## AVAILABLE FOR SALE 7,250± SF OF VACANT LAND

# SWC OF FULTON & SANTA CLARA STREETS FRESNO, CA



Sauta Street

PRICE REDUCTION!





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### 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.

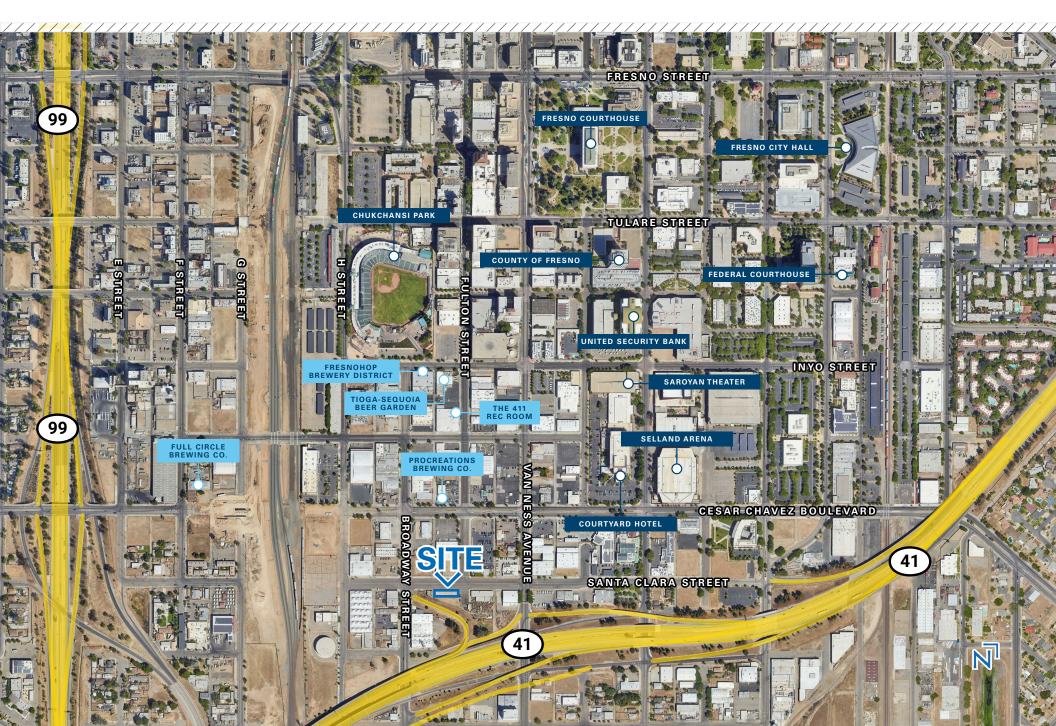
Don't miss out on this prime investment in the Downtown Fresno area!

#### **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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