

# AVAILABLE FOR SALE

15.29± Acres - Future Commercial Development Land - Sanger, CA



- Close to HWY. 180
- Within Sanger Path of Growth
- Commercial use potential

**For Additional Information  
Please Contact:**

**Walter C. Smith**  
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CA BRE #02042254

**NWC of E. Butler and S. Academy Avenue**

**Sanger, California**

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200  
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

[www.ngpearson.com](http://www.ngpearson.com)

*Independently Owned and Operated*

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## PROPERTY DETAILS

### LOCATION:

15.29± acres at the NWC of E. Butler Avenue and S. Academy Avenue. The property lies within the City of Sanger Path of Growth.

### DESCRIPTION:

Currently planted to 12± acres of almonds.

### LEGAL:

Fresno County APN: 314-063-27 located in a portion of Section 10, T14S, R22E, M.D.B.&M.

### WATER:

Property is located within the Fresno Irrigation District. Almond Orchard is serviced by one irrigation pump and well. Home & Shop serviced by domestic pump and well.

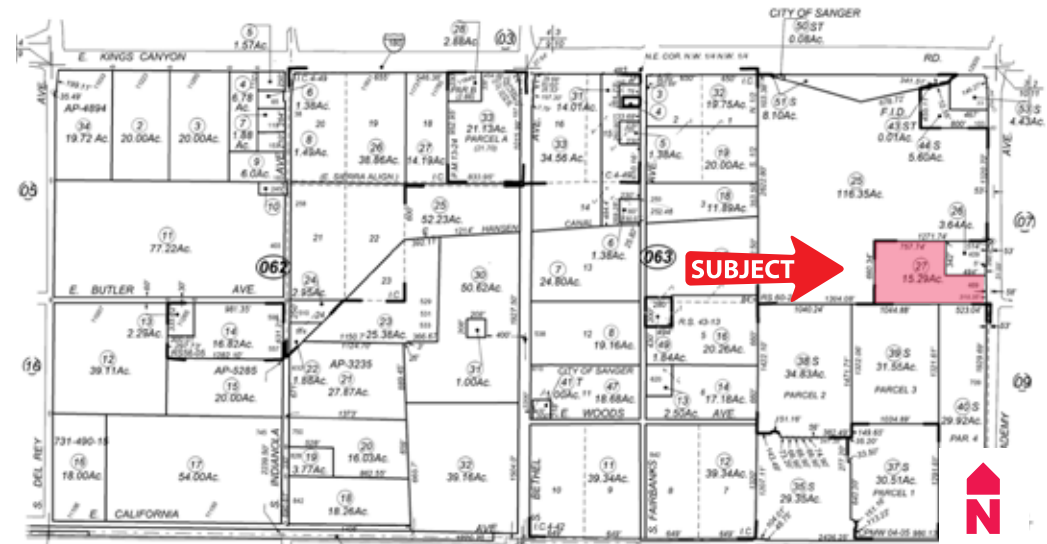
### BUILDINGS/ IMPROVEMENTS:

Triple wide modular home, 1,960± sq. ft. Steel building with half bath, 2,200± sq. ft. and 1,400± sq. ft. of covered parking space.

### PRICE:

\$1,250,000

## ASSESSOR'S PARCEL MAP: 314-063-27



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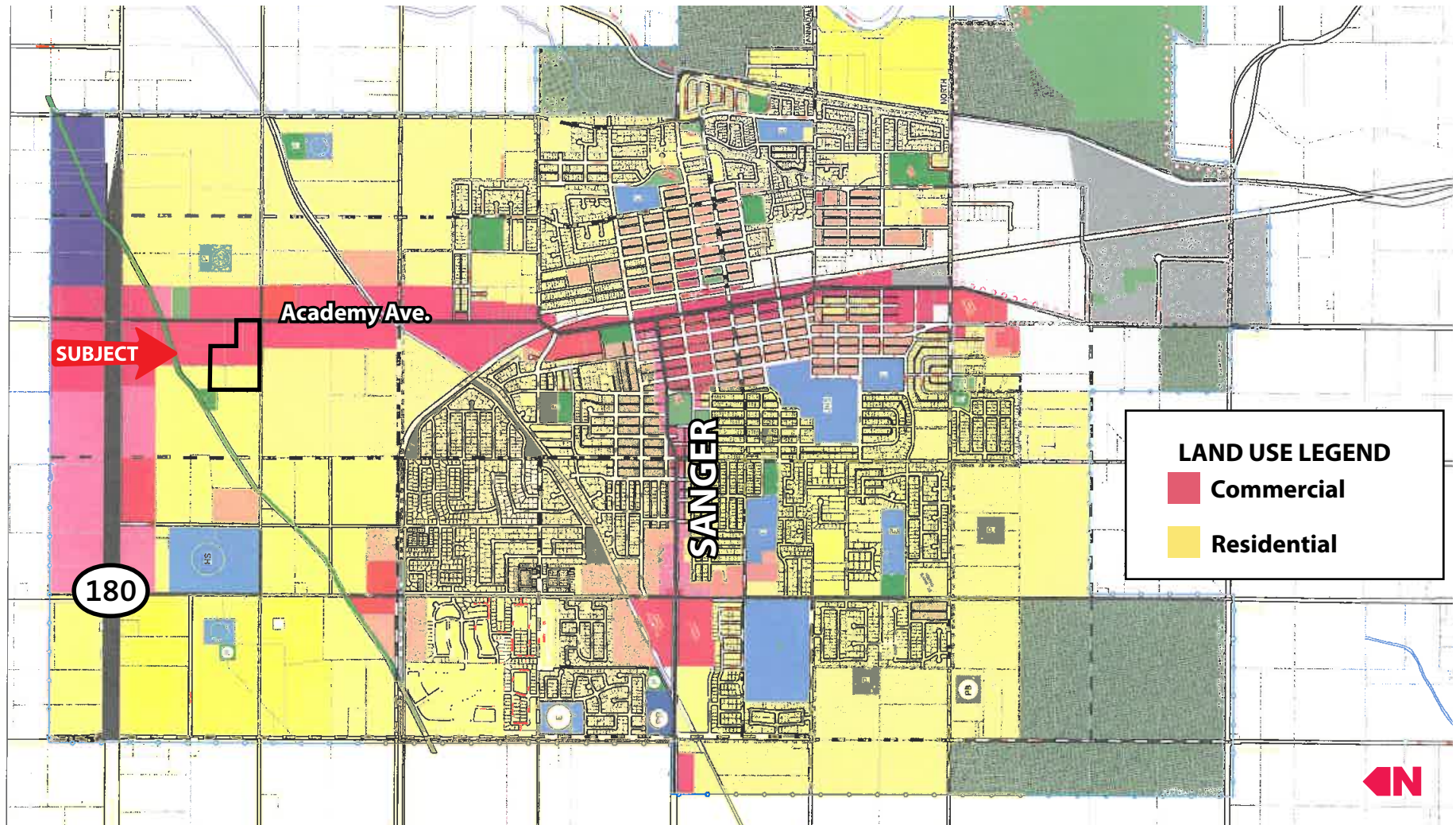


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## 2015 CITY OF SANGER GENERAL PLAN MAP



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## REGIONAL MAP



## LOCATION MAP



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