

# FULL LISTING DETAIL

Search Criteria: • Listing Number: 644758

1745 Bethel Ave, Sanger, CA 93657\*

LISTING #	<b>644758</b>
PROPERTY TYPE:	Land/Lots
SUB TYPE:	Apartment, Single Family
STATUS:	<b>Active</b>
STATUS DATE:	03/04/26
LIST PRICE:	\$1,900,000
DOM/CDOM:	6/6
SELL PRICE:	
\$ PER ACRE:	\$380000.00
TAX ID/APN:	32223077
COUNTY:	Fresno
AREA:	657
CROSS STREET:	North and Bethel



**ft<sup>2</sup>** LOT SQ.FEET  
**217,800**

**LOT** LOT ACRES  
**5.0000**

Exceptional investment opportunity in the thriving City of Sanger! This offering includes 16 individual parcels (APNs) zoned **RM 2.5 - Low Density Multiple-Family Residential**, ideally positioned on the edge of the city's expanding growth corridor. Located adjacent to the City's Sphere of Influence and future annexation path, this property is perfectly situated to benefit from Sanger's continued development and infrastructure expansion.

Surrounded by new residential projects and active development, these lots present a turnkey opportunity for builders, developers, or investors. Parcels are ready for individual resale and/or immediate home construction. With strong growth momentum in the area, this is a rare chance to secure entitled land in one of Sanger's fastest-expanding neighborhoods.

Photos have conceptual parcel lines added. See attached Parcel Map

Buyer to Verify -APNs 322-225-05, 322-225-06, 322-230-73, 322-230-74, 322-230-75, 322-230-76, 322-230-77, 322-230-78, 322-230-79, 322-230-80, 322-230-81, 322-230-82, 233-230-83, 322-230-84, 322-230-85, and 322-230-86

Please see attached zoning and uses from City of Sanger Planning

## SHOWING INSTRUCTIONS

<b>Showing Instructions:</b>	Call agent for information on all 16 parcels
<b>Directions to Prop:</b>	Corner of Bethel and North Avenues
<b>Under Surveillance:</b>	No
<b>On Site Instructions:</b>	
<b>Email Offers:</b>	Yes
<b>Email Address:</b>	melissa@valleyharvestproperties.com

Listing Agent:	<b>Melissa Holtermann(ID:20705), Phone:559-779-7132, Lic:01982018, Melissa@valleyharvestproperties.com</b>
Listing Office:	<b>Valley Harvest Properties(ID:82129), Phone:559-779-7132, Office Lic.:01982018</b>
Listing Co-Agent:	
Listing Co-Office:	
<b>Primary Contact:</b>	

## AGENT REMARKS

Call agent for additional details on these parcels.

## LISTING INFORMATION

<b>Agreement Type:</b>	Excl. Right to Sell	<b>Owner Phone:</b>	
<b>Offer Due By:</b>		<b>Consider Concession:</b>	

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<b>Owner Name:</b>		<b>Sub Lease:</b>	
<b>Additional APN's:</b>	Yes	<b>APN#3:</b>	322-230-74
<b>APN#2:</b>	322-230-73	<b>APN#5:</b>	322-225-05
<b>APN#4:</b>	322-230-75		
<b>Available Date:</b>	1/1/1800 12:00:00 AM	<b>Sub Lease Exp:</b>	1/1/1800 12:00:00 AM
<b>School District:</b>		<b>School Comments:</b>	Buyer to verify School District and Schools
<b>Grade School:</b>	Madison	<b>Junior High School:</b>	Washington Academic
		<b>High School:</b>	Sanger
<b>Transaction Type:</b>	Sale	<b>Area:</b>	657
<b>Region:</b>		<b>Census Tract:</b>	
<b>Original Price:</b>	\$1,900,000	<b>County:</b>	Fresno
<b>Pending Date:</b>		<b>Listing Date:</b>	03/04/26
		<b>On Market Date:</b>	03/04/26

## GENERAL INFORMATION

<b>Scope of Service:</b>		<b>Gas-Electric:</b>	Yes
<b>Land/Lot Desc:</b>	More Than 5 Acres	<b>On/Off:</b>	Off
<b>Sewer/Water On/Off:</b>	Yes	<b>Gas &amp; Electric:</b>	Public Utilities
<b>Sewer/Water:</b>	Public Water,Public Sewer	<b>Special Disclosure:</b>	
		<b>Documents Avail:</b>	Plot Map,Aerial Photographs
		<b>Dual Agency:</b>	

## PROPERTY FEATURES

<b>Zoning:</b>	RM2	<b>Accessibility:</b>	City Street,Paved Road
<b>Potential Use:</b>	Residential,Multi Family	<b>Site Amenities:</b>	Corner
<b>Improvements:</b>	Sidewalks,Curbs/Gutters	<b>Front of Hse Faces:</b>	

## FINANCIAL DATA

<b>Sale Options:</b>		<b>Unique Conditions:</b>	
<b>1st Loan Type:</b>		<b>Home Owners Assoc:</b>	No
<b>2nd Loan Type:</b>		<b>HOA Dues:</b>	
<b>Seller Will Consider:</b>		<b>Cntg on Rpm Prop:</b>	
<b>REO/Bank Owned:</b>	No	<b>Short Sale:</b>	No

## PRIVILEGED INFORMATION

<b>MLS Origin:</b>	FRES
<b>Expiration Date:</b>	03/04/27
<b>Public Viewable:</b>	Yes
<b>Approved:</b>	Yes
<b>Longitude/Latitude:</b>	36.692951, -119.574761
<b>Show Addr to Public:</b>	Yes
<b>Agent Hit Counter:</b>	23
<b>Public/Client Hits:</b>	18