

849 Osmun Circle

CLOVIS, CALIFORNIA

OFFERING MEMORANDUM

LAST OLD TOWN CLOVIS INFILL LAND OPPORTUNITY



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Property Overview

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SALE PRICE	\$4,000,000 (\$21.31/psf)
ADDRESS	849 Osmun Circle Clovis, CA 93612
ACRES	Approximately 4.31 AC
ZONING	MU (Mixed Use)
APN	492-080-92 & 492-010-54S
ALLOWED USES	Commercial, residential, office, and vertically integrated mixed-use concepts.
ADJACENT PROPERTIES	Senior Center, Transit Center and a new Fresno County Library under construction on the remaining vacant land.



The ±4.31-acre site at 849 Osmun Circle is one of the final remaining infill development opportunities in Old Town Clovis. The property is strategically located adjacent to the newly developed Clovis Transit Center and Clovis Senior Center, with a new Fresno County Library currently under construction nearby, creating a strong concentration of civic, transit, and community uses.

Additionally, the site borders the Clovis Old Town Trail along its western boundary, offering approximately 440 feet of trail frontage and enhancing pedestrian connectivity and recreational appeal.

With no comparable vacant land remaining in the downtown core, the property presents a rare opportunity for development within a fully built-out, walkable, and amenity-rich urban district.

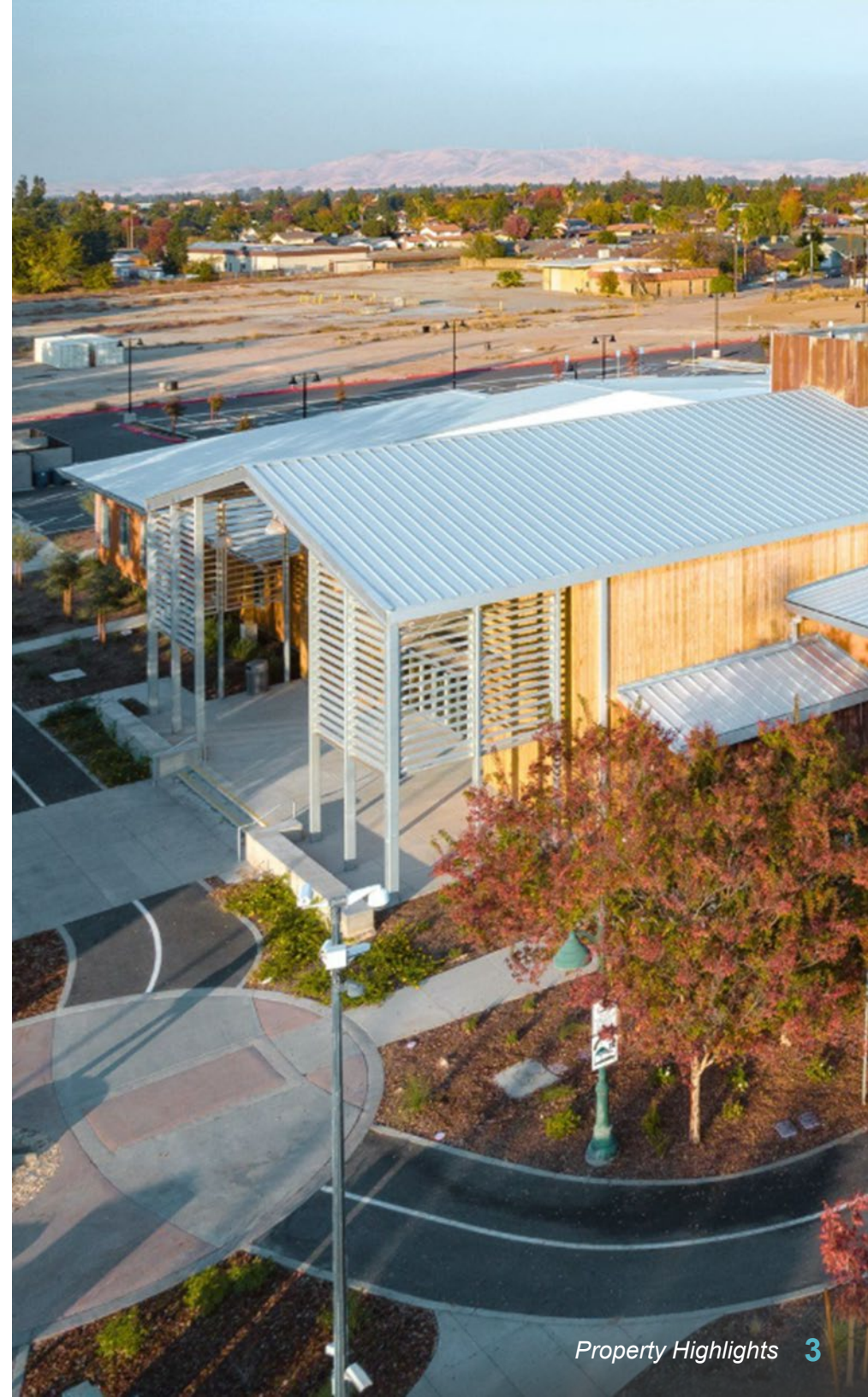


Property Highlights

The Last Downtown Opportunity in Clovis

- **Prime Mixed-Use Development Opportunity** in the City of Clovis
- **Zoning:** Mixed-Use (M-U Overlay), allowing a wide range of development options
- **Permitted Uses:** Multi-family, commercial, office, retail, and integrated mixed-use projects
- **Residential Density:** Entire site eligible for residential development at **15 to 25 units per acre.**
- **Flexible Development Paths:** Supports stand-alone residential, stand-alone commercial/office/retail, or vertically mixed-use concepts
- **Entitlement-Ready:** Mixed-use projects subject to a City-approved master plan, providing structure while maintaining flexibility
- **Utilities in Place:** Potable water and sewer are **stubbed to the site**, reducing upfront infrastructure costs and development timelines
- **Strategic Investment Appeal:** Zoning flexibility allows buyers to tailor development to current and future market demand
- **Strong Public Investment Nearby:** Located within the active construction area for the new Clovis library, enhancing long-term value and visibility

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ACCESS, INFRASTRUCTURE, & UTILITIES

Access

The property is accessed from **Osmun Circle** and includes approximately 440 feet of frontage along the **Clovis Old Town Trail** along its western boundary. The site also benefits from reciprocal access via the County Library parking lot, including a shared driveway connection providing ingress and egress to **Third Street**.



Onsite Infrastructure

Existing power infrastructure located along the southeast corner of the site and within the alley will remain in place to continue serving the adjacent homes along Osmun.

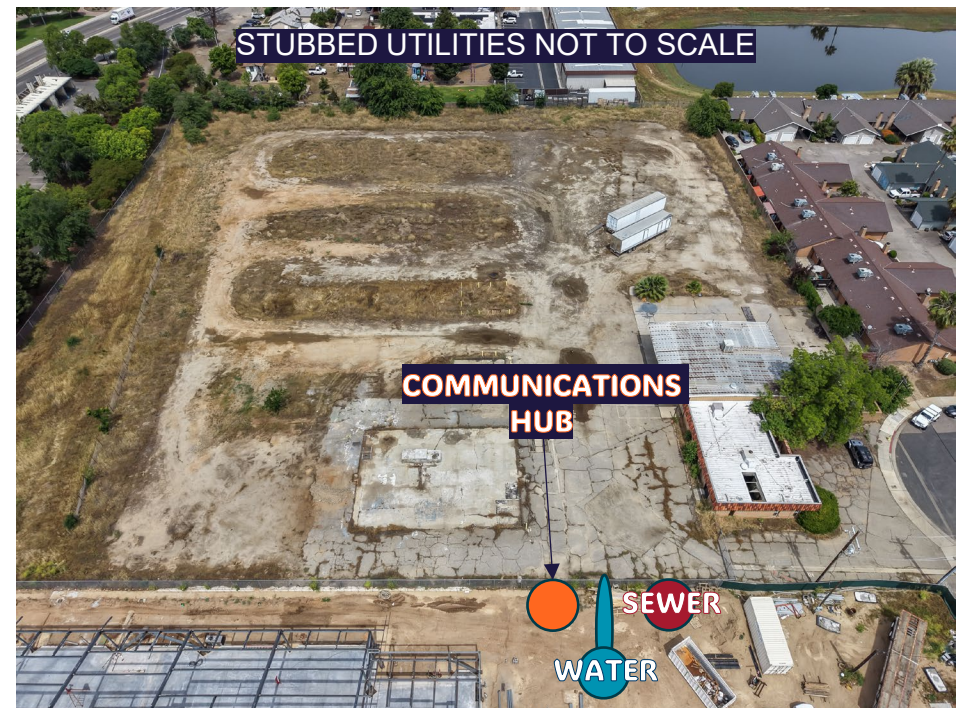
A separate power pole located approximately 50 feet west of the southeast corner may be eligible for removal, subject to the developer's design and utility coordination requirements.

Utilities

The property benefits from comprehensive utility infrastructure already extended to the site. In accordance with the Property Exchange Agreement, the City has provided **water and sewer connections**, along with **non-City conduits for electric, gas, and communication services**, all stubbed to the property line.

At this time, **the gas line is the only utility not yet stubbed to the site**. Installation of the gas connection remains the responsibility of the City and is anticipated to occur in conjunction with the ongoing Library development.

The City's Utility Division can provide mapping that confirms the locations of all existing utility stubs, as well as updated information regarding the anticipated timeline for the gas line installation.





MARKET OVERVIEW



City of Clovis, California

An affluent, High-Growth Central Valley Market

The City of Clovis is widely regarded as one of the strongest and most resilient commercial markets in California's Central Valley, consistently outperforming neighboring cities in income levels, education, household stability, and overall quality of life.

Located in northeastern Fresno County, Clovis benefits from proximity to Fresno's employment base while maintaining a distinct identity defined by strong civic planning, high-performing schools, and a community-oriented downtown. The City has experienced decades of sustained population growth, creating durable long-term demand for retail, service, office, and mixed-use development.

Downtown Clovis functions as the City's symbolic and functional center, anchored by City Hall, civic services, event venues, and a growing mix of restaurants, breweries, boutiques, and local services. It hosts major community events, festivals, and farmers markets that draw visitors from across Clovis and greater Fresno County.





CONTACT:

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