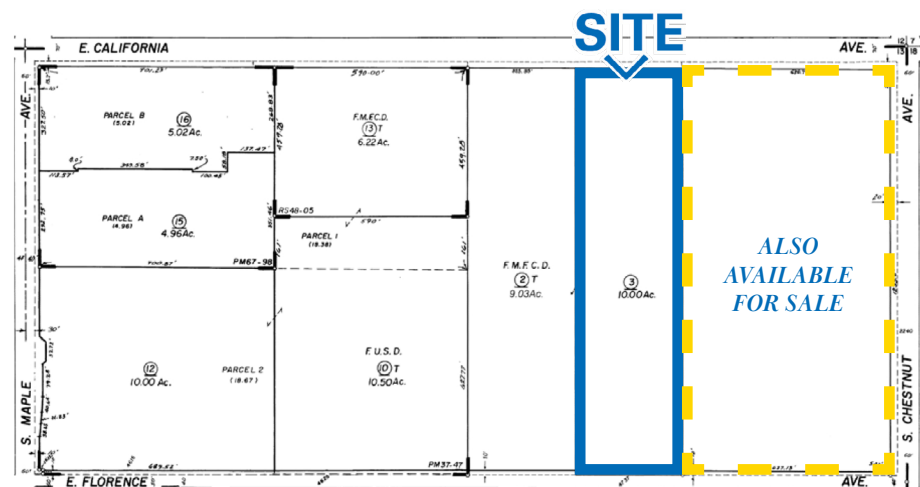
LOCATION DESCRIPTION

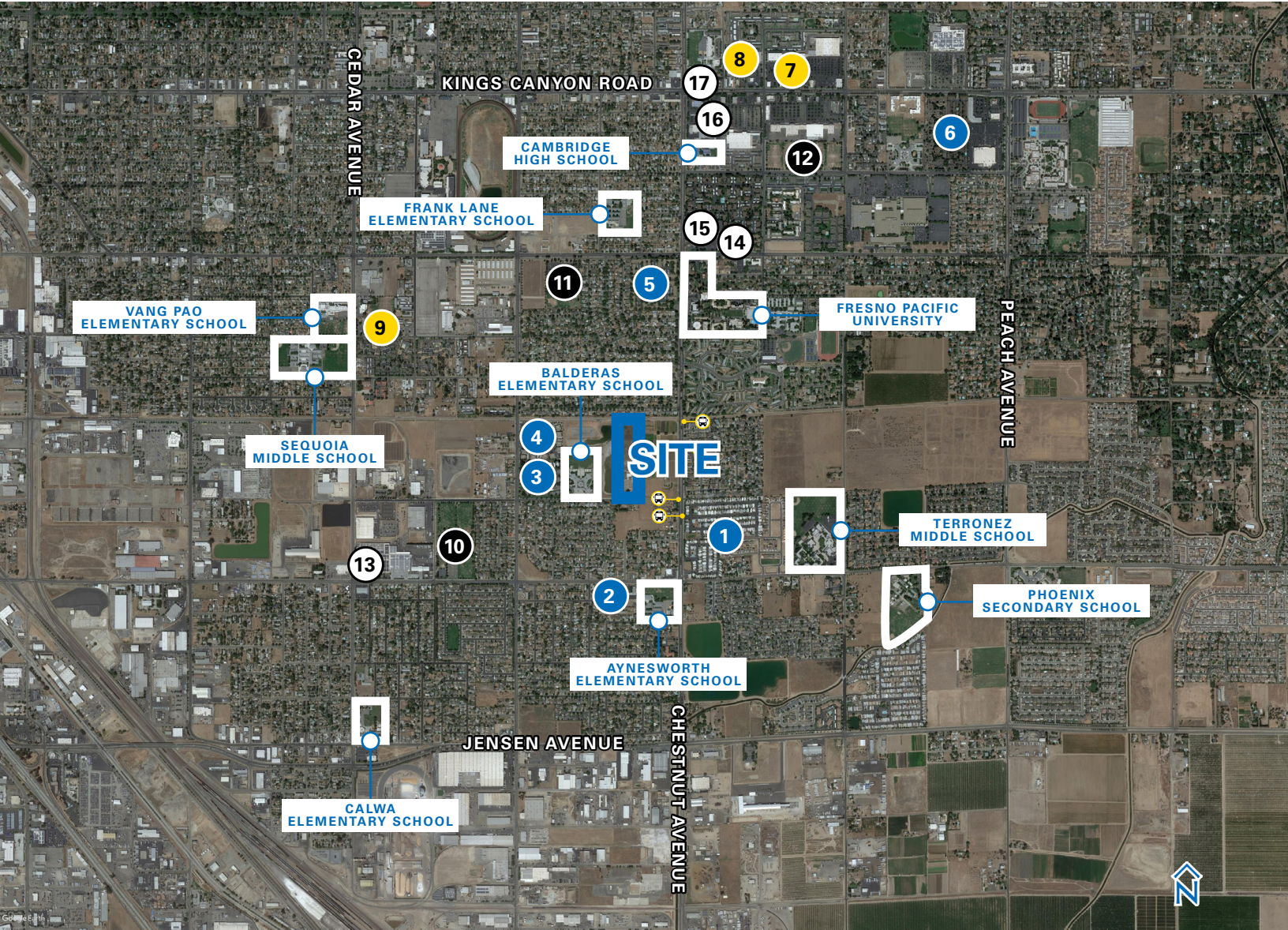
Located in the growing southeast area in the City of Fresno. Please review the site map showing various amenities in the area, including public transportation, medical and education facilities. Fresno Metropolitan Flood Control Basin is located on the adjoining site.

NOTES

- Adjacent land also available for sale
- Please see brokers for confidential development suggestions

Parcel Map





Surrounding Area

- | | | |
|------------------------------------|------------------------------------------|------------------------------|
| 1 Franciscan Mobile Estates | 7 Kings Winery Medical Clinic | 13 Amigos Food Market |
| 2 Sierra Garden Apartments | 8 Yang, Bobby KMD Medical Clinic | 14 Medicine Shoppe |
| 3 Maple Grove Apartments | 9 Sierra Vista Healthcare Center | 15 Vallarta |
| 4 Tanger Springs Apartments | 10 Calwa Recreation Park District | 16 Foods Co |
| 5 Cypress Point Apartments | 11 Sal Mosqueda Community Center | 17 Walgreens |
| 6 Sunny Gate Apartments | 12 Pilibos Soccer Park | |



10 Acres Available | 4737 E. Florence Avenue | Fresno, CA

For information, please contact:

Jeff Wolpert, ALC

Senior Vice President - Land Division

t 559-447-6295

jwolpert@pearsonrealty.com

CA RE Lic #01487371

Lou Ginise, SIOR

Senior Vice President - Industrial Division

t 559-447-6232

lginise@pearsonrealty.com

CA RE Lic. #00298491

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.