

Potential Development Land

Approx. 5 acres

**Within the Sphere of Influence of the
City of Fresno**

**Immediately Adjacent to the
City of Fresno city limits**

**2753 N Blythe, Fresno CA 93728
S/W Corner Shields & Blythe**

Offered by:

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Mike Briggs
Member, California State Assembly, Retired
Member, Fresno City Council, Retired
Member, Fresno Redevelopment Agency, Retired





Property Information

Location: 2753 N. Blythe Ave, Fresno CA 93722
Southwest corner of Blythe and Shields Avenues
Immediately adjacent to the City of Fresno
Close proximity to Freeway 99.

Jurisdiction: City of Fresno City Limit

Current Zoning: Rural Residential

General Plan Designation: Medium Density Residential

Land Area: 4.7 acres total.
East parcel is 2.7 acres with a \$1,200 square foot house.
West Parcel is 2 acres

Sale Price: **Market – Actual acreage will be surveyed prior to close of escrow**

Assessor Parcel Number: 312-521-18
312-521-19

Fresno County Assessor Parcel Map

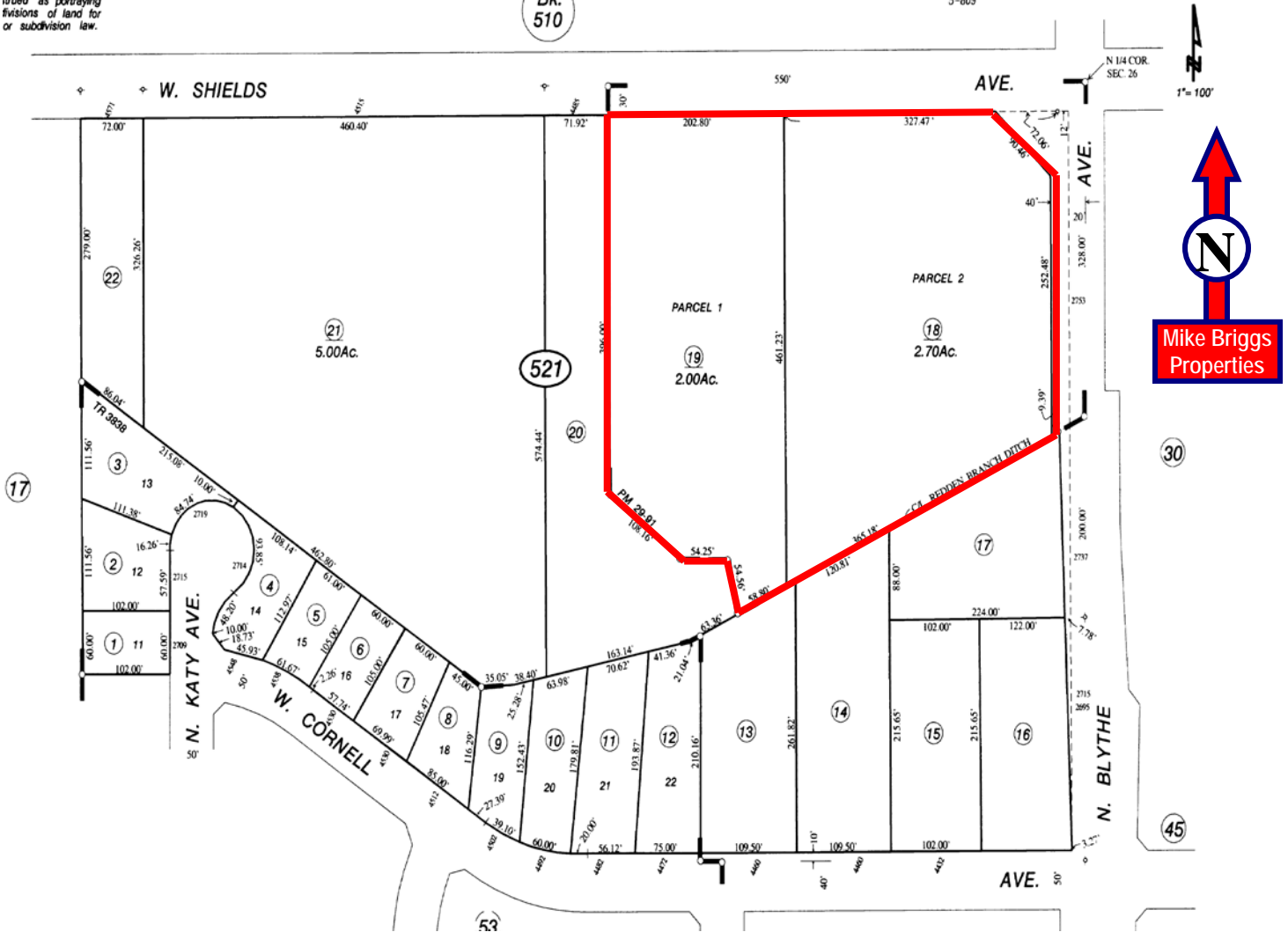
NOTE ---
For assessment purposes only.
This map is intended as portraying
divisions of land for
or subdivision law.

SUBDIVIDED LAND IN POR SEC. 26, T. 13 S., R. 19 E., M.D.B. & M.

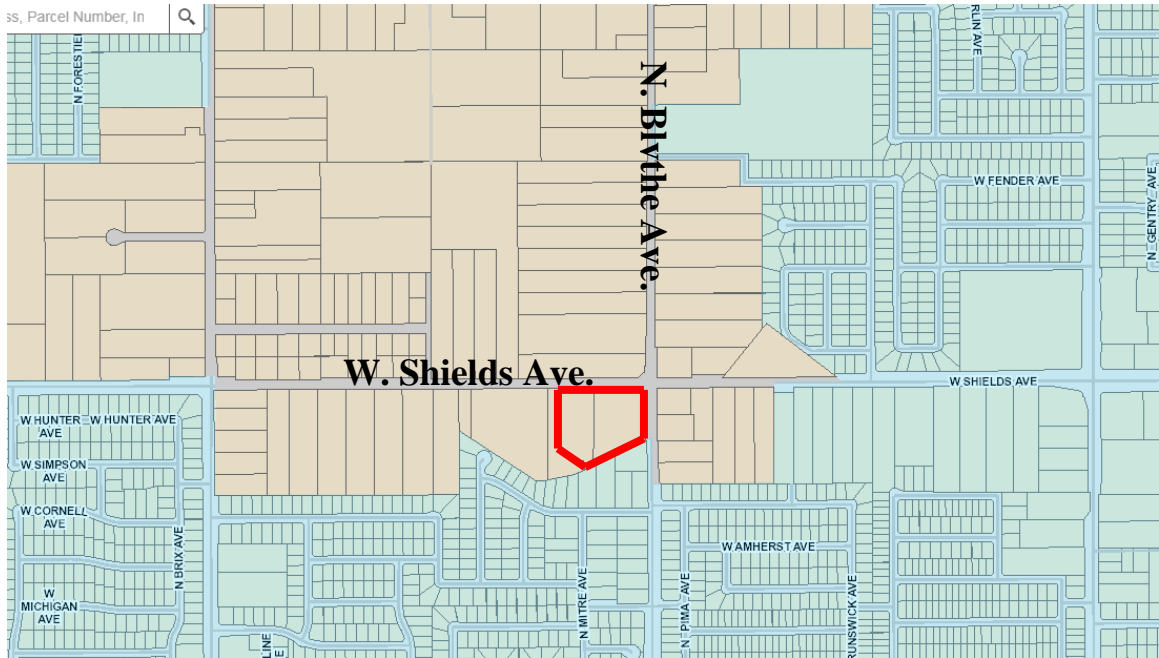
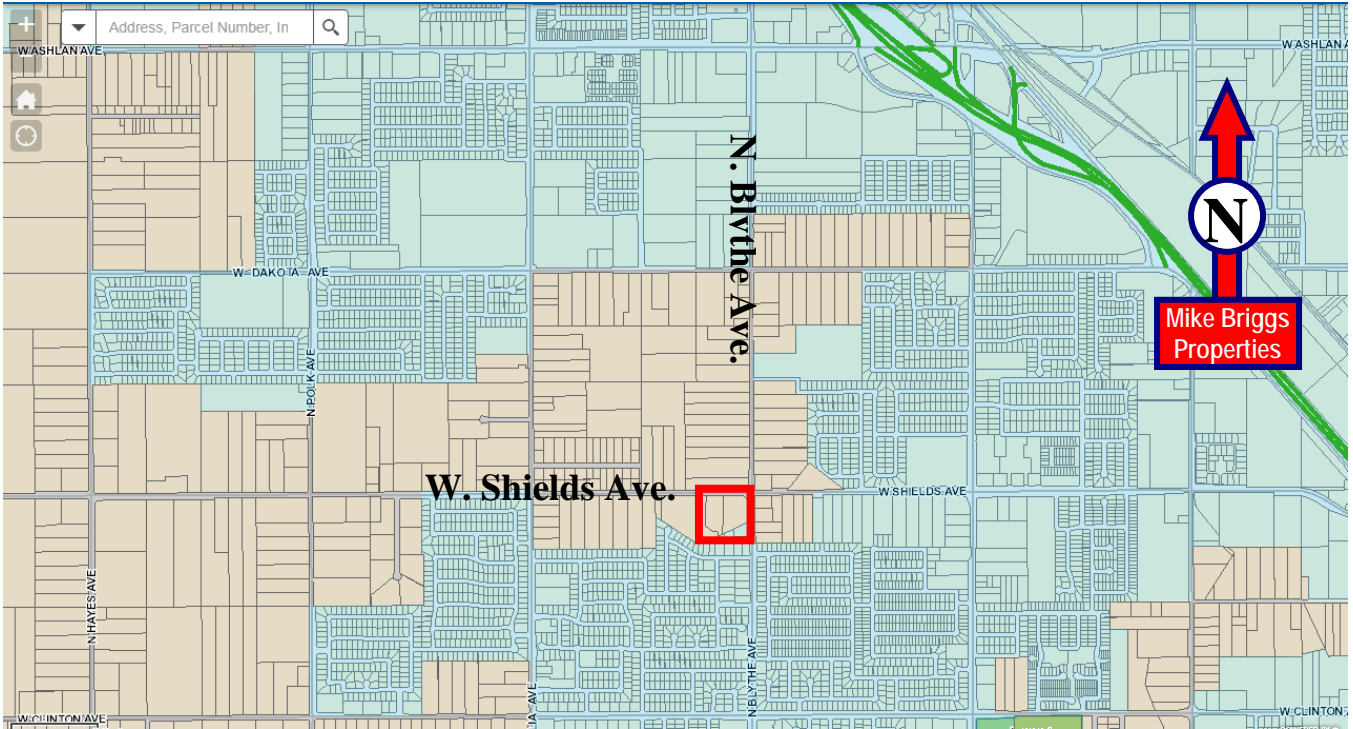
Tax Rate Area
62-026
5-809

312-52

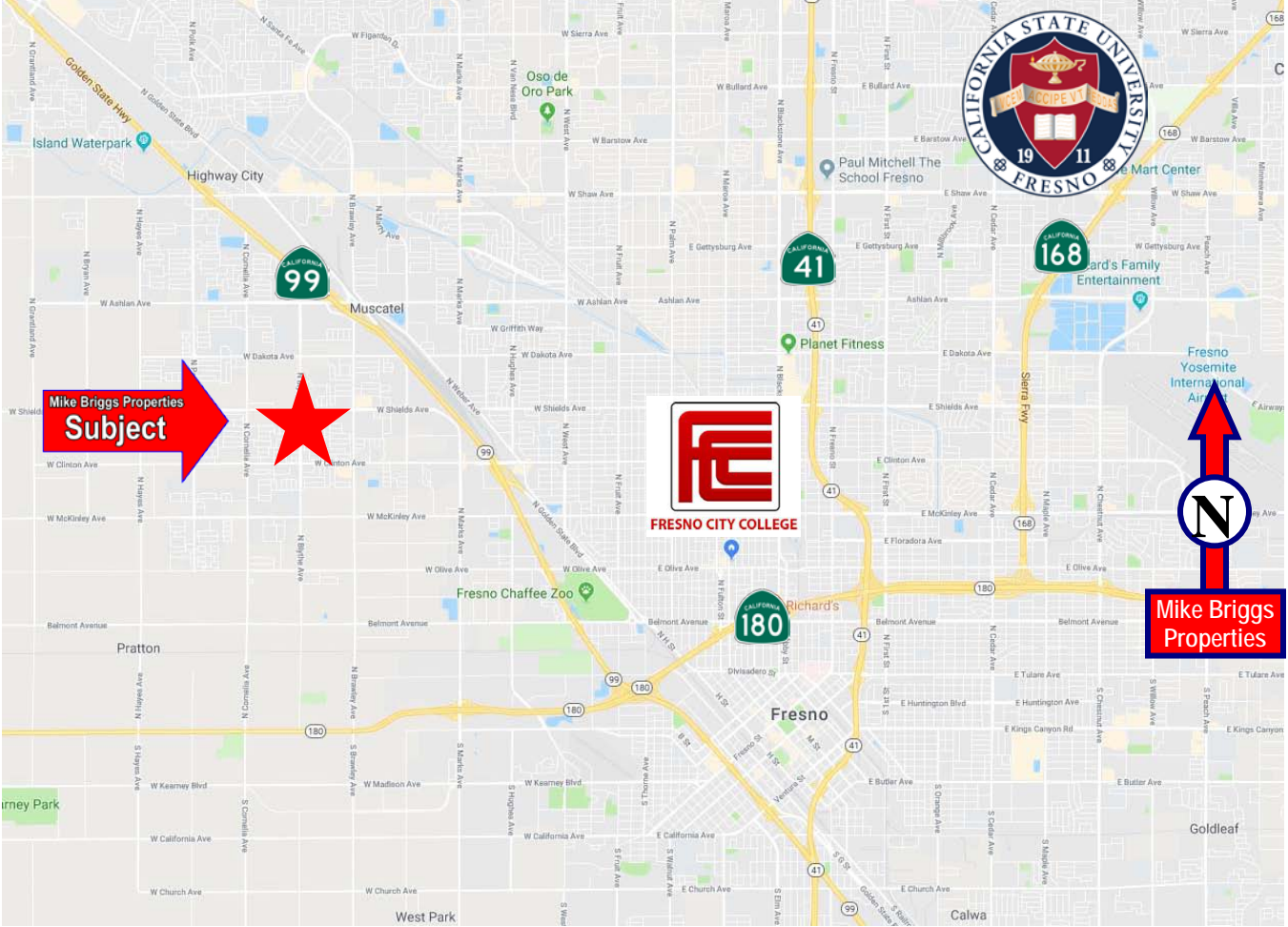
Bk.
510



City Limit (Shaded Area)



Fresno Area Map



Aerial View

