

FOR SALE > 5.86 ACRES

# SWC Nielsen & Hughes Avenues

FRESNO, CALIFORNIA



## Property Features

- > New "Business Park" Zoning!
- > Close Proximity to FWY 180 and HWY 41.
- > Fresno's New Business Park Growth Area.
- > City of Fresno Sewer & Water.
- > Many Allowable Uses.



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# For Sale > SWC Neilsen & Hughes Avenues, Fresno, CA

## PROPERTY SUMMARY

Parcel Size:	5.86 acres (255,262 SF)
APN:	458-050-39, County of Fresno
Zoning:	B-P: Business Park
Water:	14" line in Nielsen and Hughes. 8" line stubbed to site.
Sewer:	12" line in Nielsen. 10" line in Hughes. Multiple 6" stubs to site.
UGM Fees:	Citywide regional street fee - Maximum of \$3,633 per acre New growth street fee - maximum of \$8,204 per acre.
Flood Control Fees:	\$6,460 per acre
Price:	\$829,000 (\$3.25/SF)

