



SCHUIL
AG REAL ESTATE



+/-40 Acres – Open Ground – Sanger, CA

422 S Leonard Ave, Sanger, CA 93657, USA • 40 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located at 422 S Leonard Ave, Sanger, CA.

SIZE:

+/-40 Assessed Acres

WATER:

The property is located within the Fresno Irrigation District. In addition to district water, the land is supported by one (1) agricultural well.

MOBILE HOMES :

There are two (2) mobile homes on the property.

ZONING:

The property is located within the SEDA (Southeast Development Area) planning boundaries. See 'SEDA Zone Map' for details.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APN: 313-400-08

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The property is located within the SEDA (Southeast Development Area) planning boundaries, positioning it within one of the region's most significant long-term growth corridors. SEDA is a proposed master-planned expansion area encompassing approximately 9,000 acres, with a vision for 40,000–45,000 residential units and up to 37,000 jobs upon full buildout.

Situated just outside the current Fresno city limits and influencing the growth pattern toward Sanger, this designation places the property directly in the path of future urban expansion. Its scale and long-term planning focus underscore the property's strategic location and potential for future development consideration, in addition to its current agricultural use.

Property can be purchased with the following nearby properties:

[+/-39.86 Acres – Almonds – Fresno, CA](#)

[+/-97.45 Acres – Almonds – Sanger, CA](#)

PRICE:

\$3,200,000

CONTACT:

Curtis Travioli
559-334-7638

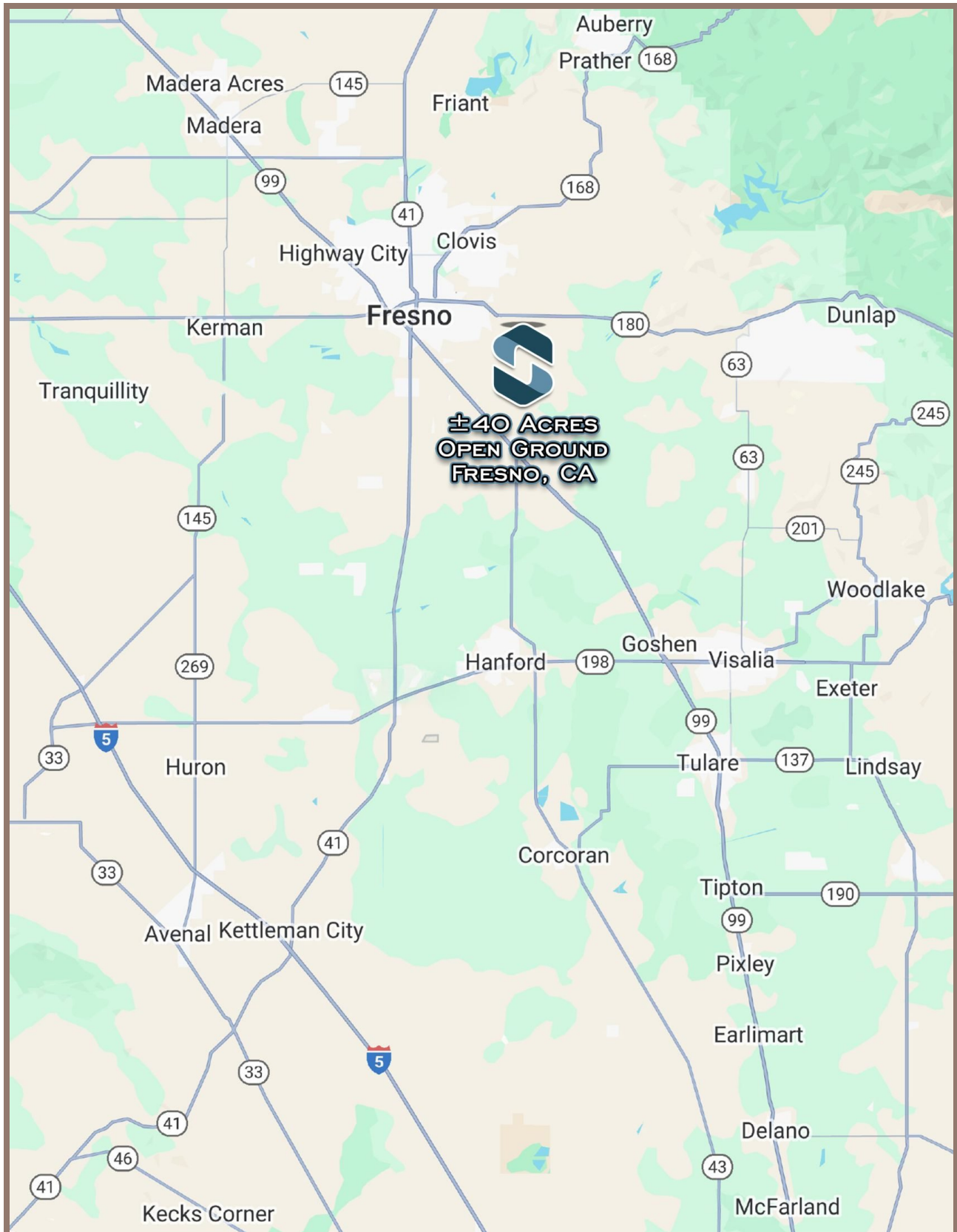
curtis@schuil.com
CalBRE #02234076

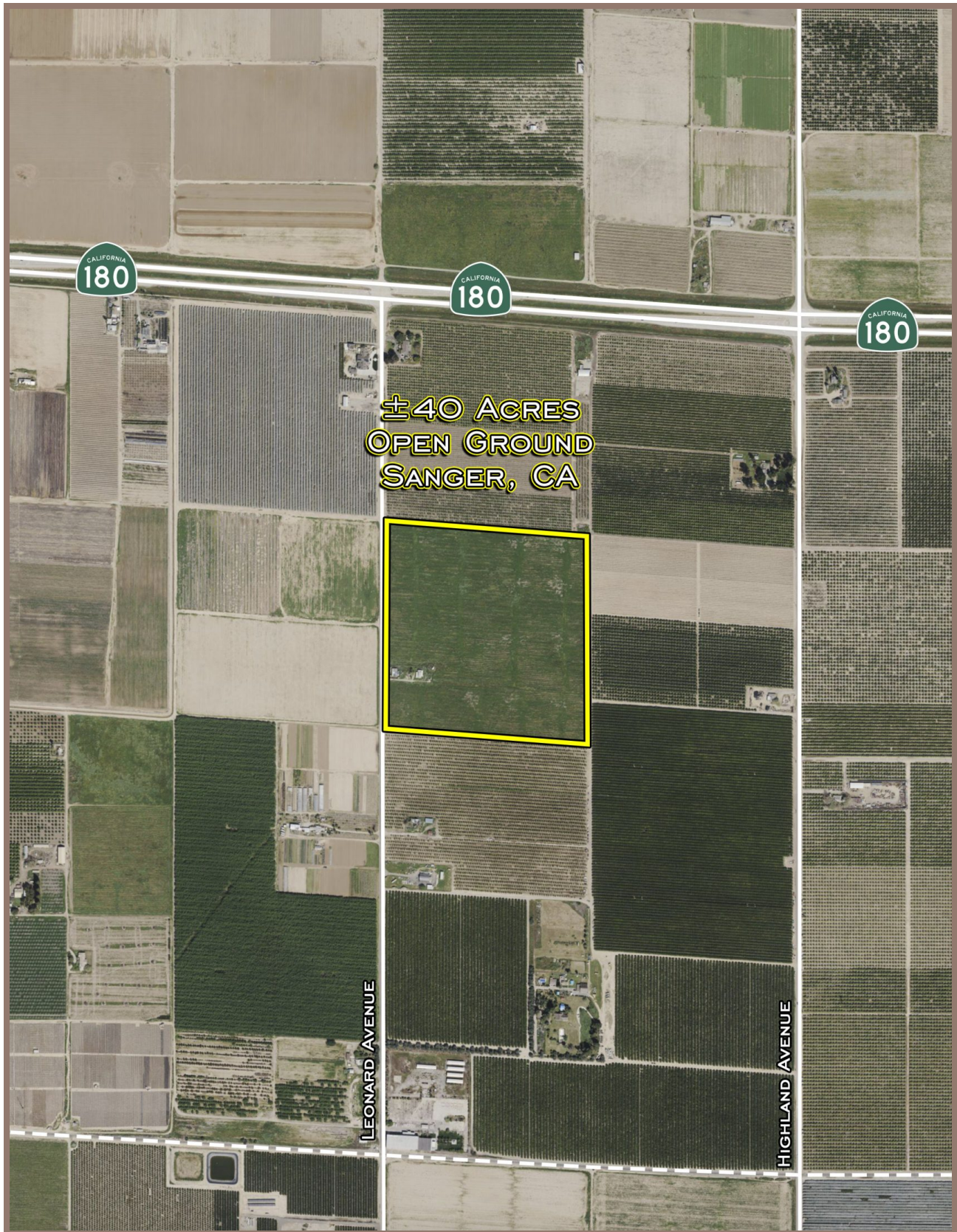
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PROPOSED SEDA MAJOR STREET CIRCULATION WITH PROPOSED LAND USE

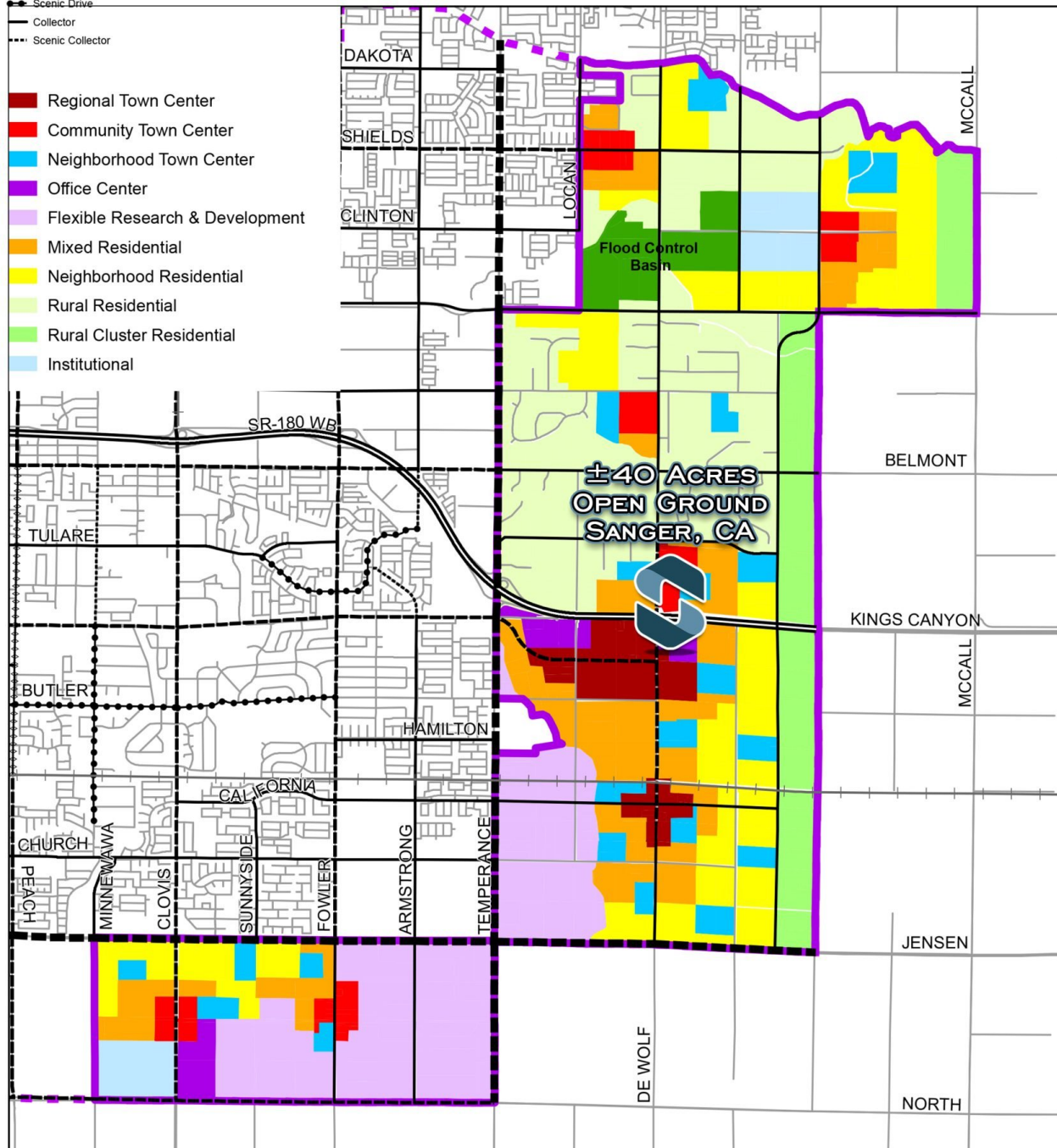
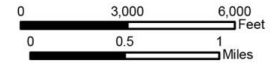
Southeast Development Area

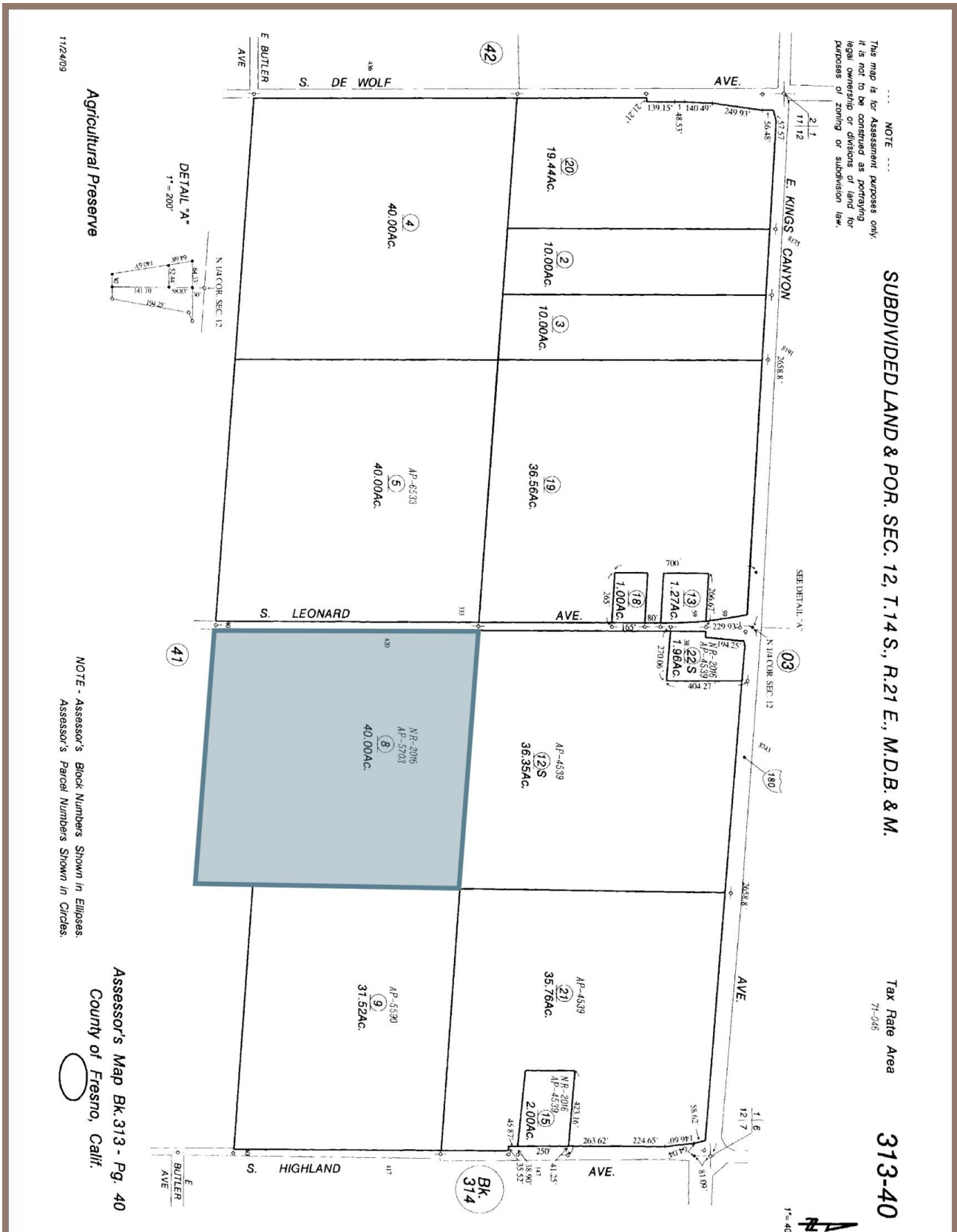
- Freeway
- Expressway
- Scenic Expressway
- Super Arterial
- Arterial
- Scenic Arterial
- Scenic Drive
- Collector
- Scenic Collector

- Regional Town Center
- Community Town Center
- Neighborhood Town Center
- Office Center
- Flexible Research & Development
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Cluster Residential
- Institutional

- Southeast Development Area
- Fresno Sphere of Influence
- Major & Local Roads
- Railroads

Source: City of Fresno, SEDA Illustrative Plan
derived from community and stakeholder meetings.







California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Et	Exeter sandy loam, shallow	Grade 4 - Poor	Exeter (85%)	6.2	15.7%
ScA	San Joaquin sandy loam, 0 to 3 percent slopes	Grade 5 - Very Poor	San Joaquin (90%)	23.7	60.0%
SeA	San Joaquin loam, 0 to 3 percent slopes	Grade 4 - Poor	San Joaquin (85%)	9.6	24.4%
Totals for Area of Interest				39.6	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

