

AVAILABLE FOR SALE  
20.28± ACRES MEDIUM DENSITY RESIDENTIAL LAND

# TEMPERANCE & MCKINLEY AVENUES

FRESNO, CA

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HOME

DE YOUNG  
PROPERTIES

MCKINLEY AVENUE

SITE

**NEWMARK**  
PEARSON COMMERCIAL

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CA RE Lic. #00914097

Independently Owned and Operated | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com)

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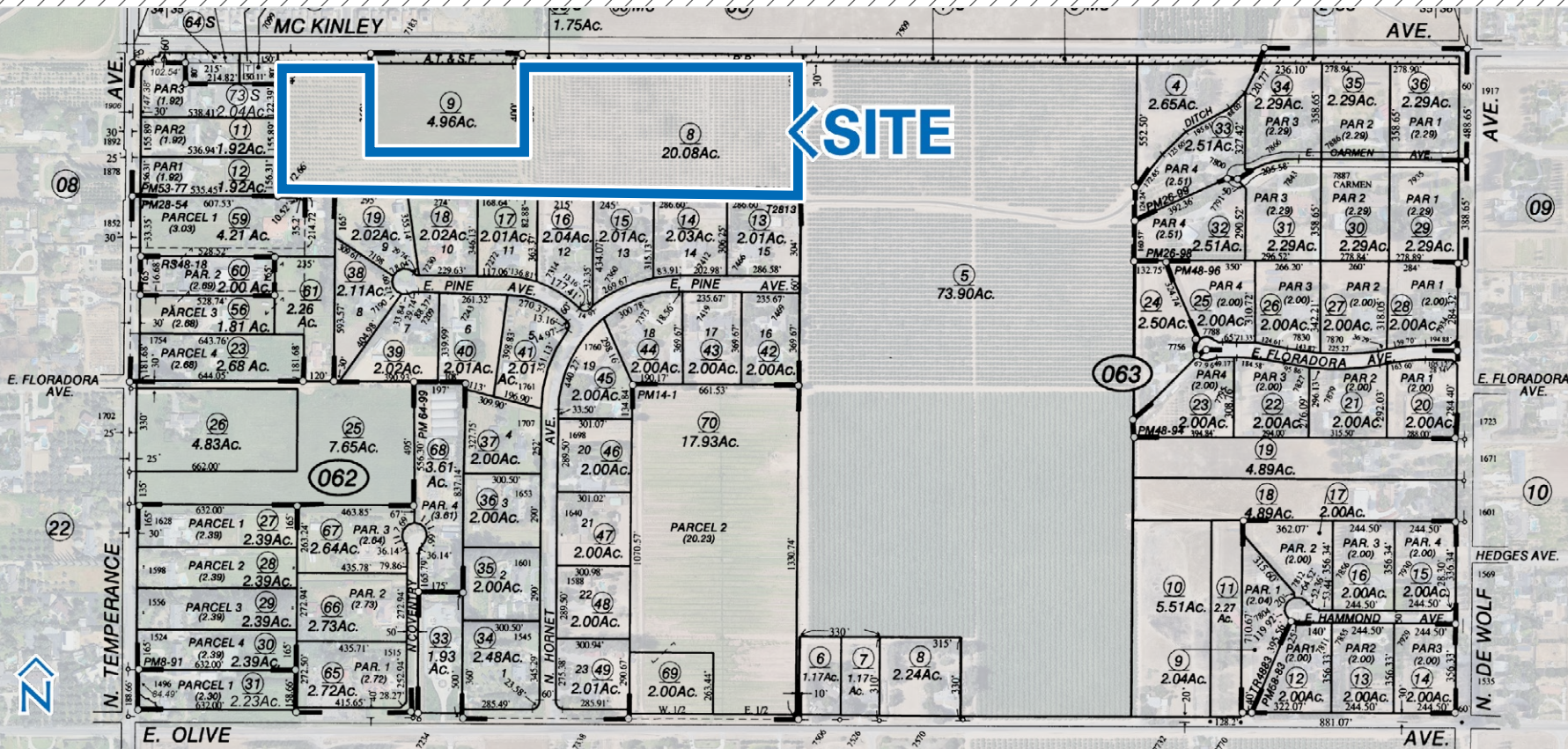
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# TEMPERANCE & MCKINLEY AVENUES

FRESNO, CA

# PROPERTY

INFORMATION



LETTER OF CONSISTENCY

## LOCATION DESCRIPTION

Located in southeast Fresno, California (36.7639, -119.6569), this property sits within a quiet, established residential neighborhood in the heart of the Central Valley. The surrounding area features well-maintained single-family homes, mature trees, and wide neighborhood streets that create a welcoming suburban atmosphere.

Conveniently positioned near major commuter routes, including Highway 180, the location offers easy access to downtown Fresno, shopping centers, dining, medical facilities, and everyday essentials. The property is also just a short drive from Clovis, known for its strong community feel, desirable amenities and nationally recognized schools.

Residents enjoy proximity to local parks, schools, and recreational opportunities, along with weekend access to outdoor destinations in the nearby Sierra Nevada mountains. With Fresno's sunny climate and affordable Central Valley living, this location offers a balance of comfort, convenience, and long-term value—ideal for homeowners and investors alike.

<b>Availability:</b>	20.28± Acres
<b>Asking Price:</b>	\$4,056,000.00
<b>Proposed Use:</b>	Residential
<b>School District:</b>	Clovis Unified School District
<b>Zoning:</b>	RS-8 ( <i>Residential Single-Family, Medium Low Density</i> ); (5-12 DUA)
<b>APN:</b>	310-062-08

## HIGHLIGHTS

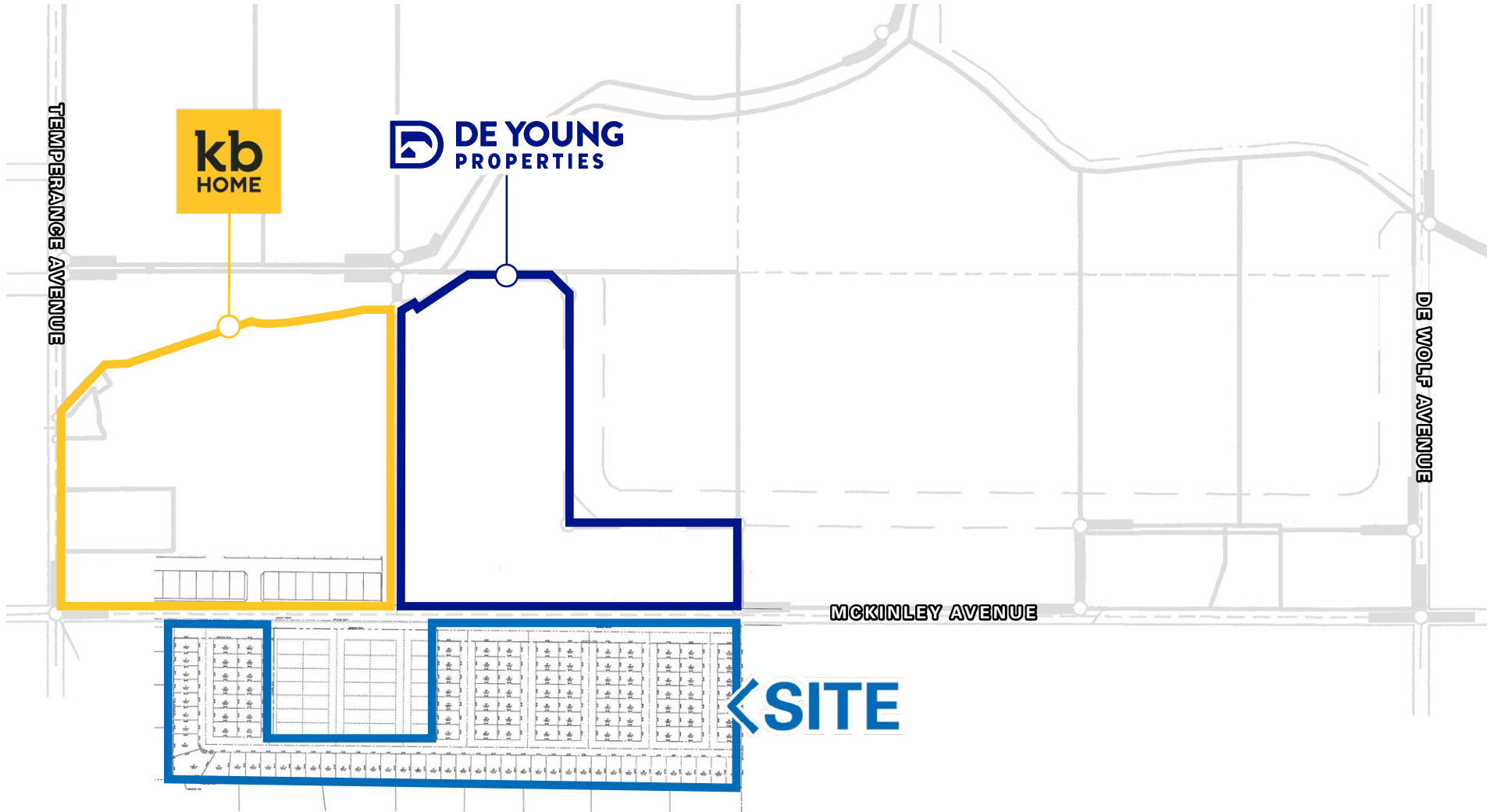
- Medium Density Residential
- Located within SEDA Specific Plan
- City of Fresno has preconditioned approval to develop within SEDA. Request letter from City of Fresno dated October 9, 2025, status of conditions
- Phase 1 available upon request

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FRESNO, CA

# CONCEPTUAL

SITE PLAN





For information, please contact:

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