



43.31± ACRES OF FUTURE DEVELOPMENT LAND

6374 E. Shepherd Avenue at Temperance Avenue Clovis, California

AVAILABLE FOR SALE

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6374 E. SHEPHERD AVENUE - CLOVIS, CA

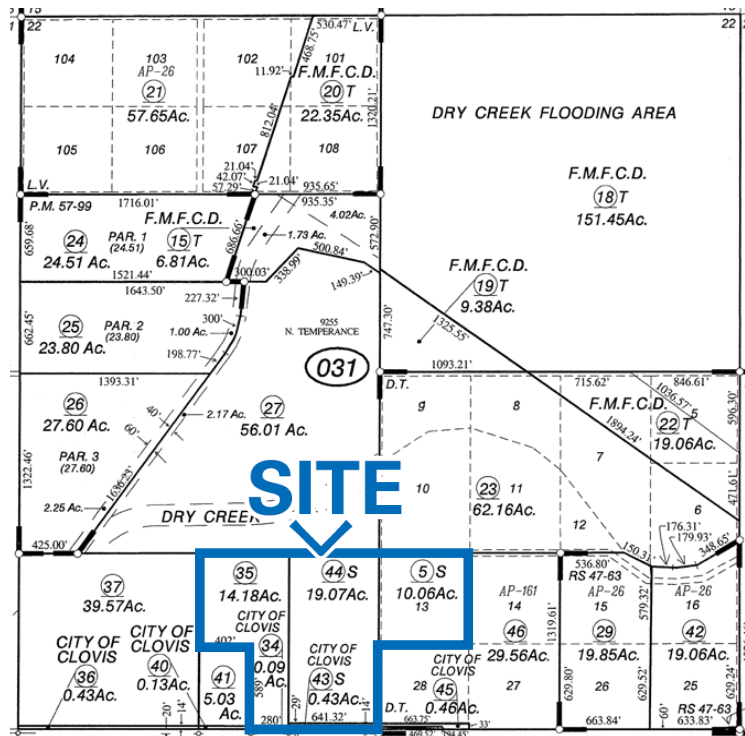
PROPERTY INFORMATION

Property Size: 43.31± acres
Asking Price: \$12,993,000 | \$300,000 per acre
Terms & Conditions: Cash or terms acceptable to sellers
Zoning: Planned Residential & Commercial Mixed Use
APN #: 557-031-35, 05s, 44s

PROPERTY DESCRIPTION

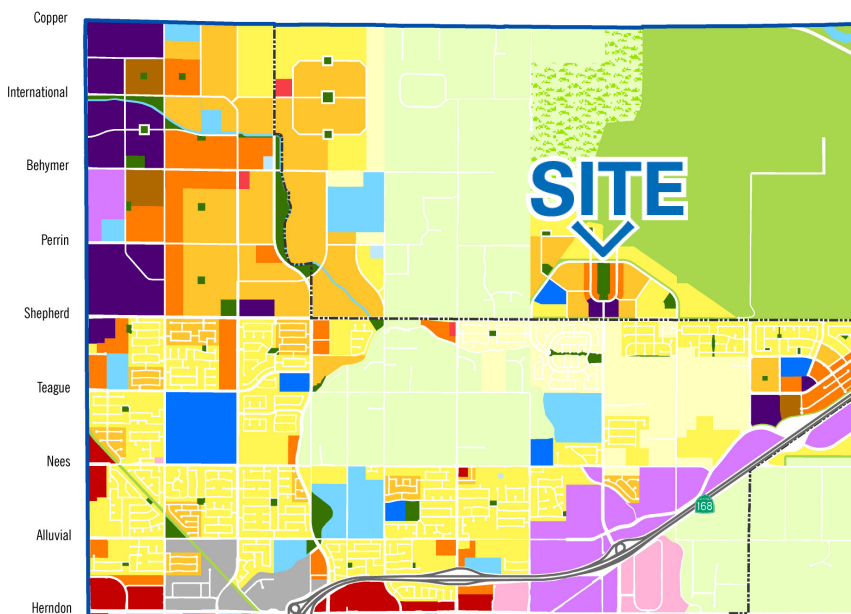
3 parcels comprising 43.31± acres zoned mixed use. Excellent commercial corners on Temperance and Shepherd Avenues. Highly sought-after SFR with varying densities. Excellent Clovis location for both schools and within 1.5 miles to medical college and hospital. Across the street from several successful SFR subdivisions.

Parcel Map





General Plan



City of Clovis General Plan Land Use

- AG - Agriculture (1 DU/20 AC)
- RR - Rural Residential (1 DU/2 AC)
- VL - Very Low Density Residential (0.6-2.0 DU/Ac)
- L - Low Density Residential (2.1-4.0 DU/Ac)
- M -Medium Density Residential (4.1-7.0 DU/Ac)
- MH - Medium High Density Resid.(7.1-15.0 DU/Ac)
- H - High Density Residential (15.1-25.0 DU/Ac)
- MU-V - Mixed Use Village
- MU-BC - Mixed Use/Business Campus
- O - Office
- I - Industrial
- GC - General Commercial
- OS - Open Space
- P - Public/Quasi-Public Facilities
- PK - Park
- S - School
- W - Water