

# FOR SALE

**6635 North Parkway Drive  
Fresno, California**

**\$695,000.00**  
\$3.85 per square foot

**Major  
Price  
Reduction**

**Must  
Sell**

**4.16 Acres**



- ◆ **Next to Freeway 99 On Ramp**
- ◆ **Potential R-2 or Commercial Site\***
- ◆ **Zoned Residential (County of Fresno) -  
Currently 2 - Approximately 2 acre lots**
- ◆ **APN: 504-040-90**

*\* If annexed into and approved by City of Fresno.*

*Buyer should conduct independent research with City of Fresno prior to purchase.*

**RE**  
**LI** **ROBERT ELLIS**  
Leasing and Investment, Inc.

Further Information, Contact:

**ROBERT E. ELLIS**

680 West Shaw Avenue, #202

Fresno, California 93704

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# 6635 North Parkway Drive Fresno, California

# PARCEL MAP

--- NOTE ---

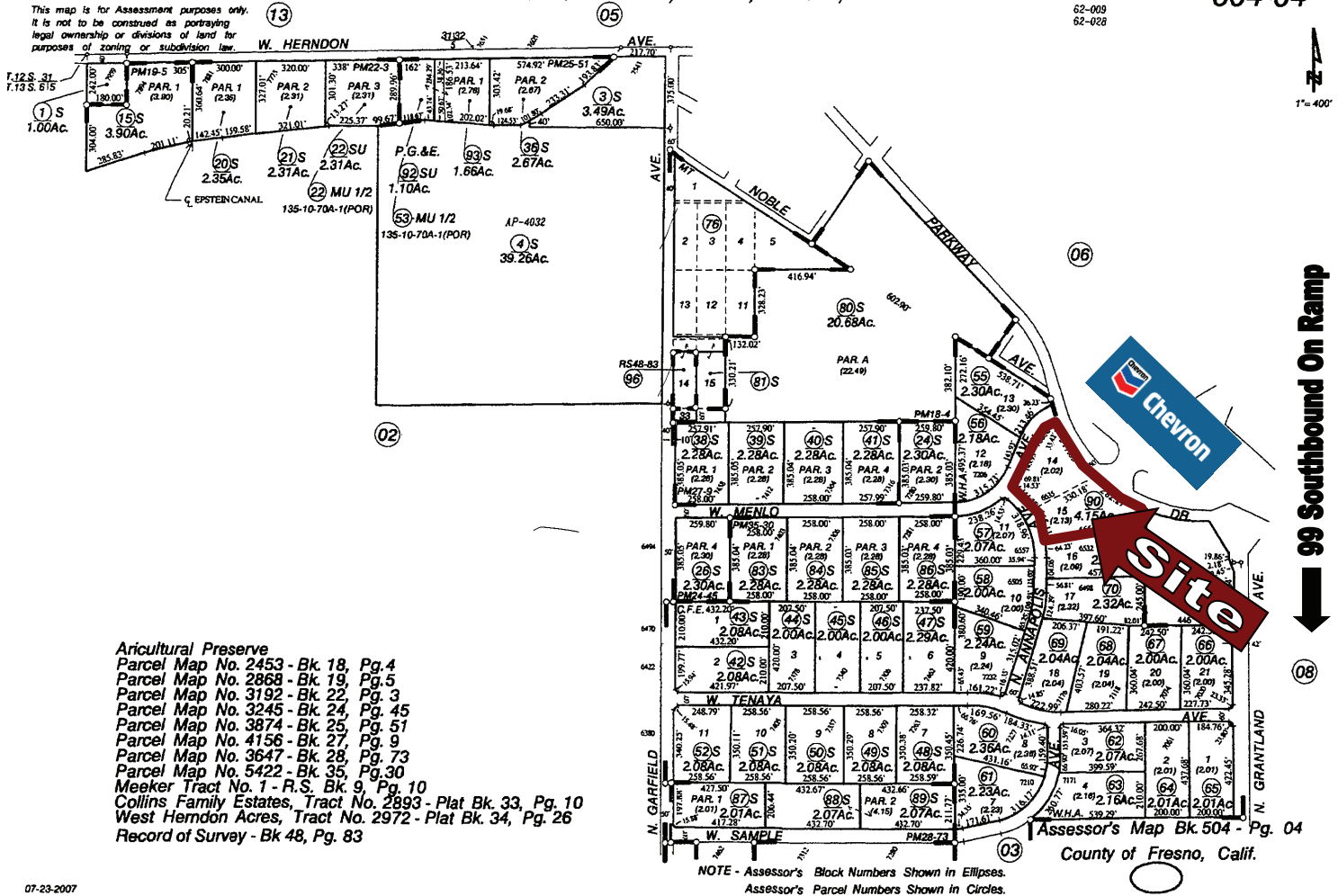
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 5, T.13 S., R. 19 E., M.D.B. & M.

Tax Rate Area

62-009  
62-028

504-04



- Agricultural Preserve
- Parcel Map No. 2453 - Bk. 18, Pg. 4
- Parcel Map No. 2868 - Bk. 19, Pg. 5
- Parcel Map No. 3192 - Bk. 22, Pg. 3
- Parcel Map No. 3245 - Bk. 24, Pg. 45
- Parcel Map No. 3874 - Bk. 25, Pg. 51
- Parcel Map No. 4156 - Bk. 27, Pg. 9
- Parcel Map No. 3647 - Bk. 28, Pg. 73
- Parcel Map No. 5422 - Bk. 35, Pg. 30
- Meeker Tract No. 1 - R.S. Bk. 9, Pg. 10
- Collins Family Estates, Tract No. 2893 - Plat Bk. 33, Pg. 10
- West Herndon Acres, Tract No. 2972 - Plat Bk. 34, Pg. 26
- Record of Survey - Bk. 48, Pg. 83

07-23-2007

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