



SCHUIL

AG REAL ESTATE



+/-0.63 Acres – Vacant Lot – Parlier, CA

Tuolumne St, Parlier, CA 93648, USA • 0.63 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

Property is located on the northeast corner of S Whitner Avenue and Tuolumne Street in Parlier, CA.

SIZE:

+/-0.63 Assessed Acres

LAND USE:

The property is currently open land ideally located within the city of Parlier, situated on the corner of S. Whitner Avenue and Tuolumne Street, offering an excellent opportunity for future development.

WATER:

Buyer will need to confirm city water and sewer access.

ZONING:

Property is zoned R-1 Single Family Residential.

SOIL:

See 'Soil Map' for details.

LEGAL :

Fresno County APN: 355-510-24

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 :

Located in the heart of Parlier within city limits, this property offers a prime opportunity in a well-established and family-friendly community. Surrounded by desirable neighborhood amenities including a local park, police station, and other community conveniences, the location is well-suited for growing families and future residential development. Zoned Residential by the city, these parcels present exceptional potential for developers, investors, or individuals looking to build custom forever homes in a thriving community.

PRICE:

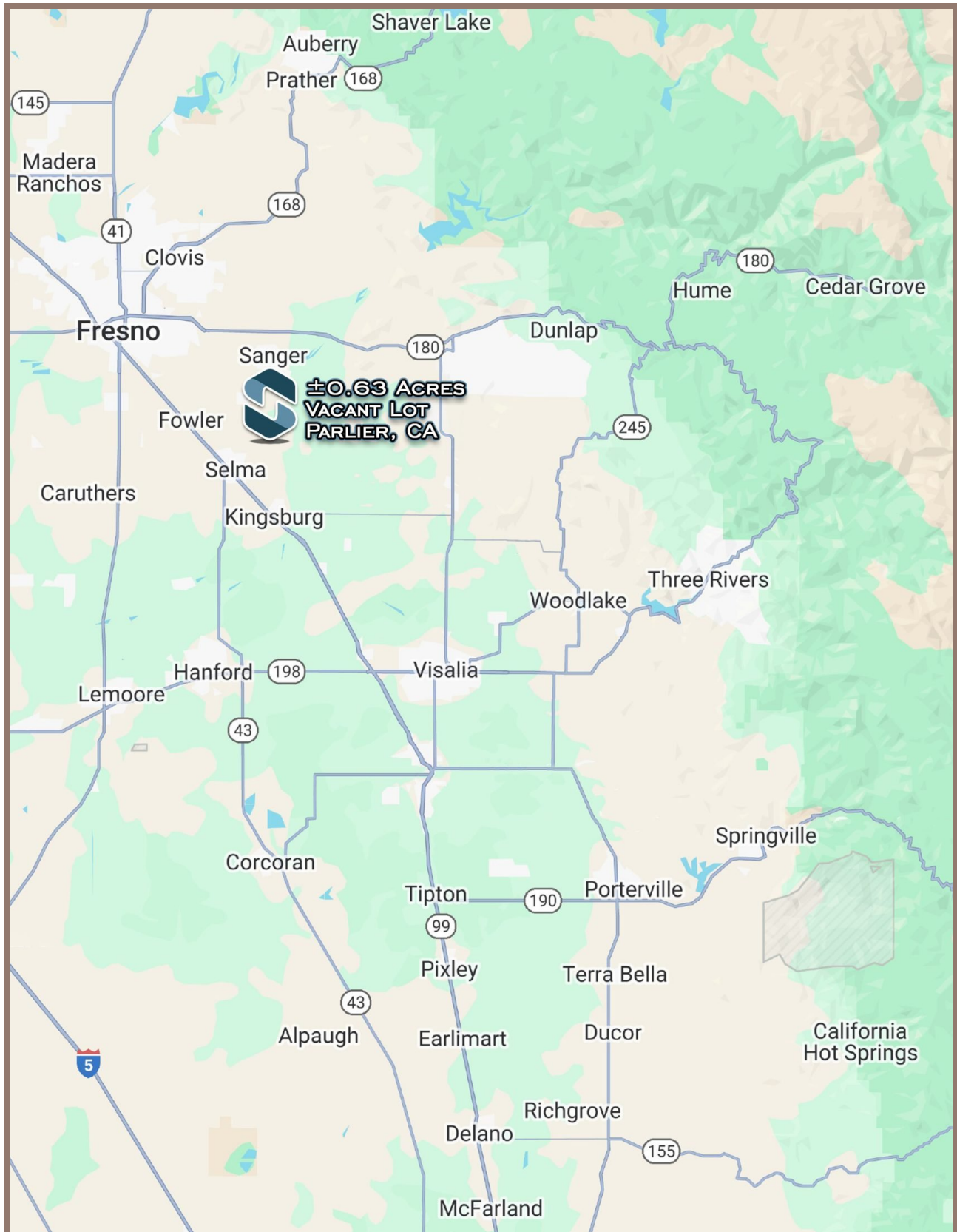
\$200,000

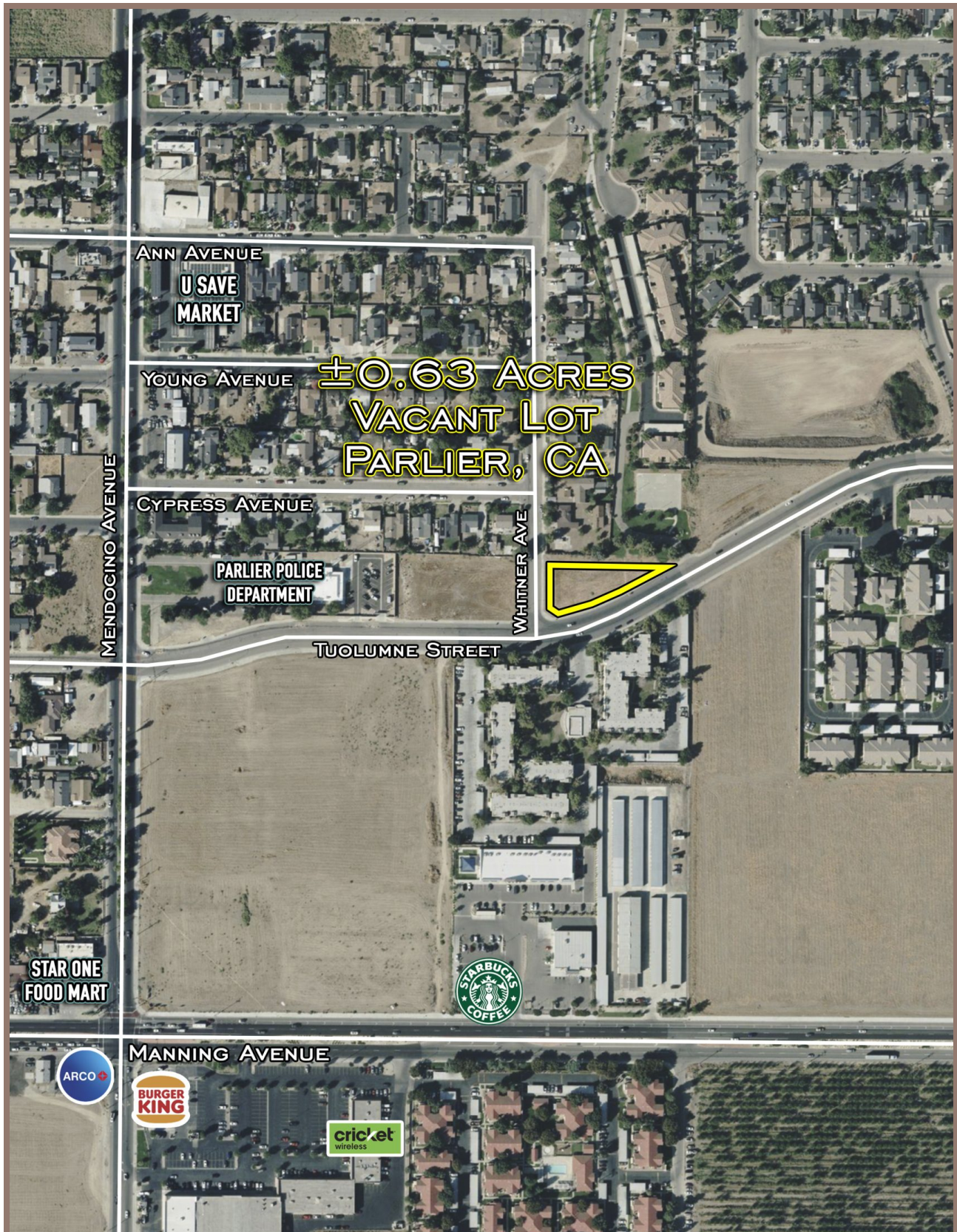
CONTACT:

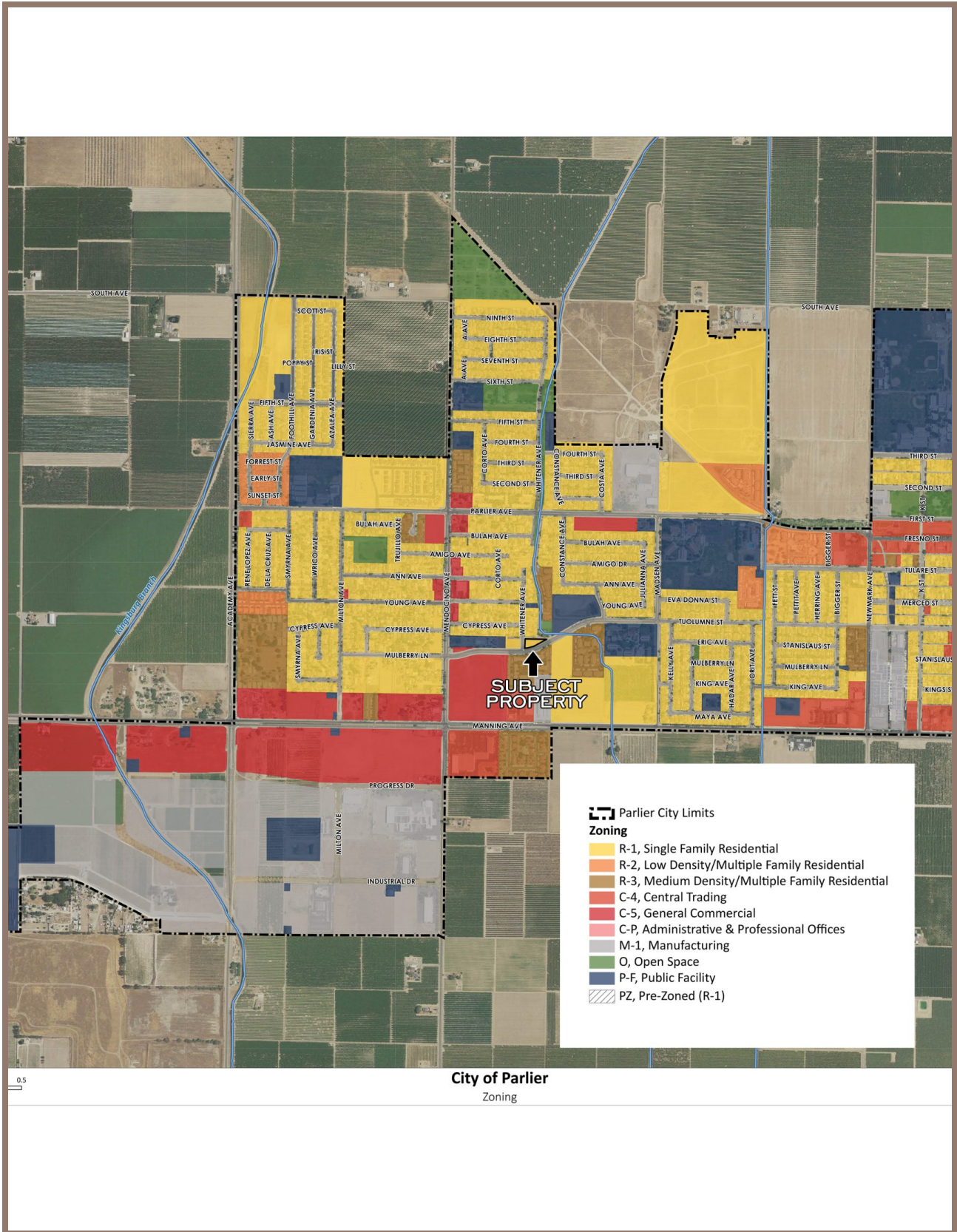
Michael R. Bliss
209-658-1067
michael@schuil.com
CalBRE #02247482

Rick Schuil
559-859-4484
rick@schuil.com
CalBRE #00961925

Dirk Schuil
559-859-4750
dirk@schuil.com
CalBRE #02157255

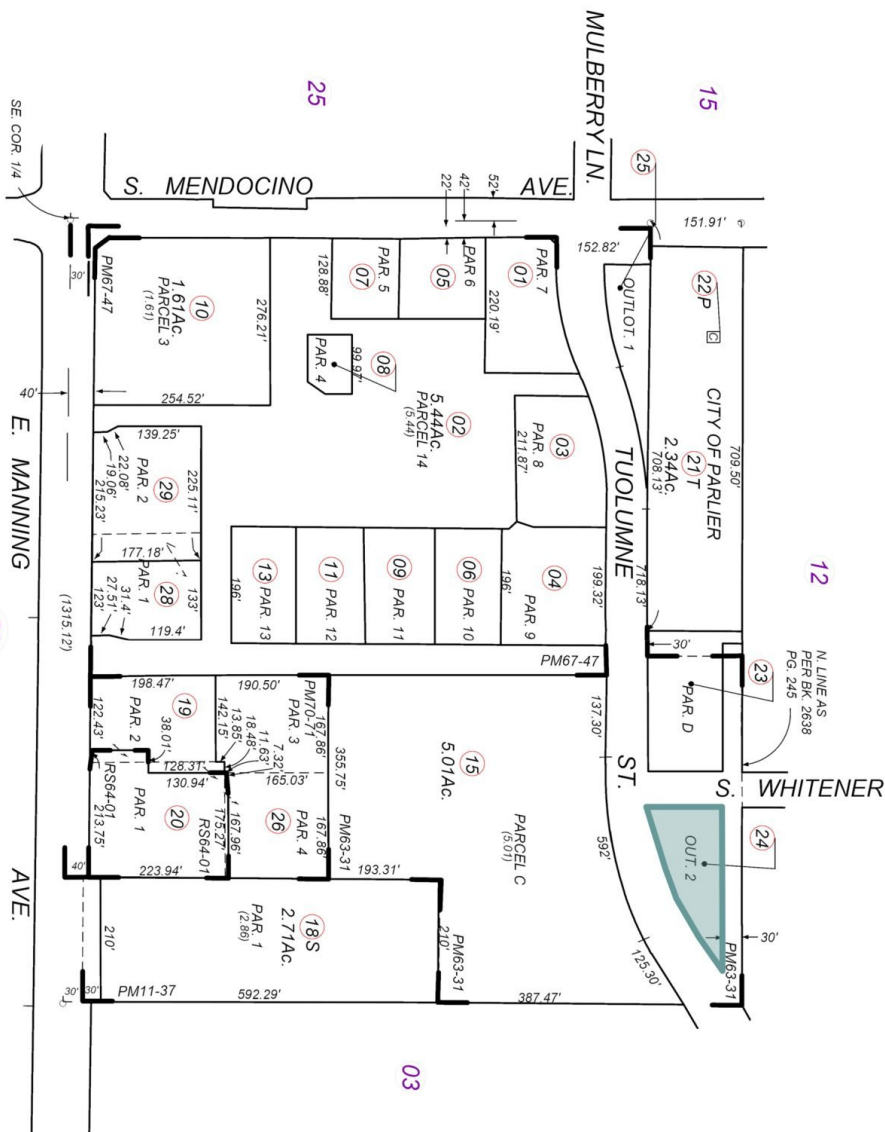






SUBDIVIDED LAND & POR. SEC 23, T. 15 S., R. 22 E., M.D.B & M

Tax Rate Area
007-005
007-013
007-014



Parcel Map. No. 1896 - Bk. 11, Pg. 37
Parcel Map No. 03-02 - Bk. 63, Pgs. 31-32
Parcel Map No. 07-02 - Bk. 67, Pgs. 47-48
Parcel Map No. 2009-01 - Bk. 70, Pgs. 71-72
Record of Survey - Bk. 64, Pg. 01

BD

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Soils

Fresno County, CA

0.6 Acres, 1 Boundary



 **10.1** / 100 NCCPI

 **70.2** / 100 STORIE

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	100.0%	0.5	4e	3s	70.23	10.1

