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

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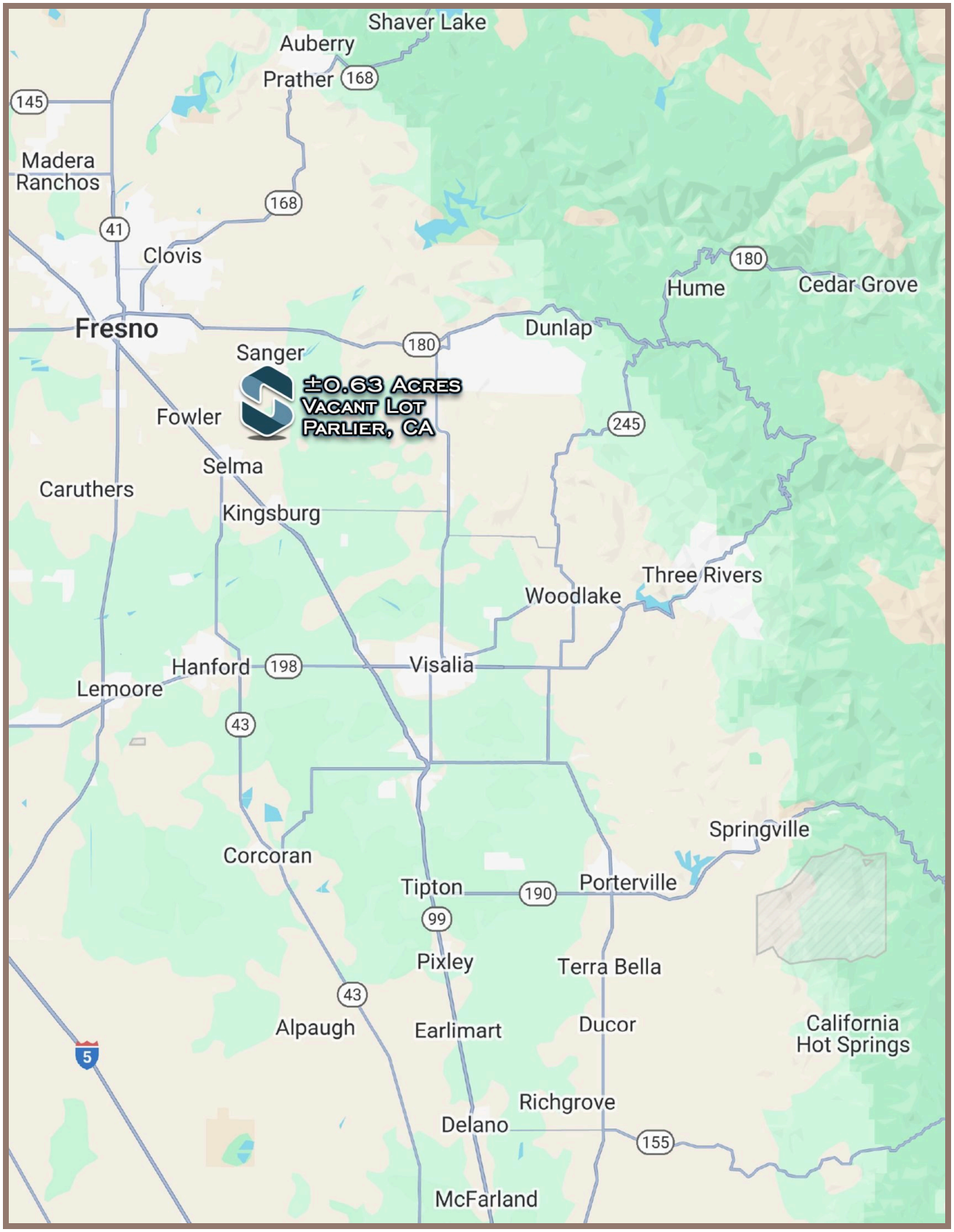
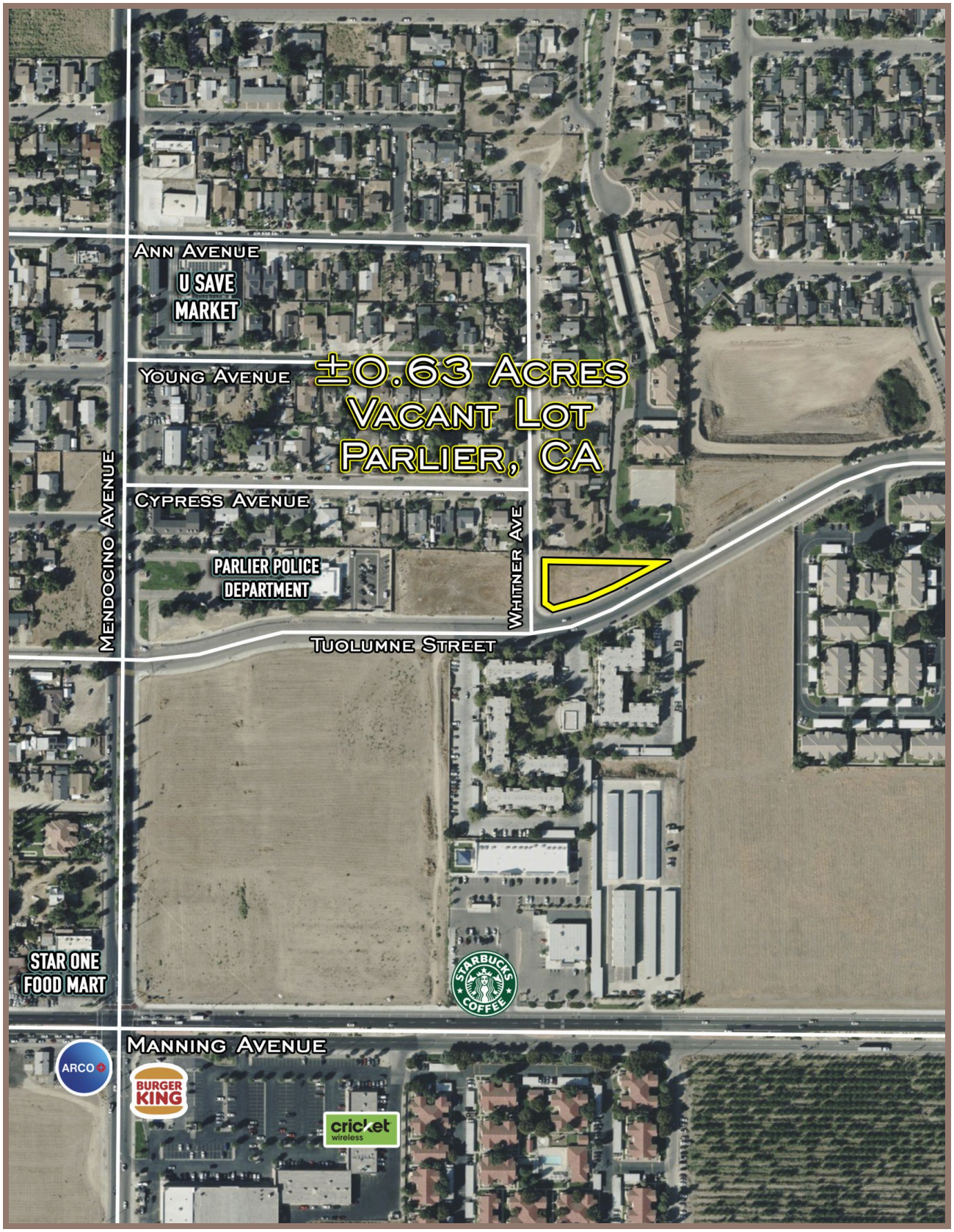
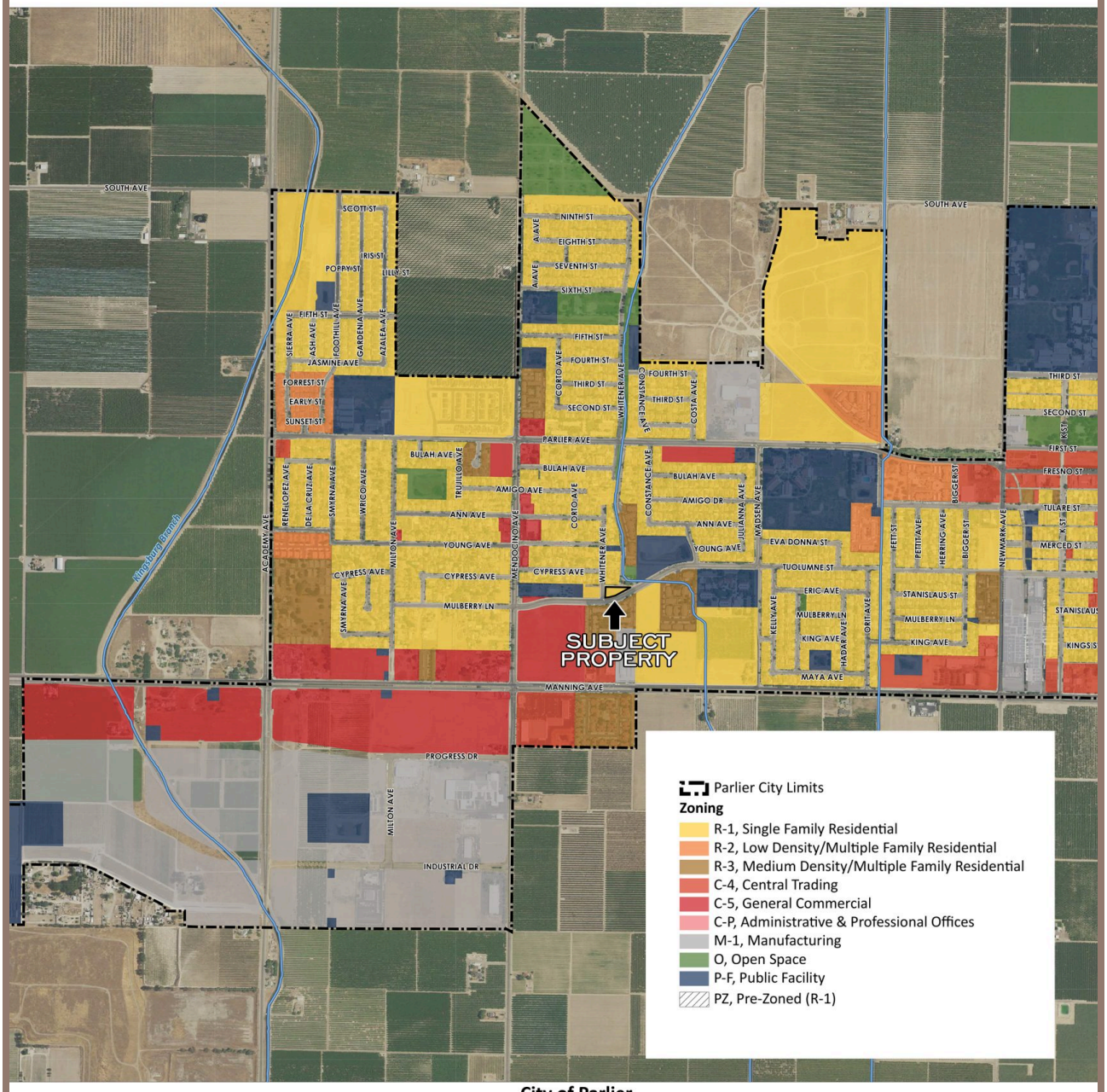
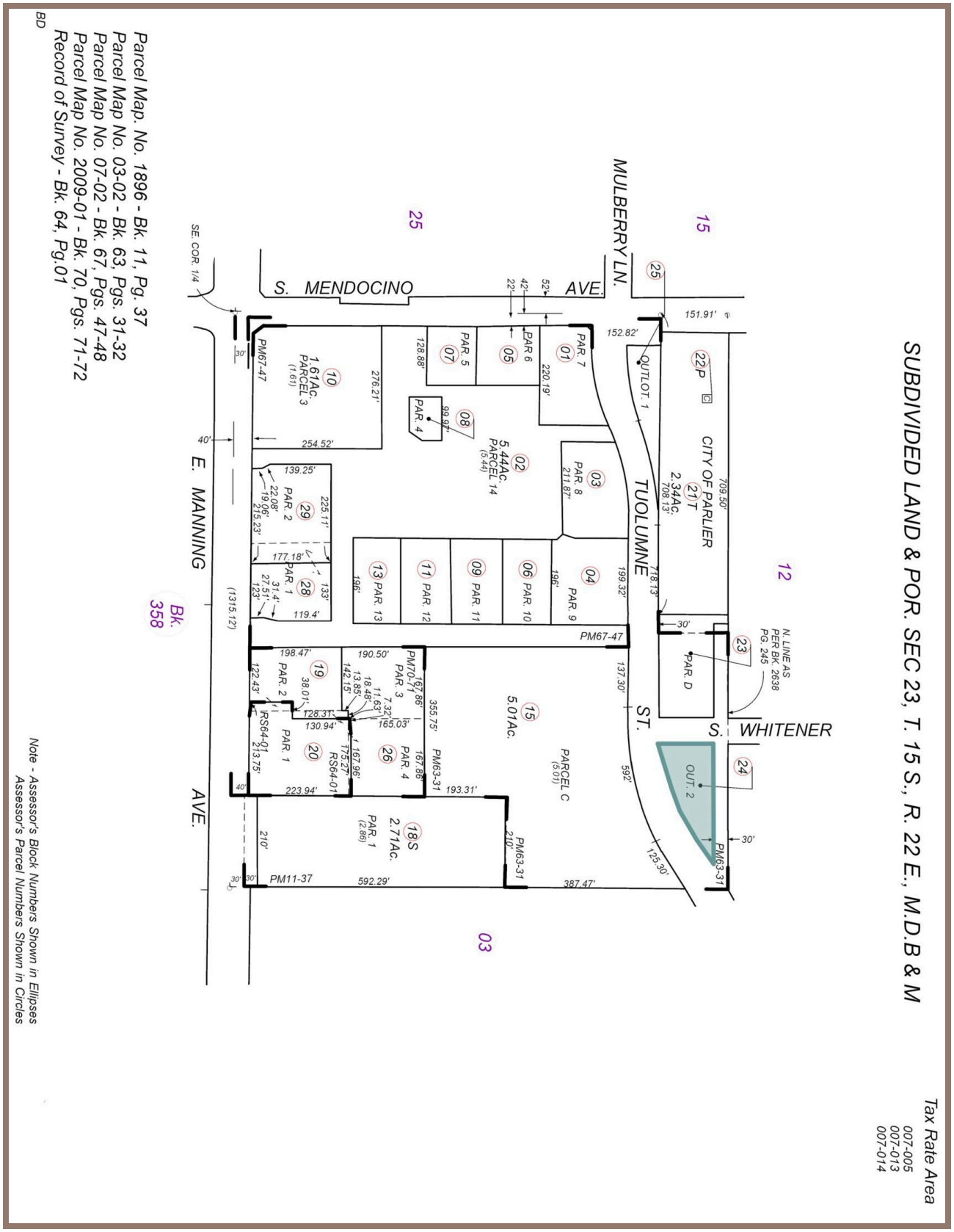

Shaver Lake
Auberry
Prather
168
145
Madera Ranchos
168
41
Clovis
180
Hume
Cedar Grove
Fresno
Dunlap
Sanger
180
±0.63 Acres
Vacant Lot
Parlier, CA
Fowler
245
Selma
Caruthers
Kingsburg
Three Rivers
Woodlake
Hanford
198
Visalia
Lemoore
43
Springville
Corcoran
Tipton
190
Porterville
99
Pixley
Terra Bella
43
Alpaugh
Earlimart
Ducor
California Hot Springs
5
Richgrove
Delano
155
McFarland


Ann Avenue
U SAVE MARKET
Young Avenue
±0.63 Acres
Vacant Lot
Parlier, CA
Cypress Avenue
Mendocino Avenue
Whitner Ave
PARLIER POLICE DEPARTMENT
Tuolumne Street
STAR ONE FOOD MART
STARBUCKS COFFEE
Manning Avenue
ARCO
BURGER KING
cricket wireless

Zoning Map


SUBJECT PROPERTY
SOUTH AVE
MANNING AVE
PARLIER AVE
BULAH AVE
AMIGO AVE
ANN AVE
YOUNG AVE
CYPRESS AVE
MULBERRY LN
EVA DONNA ST
TUOLUMNE ST
ERIC AVE
KING AVE
MAYA AVE
PROGRESS DR
INDUSTRIAL DR
MILTON AVE
CONSTANCE AVE
WHITENER AVE
CORTO AVE
MENDOCINO AVE
JULIANNA AVE
NADSEN AVE
HADAR AVE
KELLY AVE
ORIT AVE
PETITT AVE
HERRING AVE
BIGGER ST
NEWMARK AVE
STANISLAUS ST
MERCED ST
TULARE ST
FRESNO ST
KINGS ST
Parlier City Limits
Zoning
R-1, Single Family Residential
R-2, Low Density/Multiple Family Residential
R-3, Medium Density/Multiple Family Residential
C-4, Central Trading
C-5, General Commercial
C-P, Administrative & Professional Offices
M-1, Manufacturing
O, Open Space
P-F, Public Facility
PZ, Pre-Zoned (R-1)
0.5
City of Parlier
Zoning


SUBDIVIDED LAND & POR. SEC 23, T. 15 S., R. 22 E., M.D.B & M
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
Tax Rate Area
007-005
007-013
007-014
MULBERRY LN.
S. MENDOCINO AVE.
E. MANNING AVE.
TUOLUMNE ST.
S. WHITENER
CITY OF PARLIER
2.34Ac.
1.61Ac. PARCEL 3 (1.61)
5.44Ac. PARCEL 14 (3.44)
5.01Ac.
PARCEL C (5.01)
2.71Ac.
PM67-47
PM70-71
PM63-31
PM11-37
RS64-01
OUTLOT. 1
N. LINE AS PER BK. 2638 PG. 245
SE. COR. 1/4
Bk. 358
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

Photos