

26.95±
ASSESSED ACRES

HIGHWAY 99
PRIME DEVELOPMENT POTENTIAL
FRESNO COUNTY, CALIFORNIA

\$4,312,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

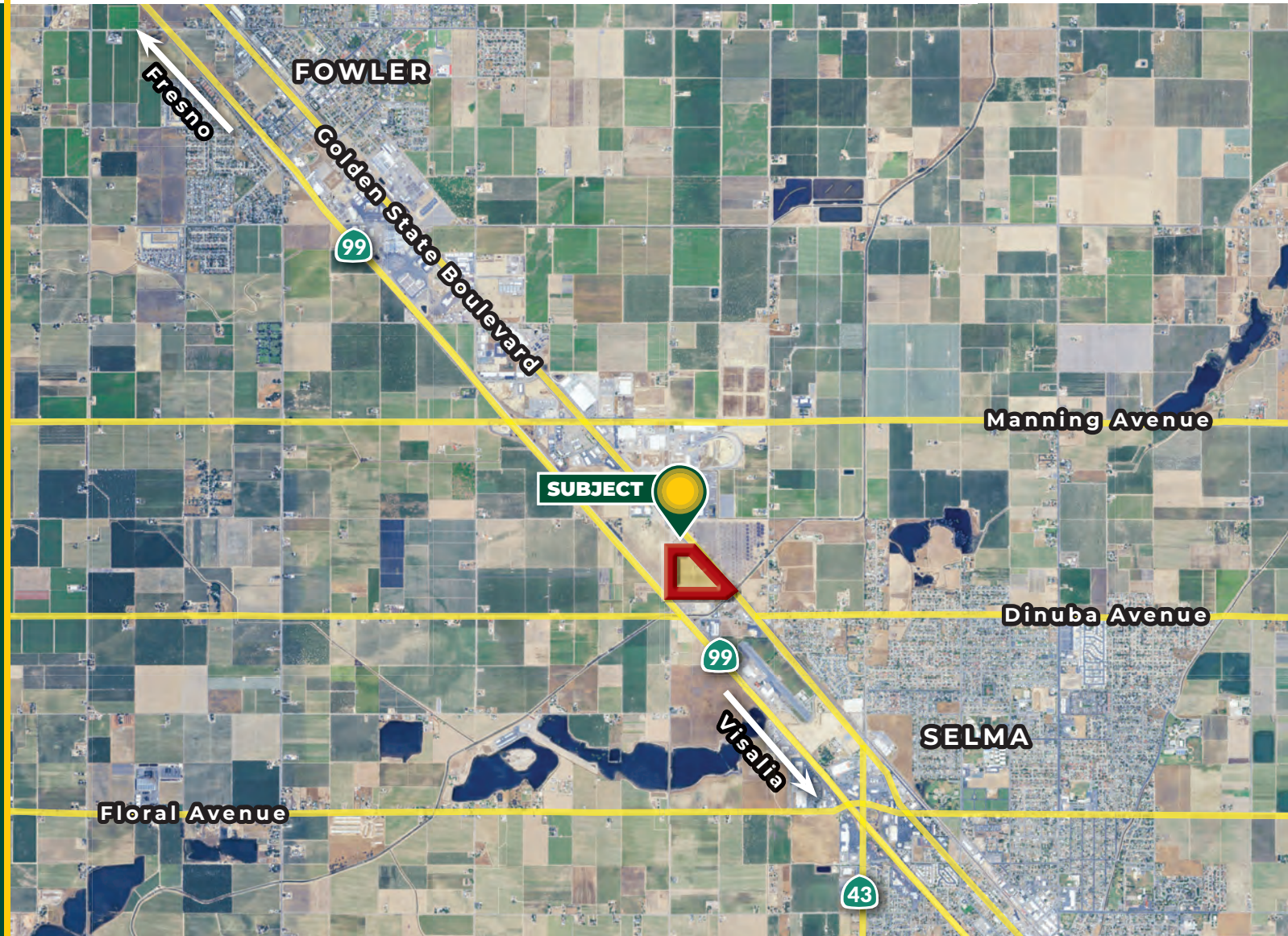
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

- GREAT HIGHWAY 99 LOCATION
- CLOSE TO SELMA CITY LIMITS
- LARGE POTENTIAL INDUSTRIAL DEVELOPEMENT
- LOCATED IN SELMA CITY SPHERE OF INFLUENCE

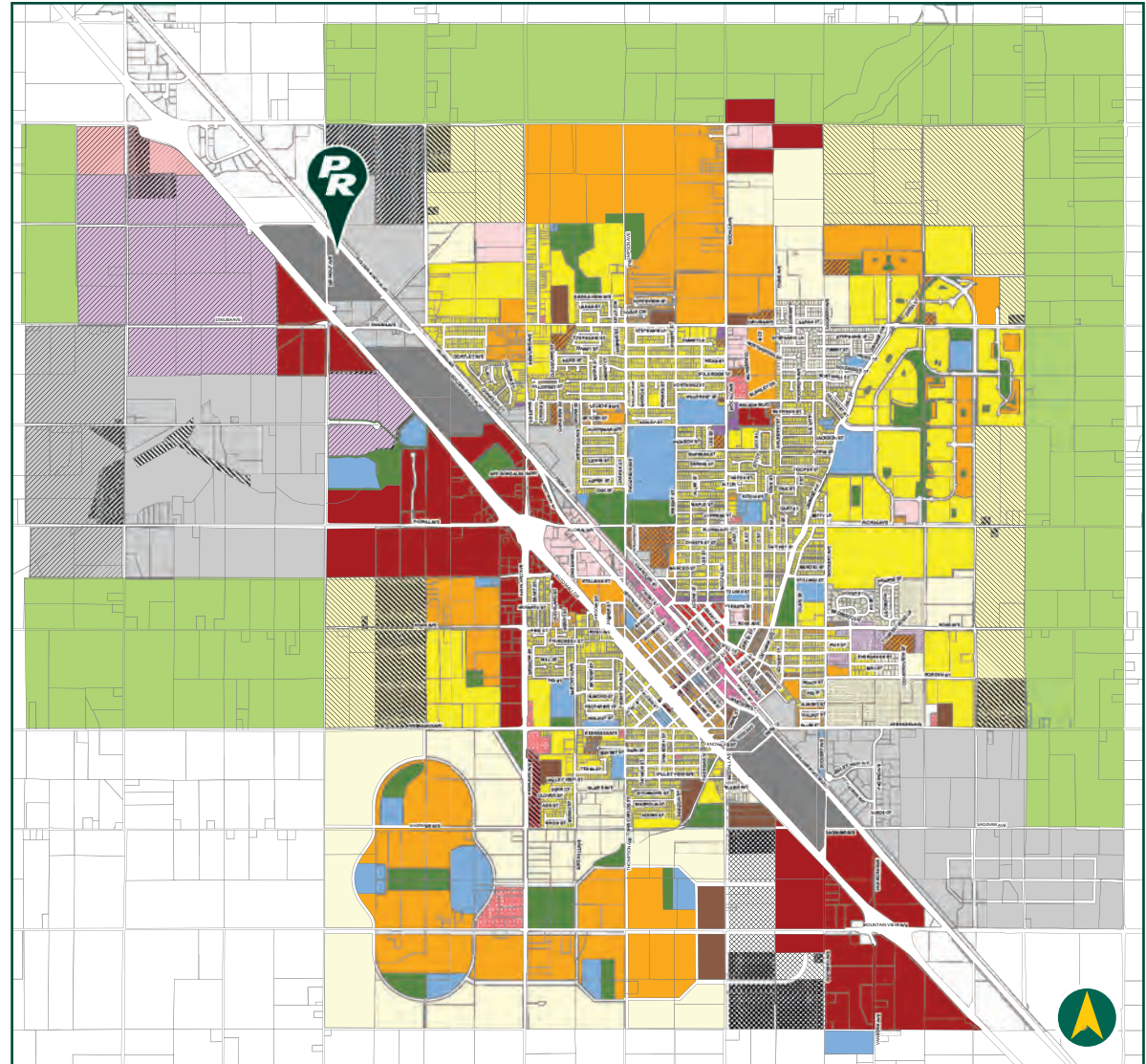
GENERAL PLAN MAP

City of Selma

General Plan

	Parcels		Highway Commercial
	Sphere of Influence		Neighborhood Commercial
	City Limits		Regional Commercial
General Plan			
	Business Park Reserve		Service Commercial
	Central Business District		Commercial Reserve
	Commercial Office		Mixed Use
	Community Commercial		Very Low Density
	Low Density		Light Industrial Reserve
	Medium Low Density		Heavy Industrial
	Medium Density		Park/Open Space
	Medium High Density		Agriculture
	High Density		Planned Medical Development
	Residential Reserve		Public Facilities
	Light Industrial		Selma Aerodrome

**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS



PROPERTY INFORMATION

DESCRIPTION

This 26.95± acre opportunity sits right next to the Selma City Limits located between the new Highway 99 and the old Highway 99 (Golden State Boulevard). The property is currently zoned for agriculture but is in the Selma Sphere of Influence General Plan as future industrial. The land already has a SKF sewer line running across the front of the property along with power and gas supplied by PG&E. The property has been farmed to Thompson raisins until this year. The vineyard was irrigated with an Ag pump and well. The home has a newer domestic pump and well along with a septic tank.

LOCATION

The property is located in the heart of the Central Valley between Selma and Fowler, California. It has highway access from both the new California Highway 99 and the old Highway 99. The property is in the Selma City General Plan with a street address of 9693 S. Golden State Boulevard, Selma, CA 93662.

LEGAL

Fresno County APN: 348-072-03, 26.95± acres parcel in a portion of Section 25, Township 15S, Range 21E, MDB&M.

ZONING

The property is currently zoned Agriculture and is in the Selma City General Plan as Industrial. It is not under the Williamson Act.

PLANTINGS

Thompson raisin grapes.

WATER

The home has a newer domestic pump and well. The vineyard has been irrigated with an Ag well and pump powered by a 45HP diesel engine. The block is located in in Consolidated Irrigation District but does not receive water.

SOILS

Hanford Sandy loam
Delhi loamy sand, 3 to 9% slopes
Delhi loamy sand, 0 to 3% slopes

BUILDINGS

The residence is approximately 1,905± sq. ft. and was built in 1959. The home consists of 3 bedrooms, 2 bathrooms, kitchen, dining, and living room. The house also has a 2 car garage. The property has a wood framed metal covered shop that is approximately 24'x30'.

UTILITIES

Natural gas and electricity is provided by PG&E, phone service is provided by Verizon. The property has access to SKF sewer lines.

PRICE/TERMS

The asking price is \$4,312,000 all cash or terms acceptable to seller at close of escrow.

NOTES

The Buyer should verify all zoning, land use and development requirements with the City of Selma and Fresno County.



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LOCATION MAP



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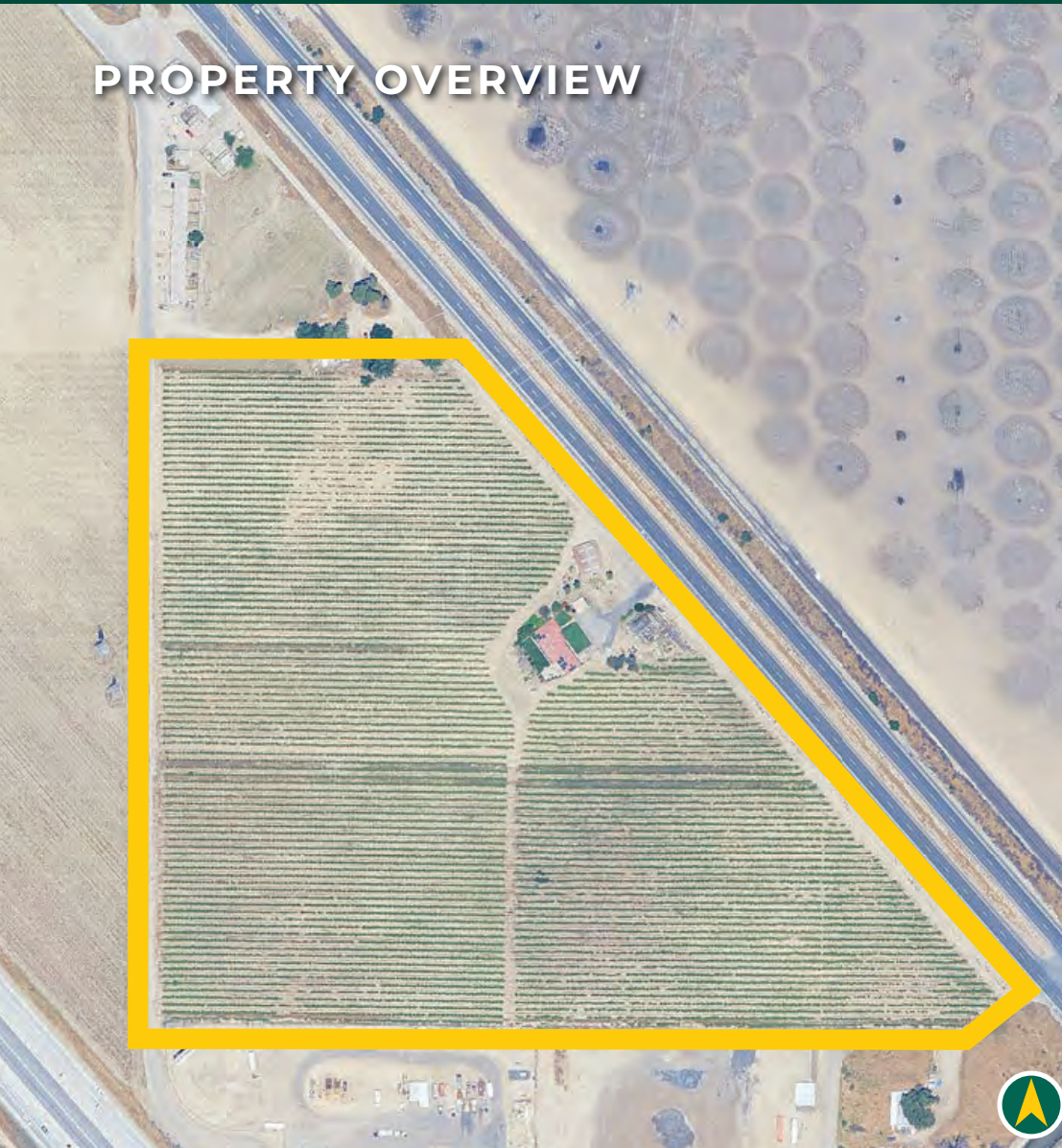
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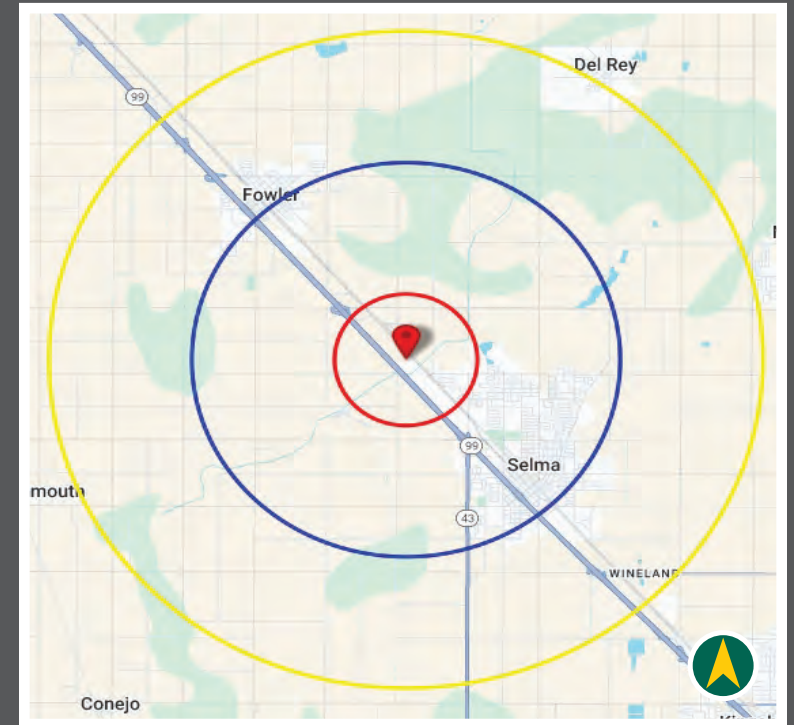
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PROPERTY OVERVIEW



TRAFFIC COUNTS



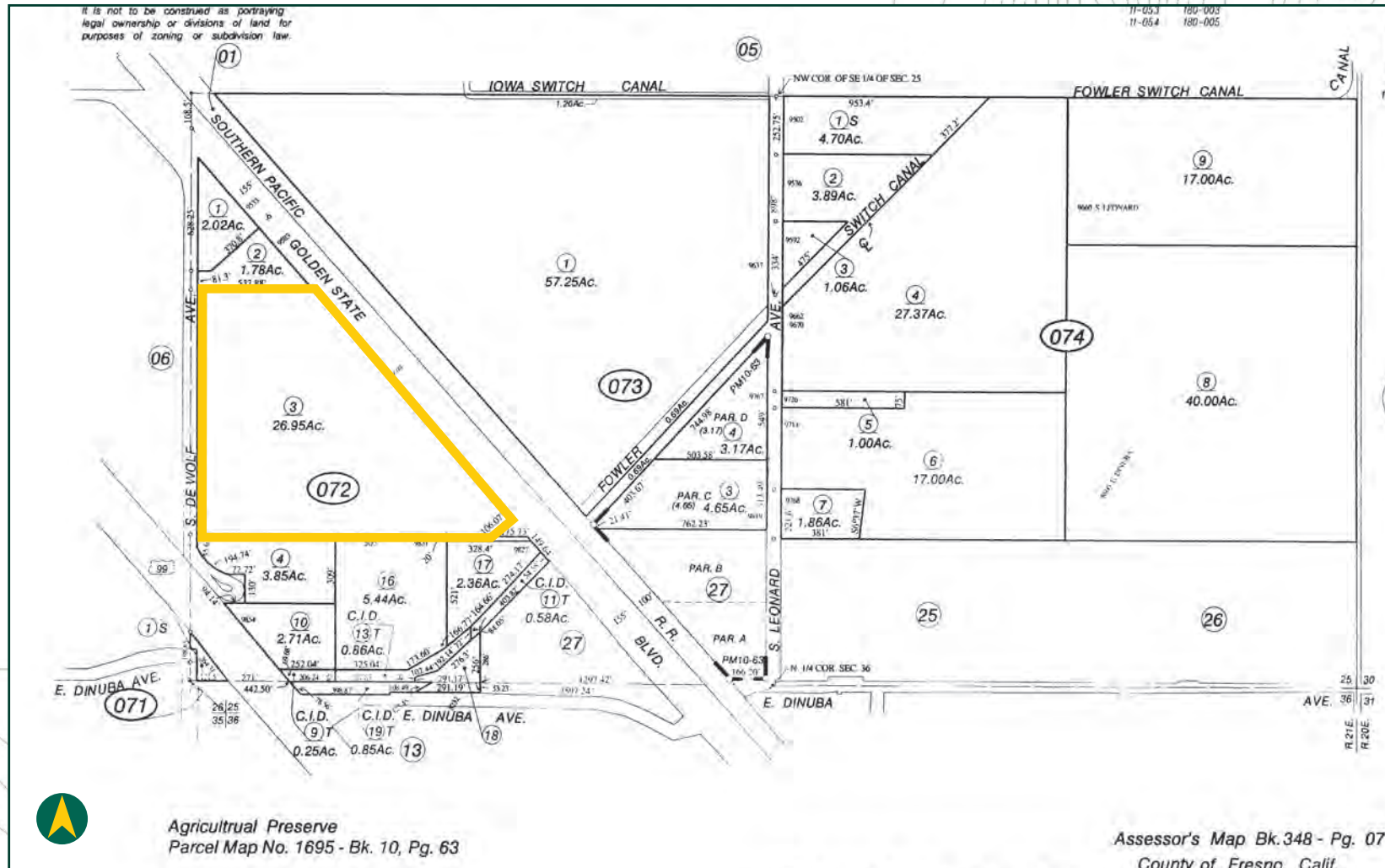
TRAFFIC COUNTS

(Within a One Mile Radius)

86,367± ADT

State Highway 99
at S. DeWolf Avenue
(Northwest bound)

PARCEL MAP



PROPERTY PHOTOS



99

Kirby Ditch Canal

CITY OF SELMA

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIESOFFICES SERVING
THE CENTRAL VALLEY

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