

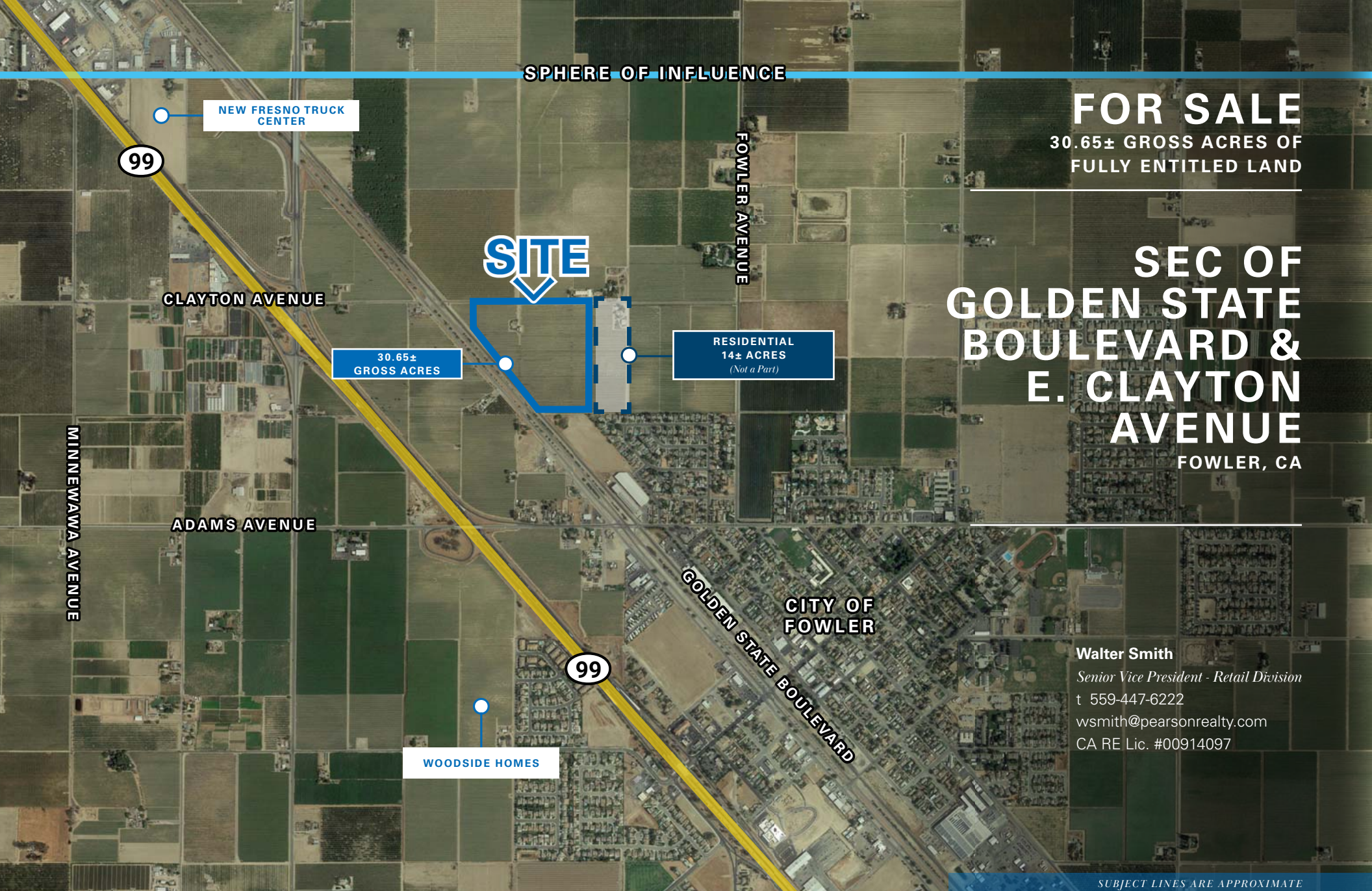
SPHERE OF INFLUENCE

FOR SALE

30.65± GROSS ACRES OF FULLY ENTITLED LAND

SEC OF GOLDEN STATE BOULEVARD & E. CLAYTON AVENUE

FOWLER, CA



NEW FRESNO TRUCK CENTER

99

CLAYTON AVENUE

30.65± GROSS ACRES

SITE

RESIDENTIAL 14± ACRES (Not a Part)

FOWLER AVENUE

MINNEWAWA AVENUE

ADAMS AVENUE

99

WOODSIDE HOMES

GOLDEN STATE BOULEVARD
CITY OF FOWLER

Walter Smith
Senior Vice President - Retail Division
t 559-447-6222
wsmith@pearsonrealty.com
CA RE Lic. #00914097

SUBJECT LINES ARE APPROXIMATE

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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SEC OF GOLDEN STATE BLVD. & E. CLAYTON AVE. - FOWLER, CA

PROPERTY INFORMATION

- **Net Available:** 24.03± Net Acres with Tentative Map
- **Gross Acreage:** 30.65± Gross Acres
- **Sale Price:** \$8,010,684
(\$6.00 PSF or equivalent, based on gross acreage)

LOCATION DESCRIPTION

The SEC of Golden State and E. Clayton Avenues. The property has been annexed into the city limit. See attached General Plan. The Golden Gate corridor is quickly becoming a very pleasant alternative to Fresno for development.

PROPERTY DESCRIPTION

APN: 340-120-05, 28, 29 | *(Fresno County)*

Zoning: Light Industrial *(IL)*

Land Use Designation: The parcel is located within the City of Fowler. The city zoning designations consist mainly of 30± gross acres industrial, adjacent to Golden State Boulevard and the railroad, and 14± acres *(Not a Part)* designated for medium to high density residential use.

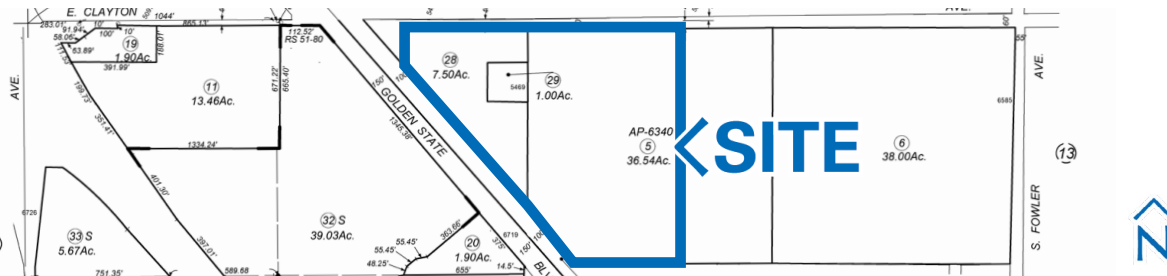
Current Land Use: Non-producing Ag

School District: Fowler Unified School District

Entitlements: Owner has just finalized entitling the property to include tentative map with 44 lots, and annex into the City of Fowler. *(See pg3 Proposed Tentative Map)*

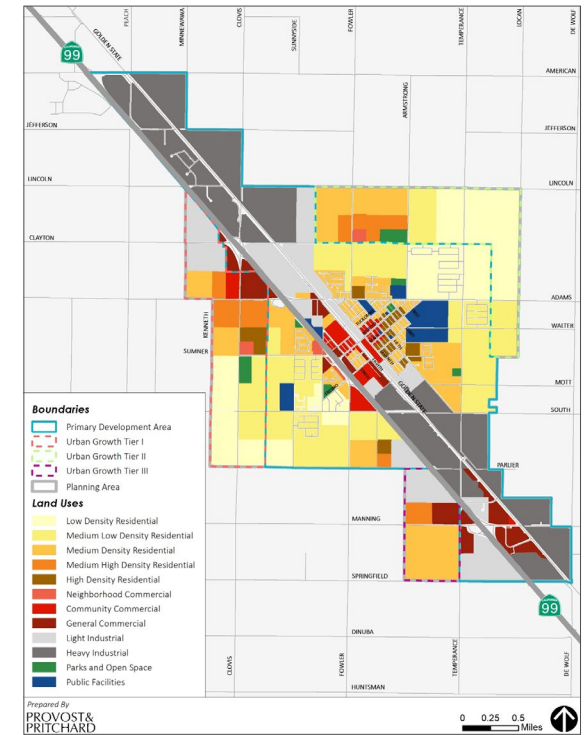
Conditions of Approval: Upon request.

PARCEL MAP



CITY OF FOWLER GENERAL PLAN

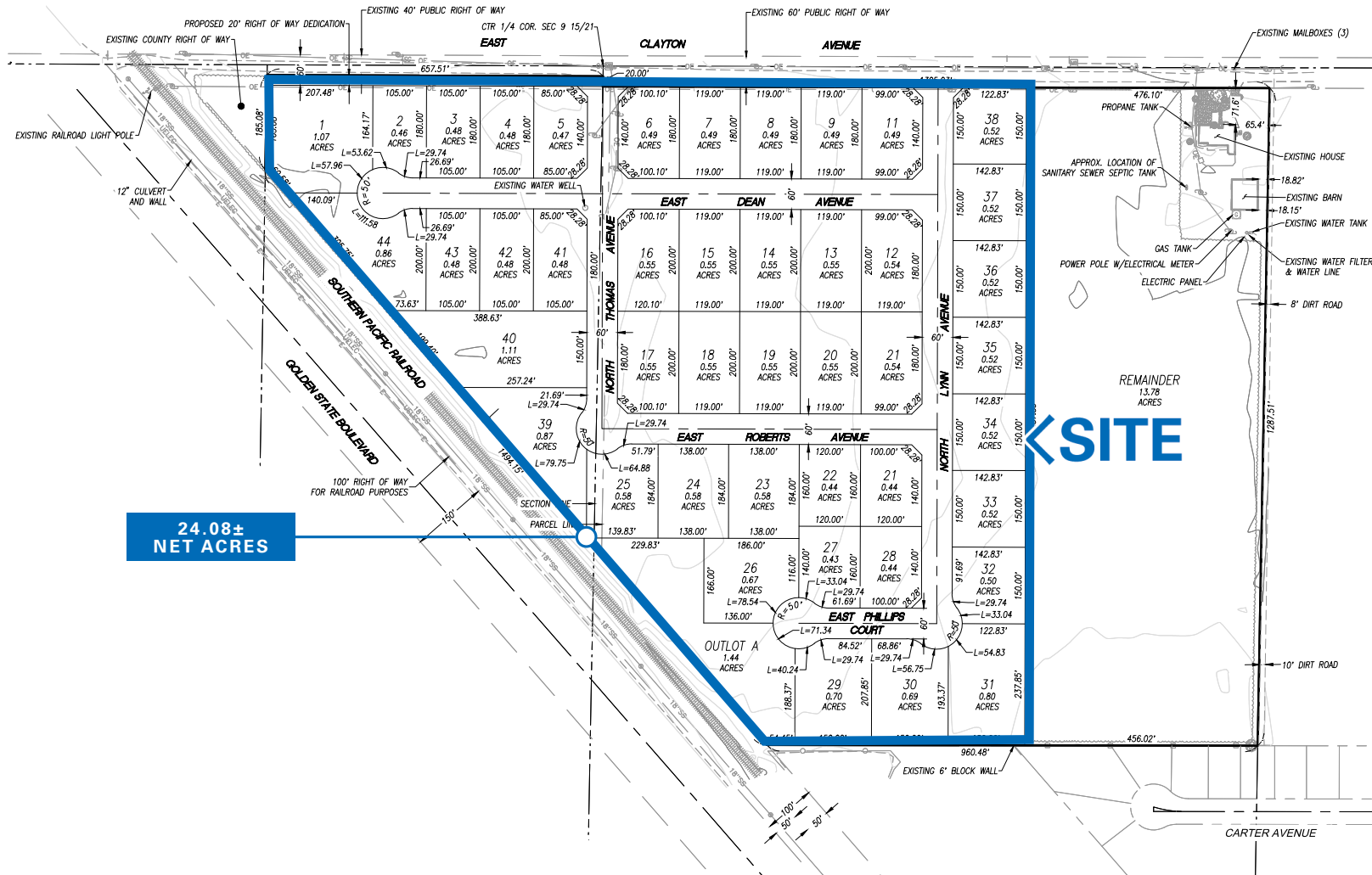
[View 2040 General Plan](#)
[Interactive Land Use Map](#)



Source: City of Fowler 2040 General Plan

SEC OF GOLDEN STATE BLVD. & E. CLAYTON AVE. - FOWLER, CA

PROPOSED TENTATIVE MAP



30.65± NET ACRES OF FULLY ENTITLED LAND

SEC OF GOLDEN STATE BOULEVARD & E. CLAYTON AVENUE

FOWLER, CALIFORNIA

AVAILABLE FOR FOR SALE

For information, please contact:

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