

FOR SALE

+/- 10 Acres of Residential Development Land
Vested Tentative Map – 80 Unit PUD
Shields and Valentine



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All projections, opinions, assumptions or estimates are supplied for example only, may not represent current or future performance of the property. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.



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Property Description

RC Commercial is pleased to offer for sale +/-10 acres of Residential Development Land located at Shields and Valentine. Vested Tentative Map for 80 lots.

- **Purchase Price – \$1,200,000**

- +/- 10 Acres
- APN# – 442-040-02
- Vested Tentative Map Expires August 2019
- 80 Unit PUD. Only \$15,000 per paper lot!
- Development fees locked in at 2005 levels
- Close proximity to freeways and shopping
- Located within the Central Unified School District



High Speed Rail

California high-speed rail will connect the mega-regions of the state, contribute to economic development and a cleaner environment, create jobs and preserve agricultural and protected lands. This 69 Billion dollar project is expected to support 160,000 jobs during construction and 450,000 permanent positions once completed. By 2029, the system will run from San Francisco to the Los Angeles basin in under three hours at speeds capable of over 200 miles per hour. The system will eventually extend to Sacramento and San Diego, totaling 800 miles with up to 24 stations.



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**Shields and Valentine
Residential Development Land
Fresno, CA**

Exclusively Listed By

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