

AVAILABLE FOR SALE
4.38± ACRES RESIDENTIAL VACANT LAND

CLINTON & MARKS RESIDENTIAL LAND

FRESNO, CA



SITE

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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CLINTON & MARKS RESIDENTIAL LAND

FRESNO, CA

PROPERTY

INFORMATION

Availability:	4.38± Acres
Asking Price:	\$1,100,000.00
Property Subtype:	Residential Single Family Residential Multi-Family
Zoning:	RS-5 <i>(Residential Single-Family, Medium Density)</i>
APN:	442-090-51

PROPERTY DESCRIPTION

4.38± acres inside Fresno city limits zoned RS-5 (*Residential Single-Unit, Medium Density*). RS-5 allows up to 12 dwelling units per acre (*max density*), supporting ~52–53 gross units, subject to City of Fresno approvals, design, lot yield, and all applicable development standards/overlays. Ideal residential development or affordable housing opportunity with excellent freeway access. Owner open to creative deal structures.

LOCATION DESCRIPTION

On east side of Marks Avenue just south of Clinton Avenue (*behind retail center*).

HIGHLIGHTS

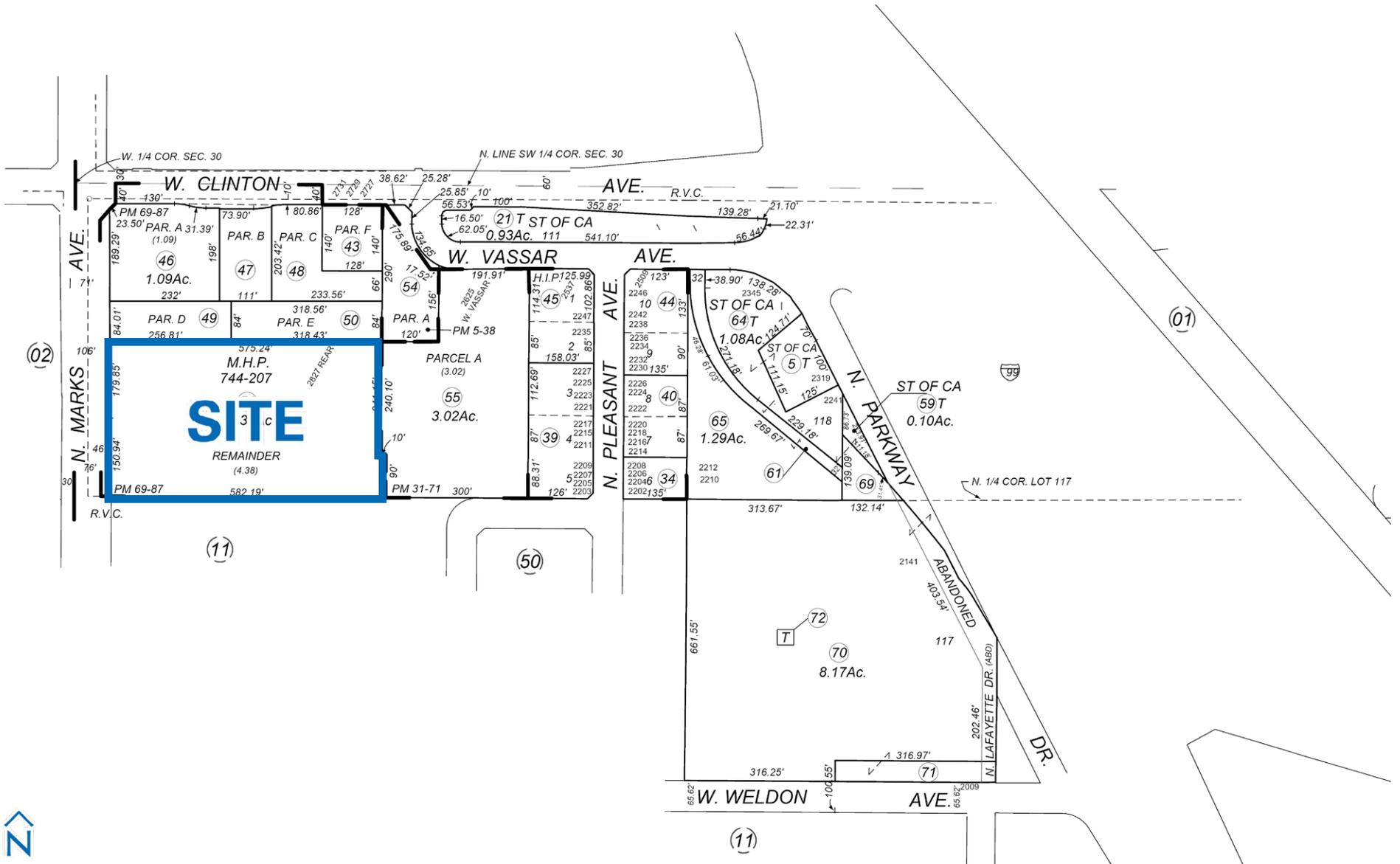
- 4.38± Acres (*Inside Fresno City Limits*)
- RS-5 Zoning (*Residential Single-Unit, Medium Density*)
- Up to 12 DU/AC (*Max Density*), 52–53 gross units potential (*Buyer To Verify*)
- Strong fit for residential / attainable or affordable housing concepts
- Close to major freeways for convenient access
- Owner open to JV partnership and creative deal structures



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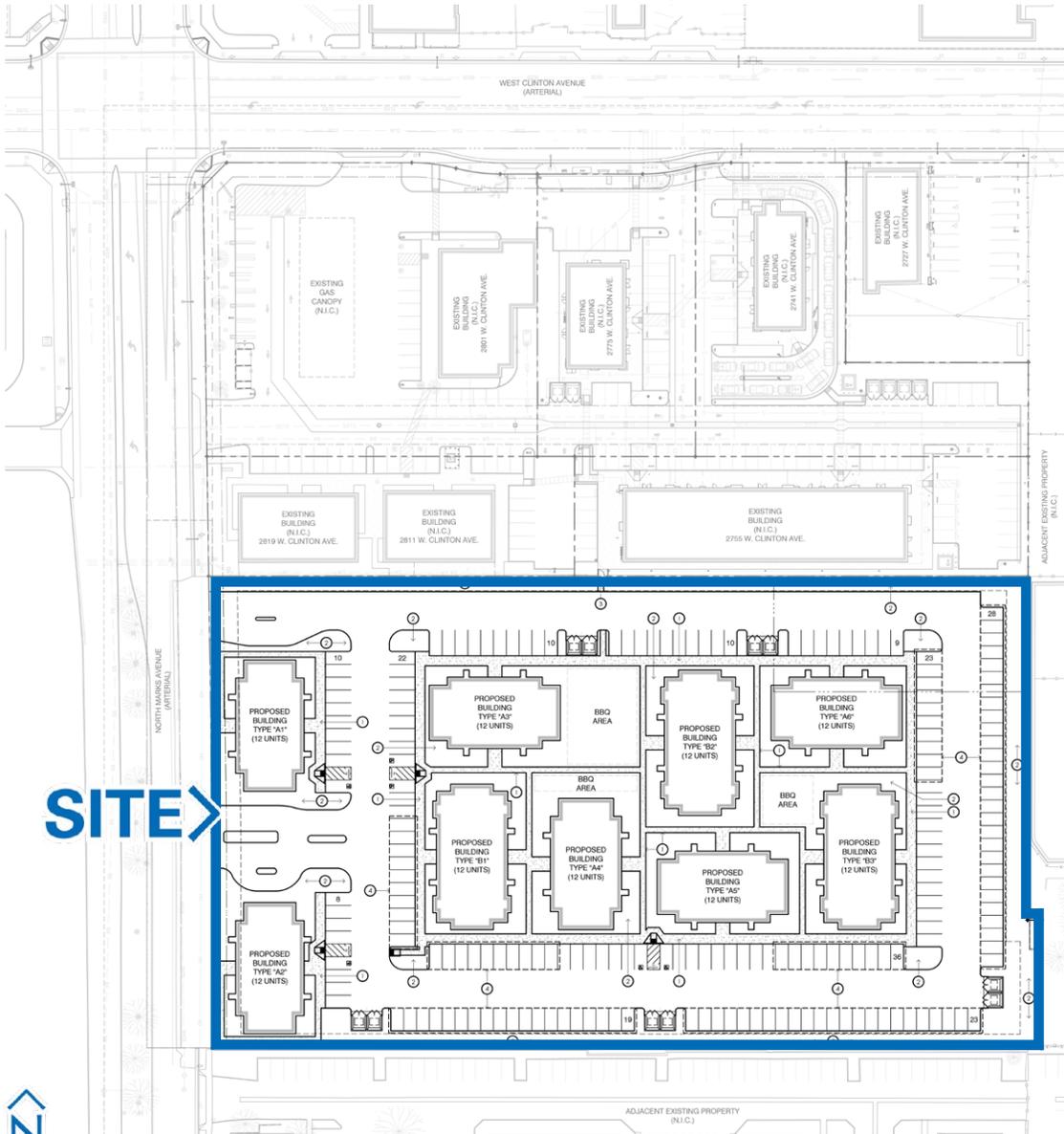
PARCEL MAP



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PROPOSED SITE PLAN



NOTE: POTENTIAL TO INCREASE TO 120 TOTAL DWELLING UNITS



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