

FRESNO COUNTY, CA

19.40 ACRE STORAGE YARD/HQ SITE

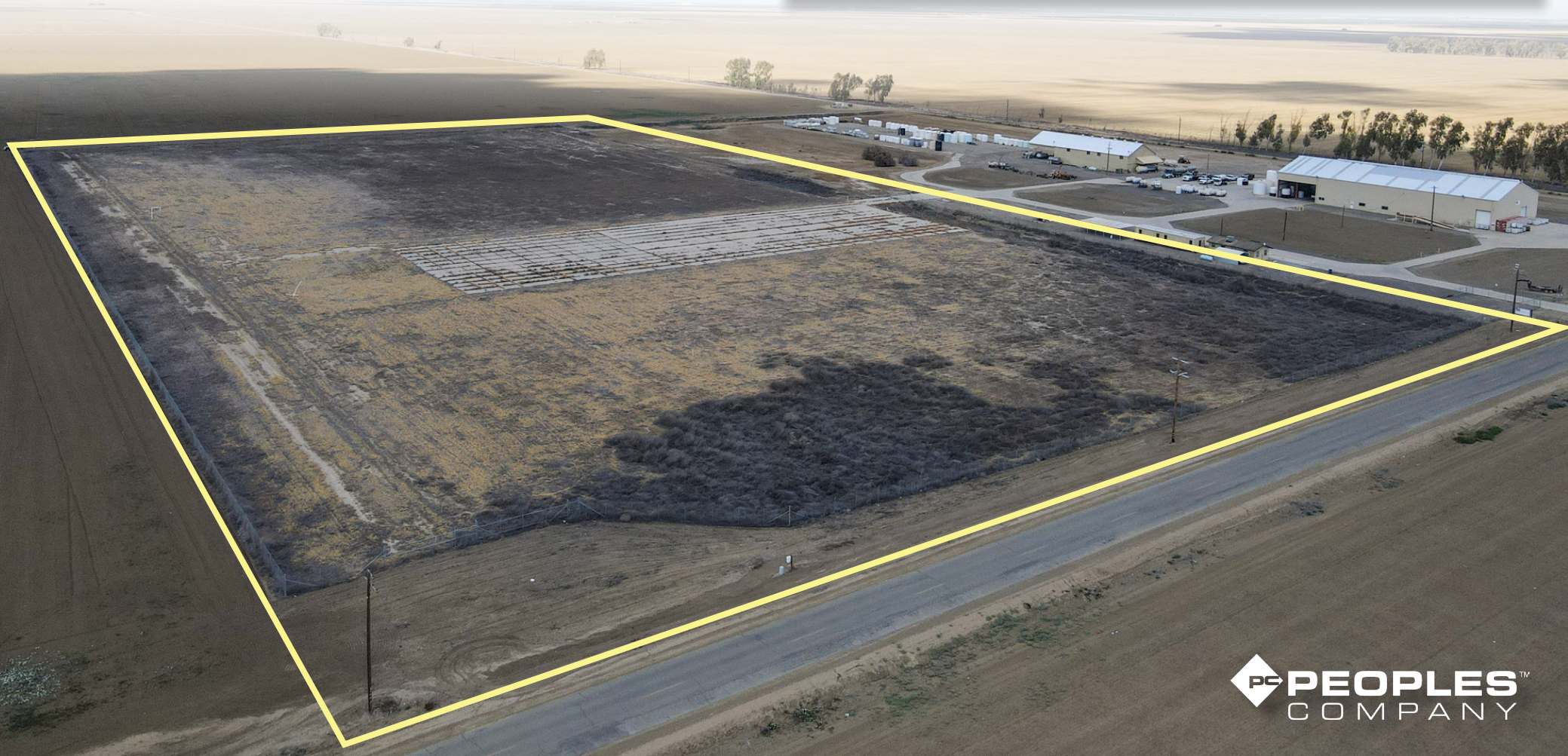


PROPERTY OVERVIEW

\$349,200

This versatile 19.40 acre property offers an ideal solution for outdoor storage or a potential headquarters site. Fully secured with perimeter barbed wire fencing, the site features approximately 1.50± acres that are improved with a concrete pad in the center of the property. The property was previously farmed prior to being used as a storage yard. With its existing security infrastructure, the property stands ready for immediate use—perfect for equipment storage, fleet parking, materials staging, bee storage, development to a farm headquarters or other improved uses.

Address	22222 Mt. Whitney Rd. Five Points, CA 93624
County	Fresno County
Parcel Number	050-070-65s
Size	19.40 Acres (per Assessor)
Zoning	AE20 - Exclusive Agricultural
Williamson Act	No
Property Taxes	\$3,580.96 (2024-2025)



UTILITIES & ZONING

Water	One Well
Electricity	Pacific Gas & Electric
Structures	None
Site Improvements	1.5± acre concrete pad. Perimeter fencing and gates with barbed wire.
Zoning	AE20 - Exclusive Agricultural
Jurisdiction	Fresno County
Minimum Lot Size	20 Acres

Permitted Uses

Crop Production,
Livestock & Poultry Raising,
Horticulture, Greenhouses,
Processing, Packaging,
Single-Family Residence,
Farmworker Housing,
Support Buildings,
Agricultural Facilities

Additional Uses (Allowed with Use Permit Director's Approval)

Commercial Stables,
Commercial Dairies & Feedlots,
Wineries, Schools, Churches,
Specialty Animal Raising

See All Uses Here: <https://www.fresnocountyca.gov/files/sharedassets/county/public-works-and-planning/zoning-ordinance/816-ae-exclusive-agricultural-district.pdf>



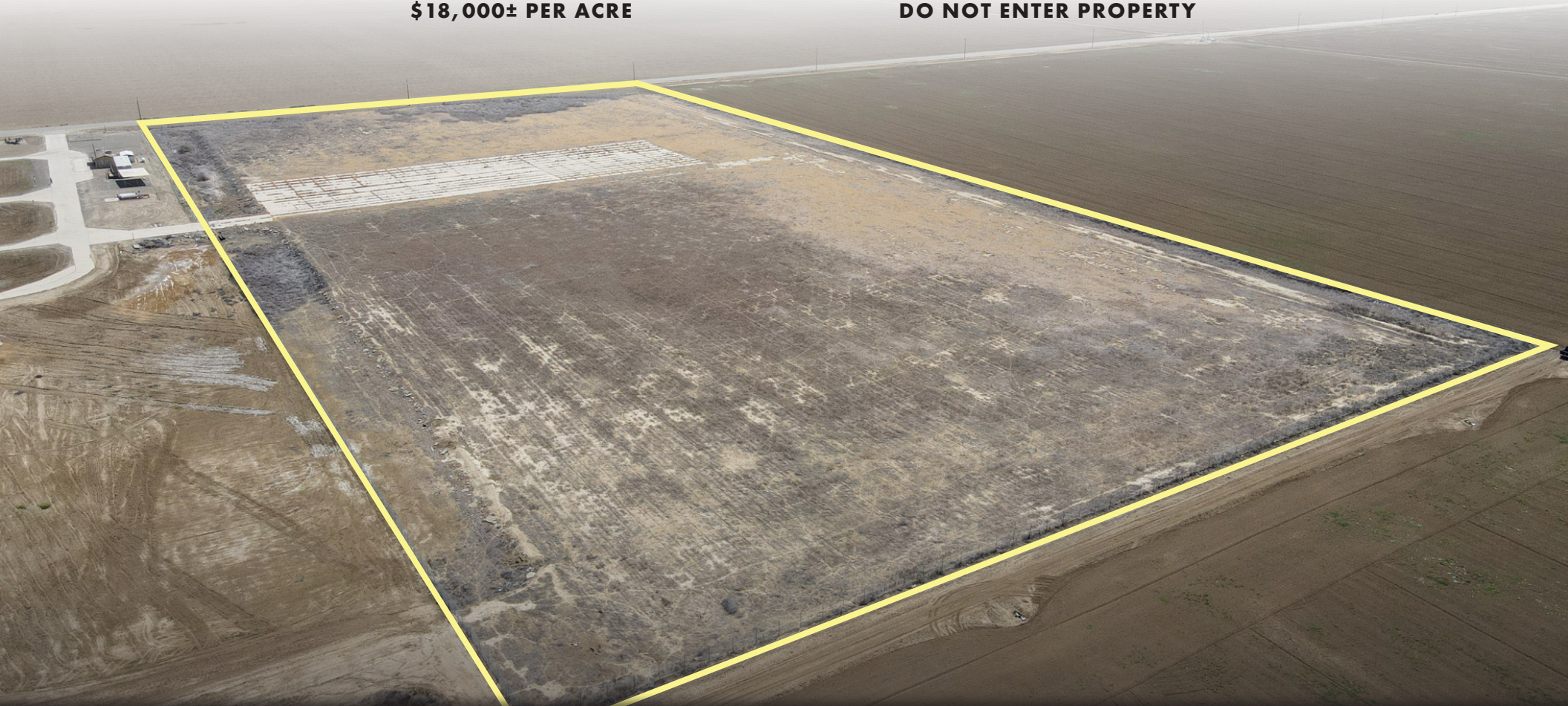
TERMS

Price

\$349,200
\$18,000± PER ACRE

Property Tours

By Appointment Only
DO NOT ENTER PROPERTY



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

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