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REALTY**

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FOR SALE

Church Ave. Lot

LOCATION: 3607 W. Church Ave., Fresno, CA 93706. Property consists of a single lot located on the south side of Church Ave. east of the Brawley Church intersection. It is minutes from State Route 180 & Hwy. 99.

DESCRIPTION: Vacant lot.

LEGAL: Fresno Co. APN: 327-120-67.
Zoning: AE-20.

WATER: Fresno Irrigation District with surface water canal service. Subject property receives domestic water from a recorded well sharing agreement.

SOILS: Delhi loamy sand 0-3% slopes.

UTILITIES: PG&E electric service, septic.

BUILDINGS: None.

PRICE/TERMS: \$200,000 cash to Seller at close of escrow.



**Exclusively Presented By:
Pearson Realty**

**2.33± Acres
Fresno County, California**

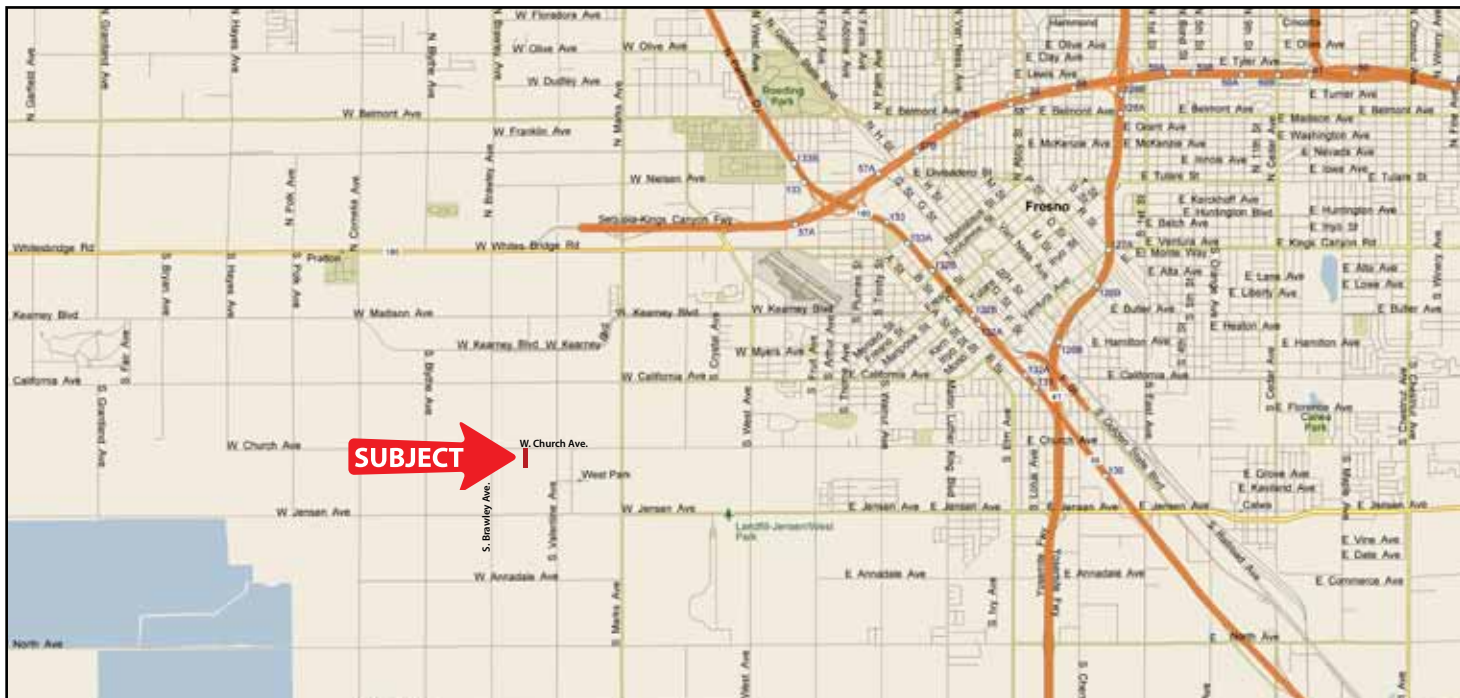


CALIFORNIA'S LARGEST AG BROKERAGE FIRM

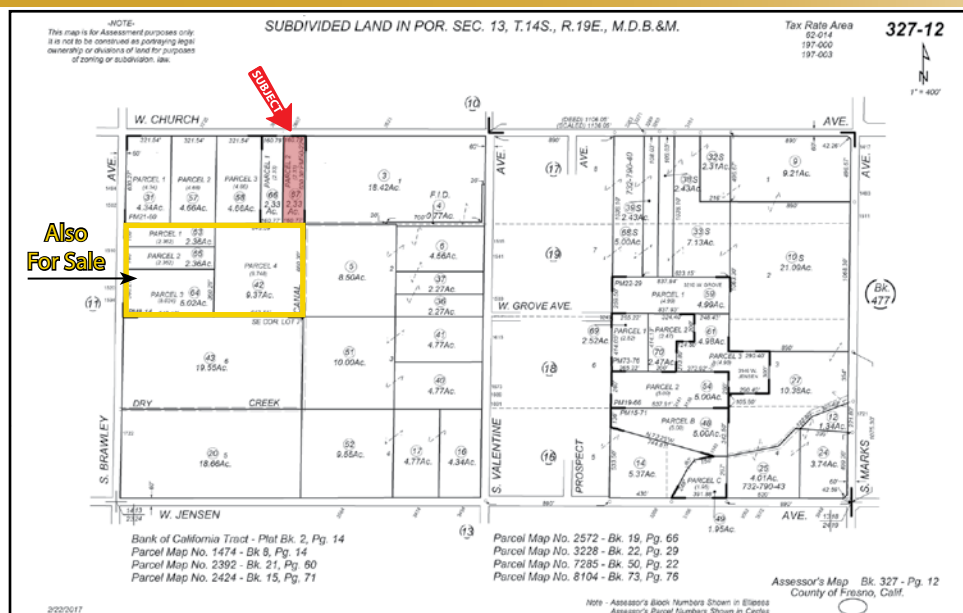
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CA DRE #00020875

LOCATION MAP



APN MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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