



20 +/- Acre Development Property in Kerman, CA

Asking Price: \$3,400,000

Presented By Camara Realty, Inc.

Broker CA DRE: 02194765

Prime 20-Acre Development Opportunity in Kerman, CA

Discover an exceptional 20-acre property in the growing city of Kerman, CA, offering unlimited potential for visionary developers. Situated in a highly desirable location, this expansive lot provides a rare opportunity for residential, commercial, or mixed-use development in a community with increasing demand for new construction. Conveniently located near major highways, providing easy access to Fresno and surrounding areas. Close proximity to schools, shopping centers, and local amenities makes this a prime spot for future residents and businesses. Kerman is experiencing steady population growth and infrastructure development, ensuring strong demand for new housing and commercial projects.

Property is located within the Sphere of Influence of the City of Kerman and is currently in the process of annexation. It is also adjacent to Whispering Falls Residential Project. For more information visit the City of Kerman's website.

- APN: 020-160-19S
- Site Address: 16477 W. Kearney Blvd, Kerman CA 93630

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Prime 20-Acre Development Opportunity in Kerman, CA

Prime 20-Acre Development Property Near Kerman, CA – A Developer’s Dream!

- Looking for the perfect opportunity to build in a rapidly growing area? This 20-acre property, located just outside the thriving city of Kerman and adjacent to the exciting Whispering Falls Residential Project, offers endless potential for visionary developers!

Property Highlights:

- **20 Acres of Versatile Land** – Ready for residential or mixed-use development, ideal for creating a unique community that complements the ongoing growth in the area.
- **Neighboring the Whispering Falls Residential Project** – Leverage the buzz around the nearby Whispering Falls Residential Project, which is attracting new homeowners and increasing demand for additional amenities and services in the area.
- **Proximity to Kerman** – Just minutes from the heart of Kerman, a charming, fast-growing city with a vibrant community, excellent schools, and a range of shopping and dining options. As the city continues to expand, this property is perfectly positioned to capitalize on the influx of new residents and businesses.
- **Strong Market Demand** – With Kerman and the surrounding region experiencing steady population growth, the need for new housing and commercial spaces is greater than ever. This property offers the opportunity to meet that demand head-on.
- **Strategic Location** – Conveniently located near major highways, providing quick access to Fresno and other Central Valley hubs. Ideal for commuters, families, and businesses looking for space to grow.

Endless Potential! Whether you’re planning a new residential neighborhood, mixed-use development, or commercial project, this 20-acre property offers the perfect canvas to bring your vision to life in a community that’s on the rise.

Don’t miss out on this rare opportunity to invest in the future of Kerman!

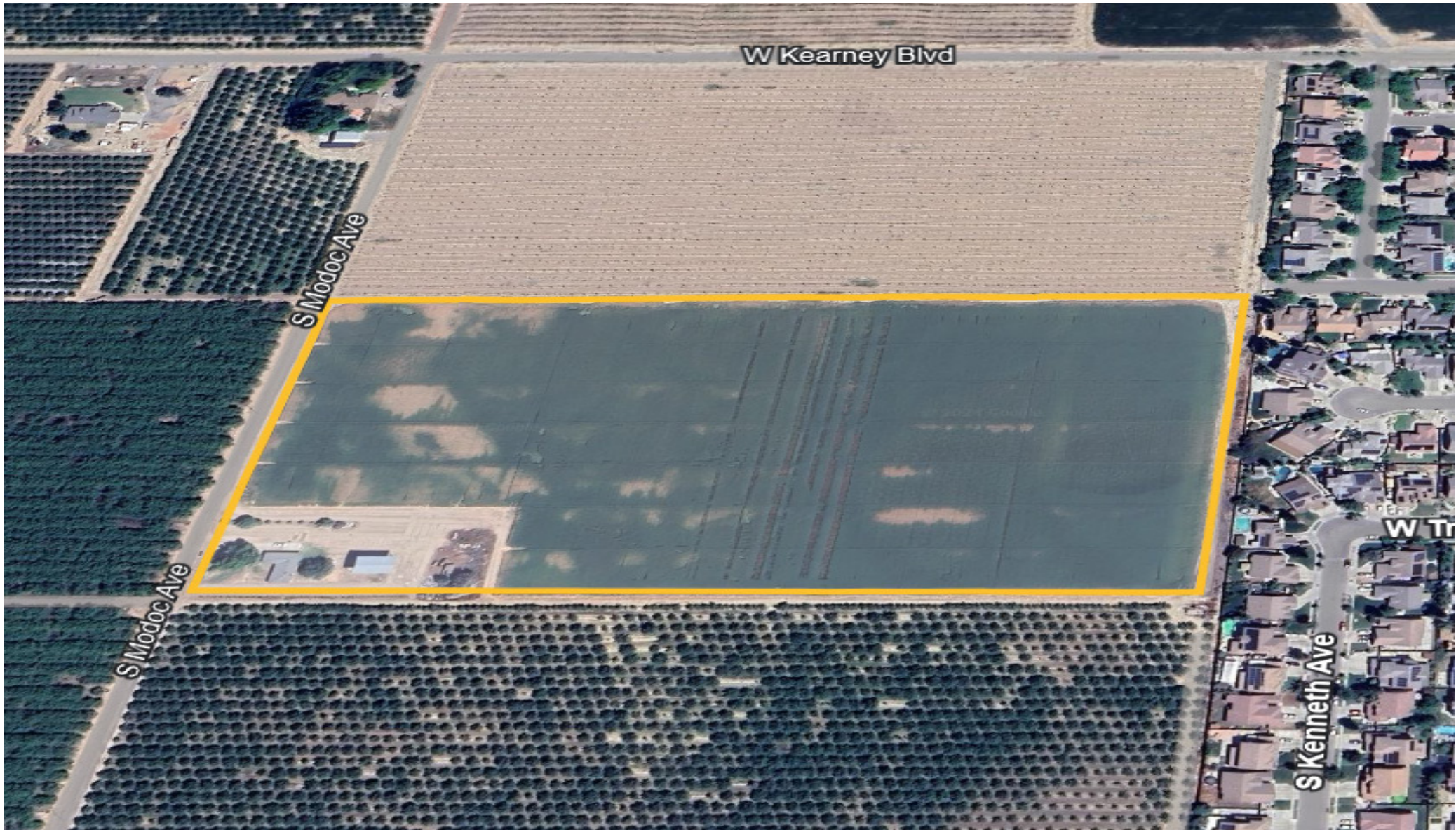
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Property Aerial Map



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Accessors Map

SUBDIVIDED LAND IN POR. SEC. 11, T.14S., R.17E., M.D.B.&M.

Tax Rate Area
120-001
13-025
13-037

020-16

--- 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.



Agricultural Preserve
Fresno Irrigated Farms Co. Tract - R.S. Bk. 8, Pg. 1

Assessor's Map Bk. 20 - Pg. 16
County of Fresno, Calif.

10-19-2006

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Land Use Map



Land Use Map

Legend:

- Kerman Parcels
- City Limits
- Sphere of Influence
- 2040 GP Sphere of Influence
- Future Park
- Future School
- Future Ponding Basin
- Railroad
- Planning Area
- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Service Commercial (SC)
- Regional Commercial (RC)
- Office (O)
- Industrial (I)
- Public (P)
- Quasi-Public (QP)
- Schools/Institutional (S/I)
- Parks (P)
- Ponding Basins (PB)
- Urban Reserve (UR)
- Agriculture (A)

Star – Property Listing

Triangle– Whispering Falls Project



Updated: 05/25/2021

Yamashita & Hays
ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

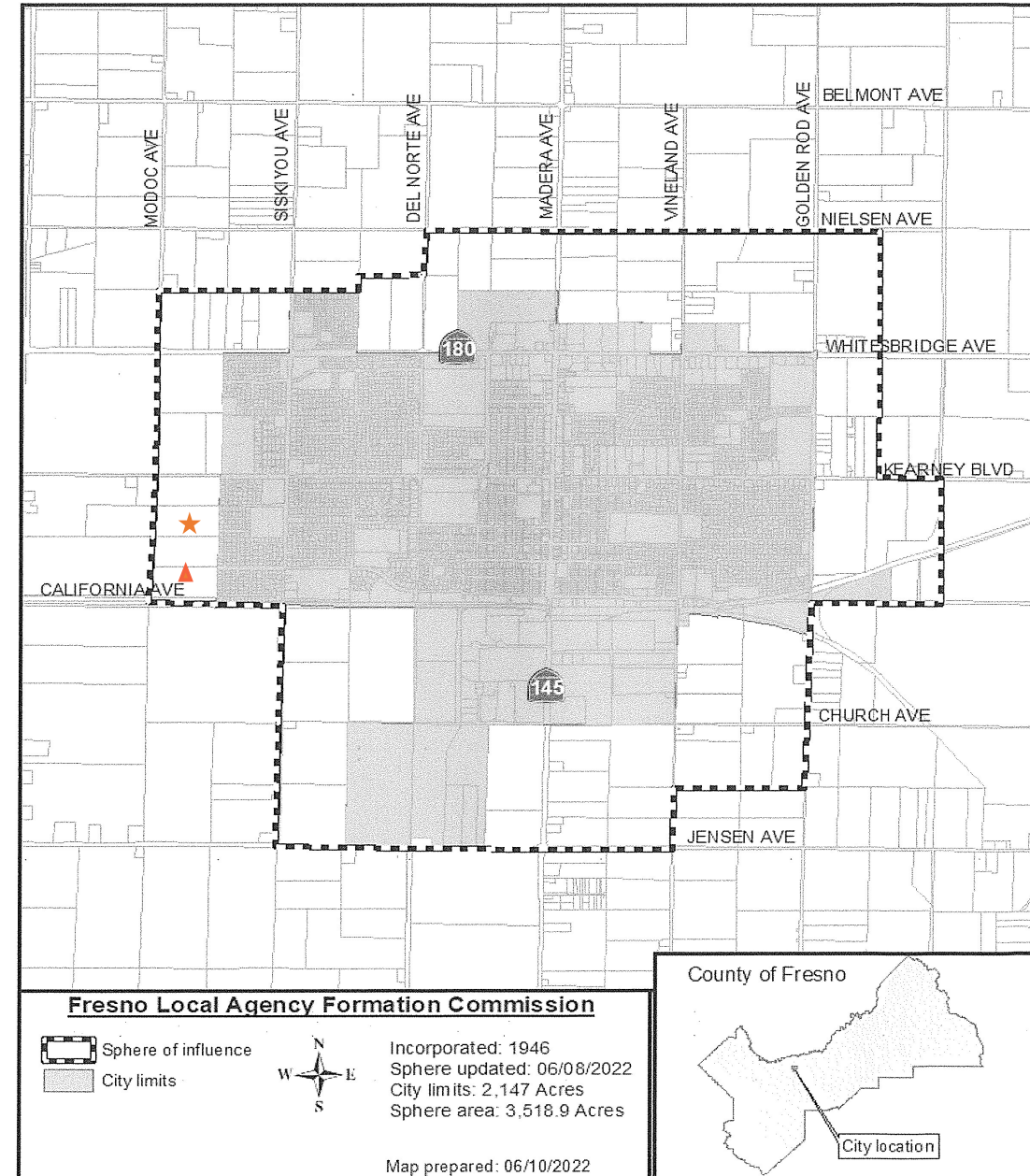
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Sphere of Influence Map

ATTACHMENT A
City of Kerman

- Property location marked on the map
With a star!
- Future Development property is located
within the City's Sphere of Influence!

- ★ Star – Property Listing
- ▲ Triangle – Whispering Falls Project

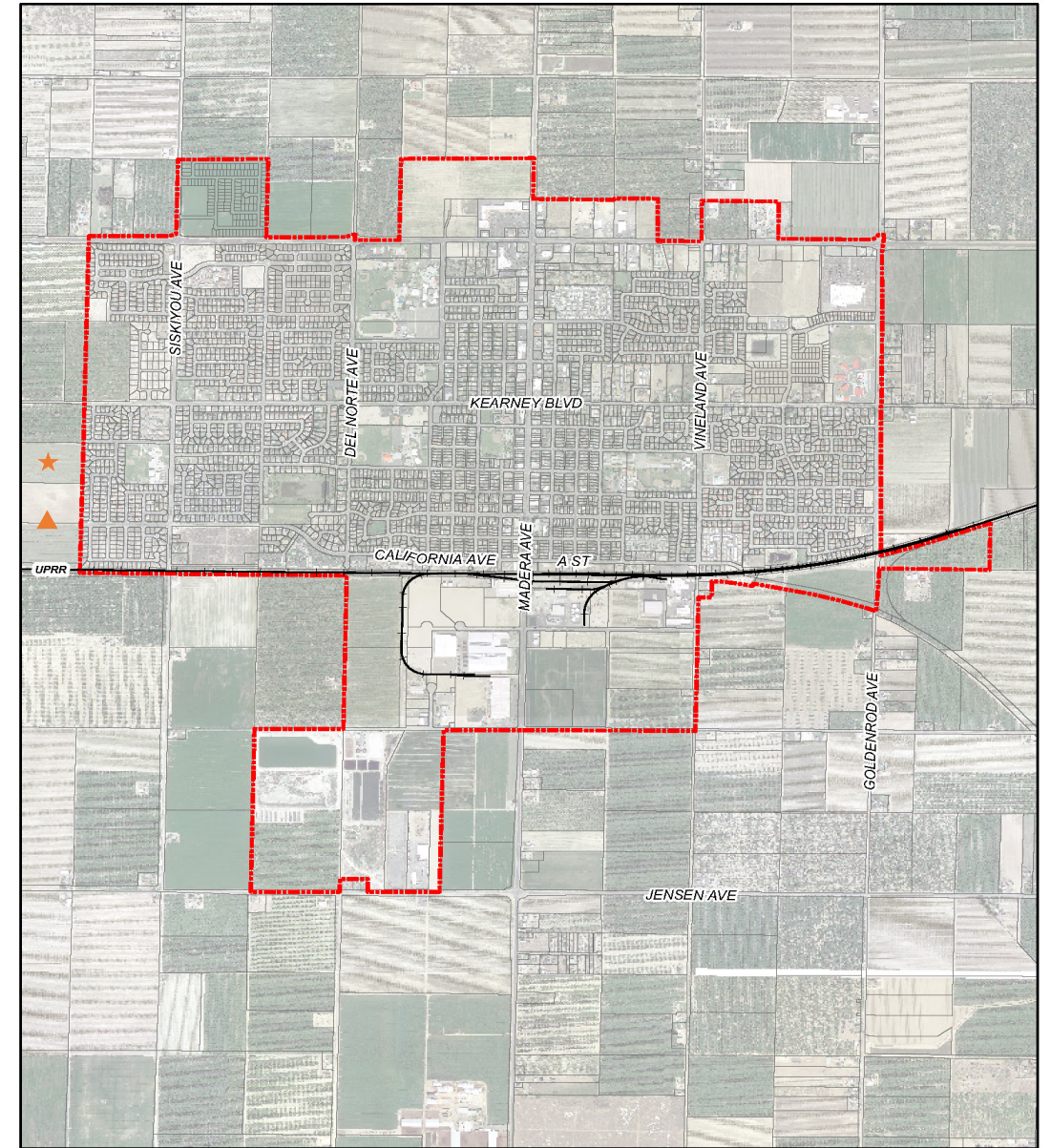


City of Kerman Map

➤ Property location marked on the map with star just outside the city border (red).

★ Star – Property Listing

▲ Triangle – Whispering Falls Project



1 inch = 2,000 feet

0 1,000 2,000 Feet



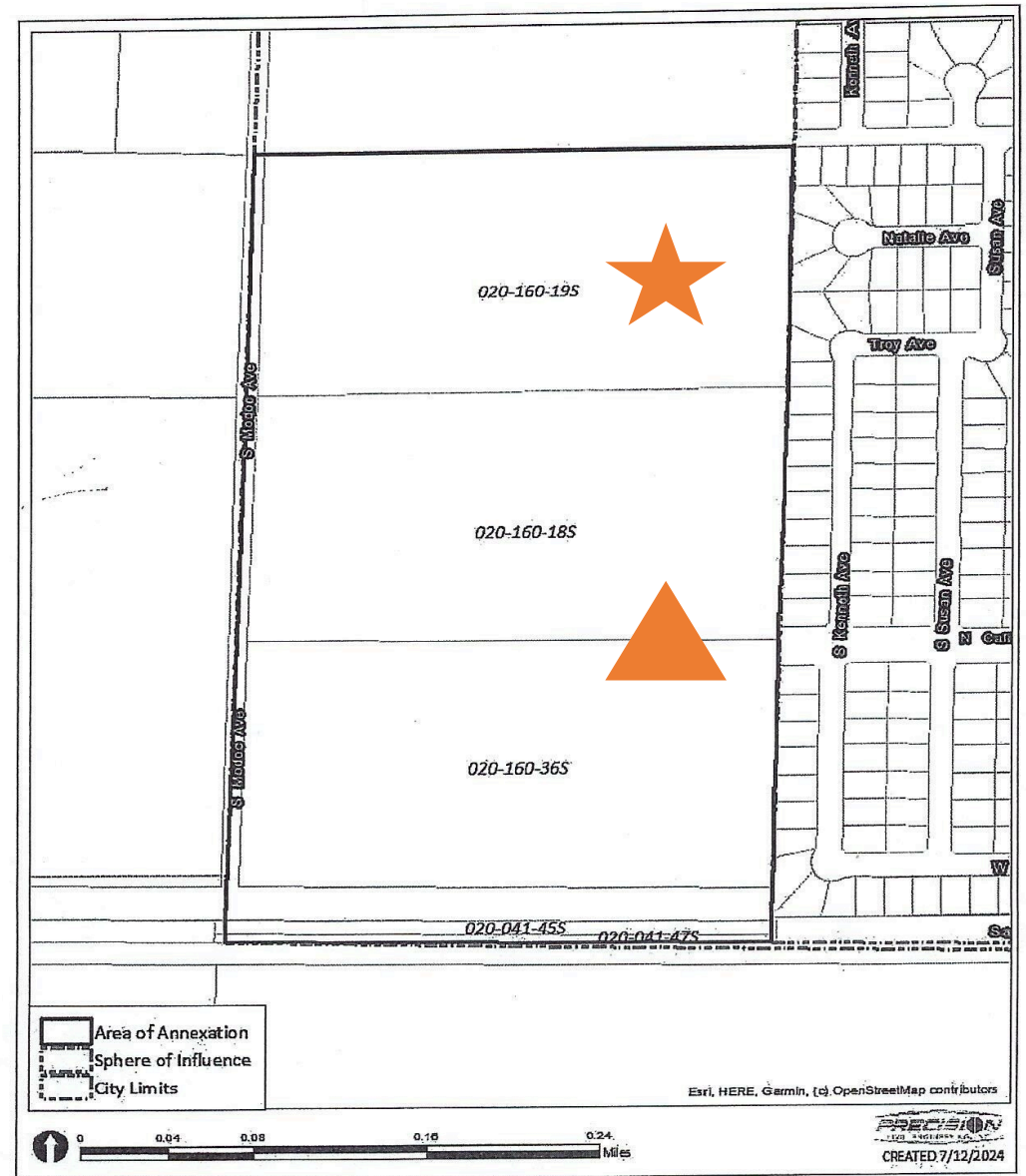
Annexation Map 1

➤ Property location and Whispering Falls Residential Project Marked on map!

★ Star – Property Listing

▲ Triangle – Whispering Falls Project

EXHIBIT 'A-1'
Annexation 2023-01
PROPOSED AREA OF ANNEXATION



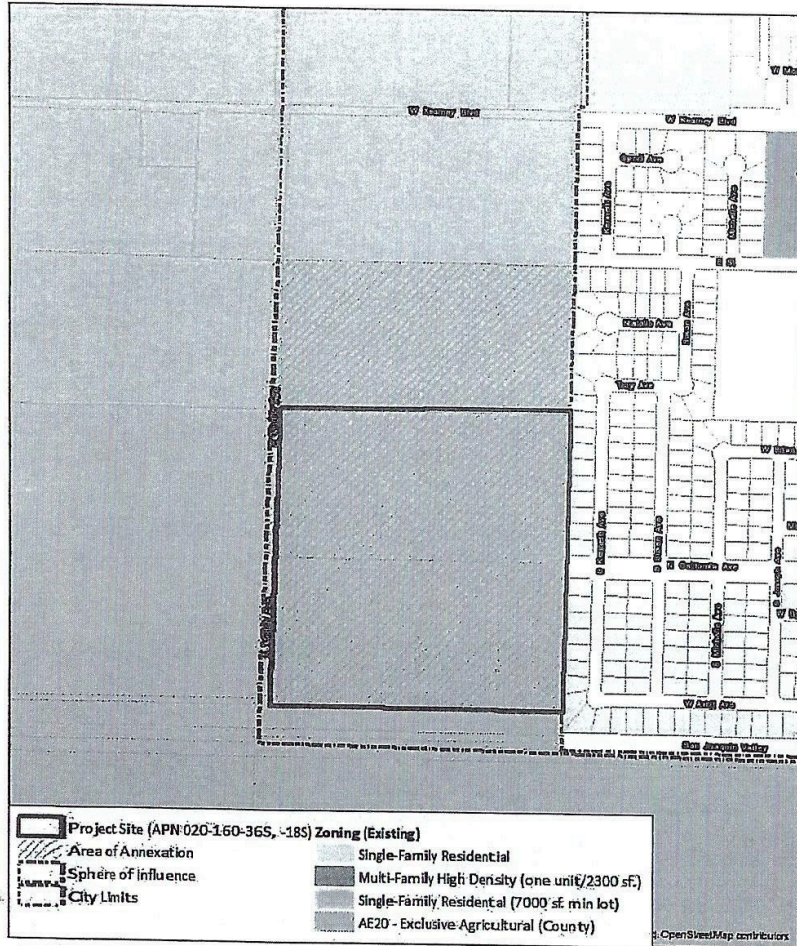
Annexation Map 2

➤ Property location and Whispering Falls Residential Project Marked on map!

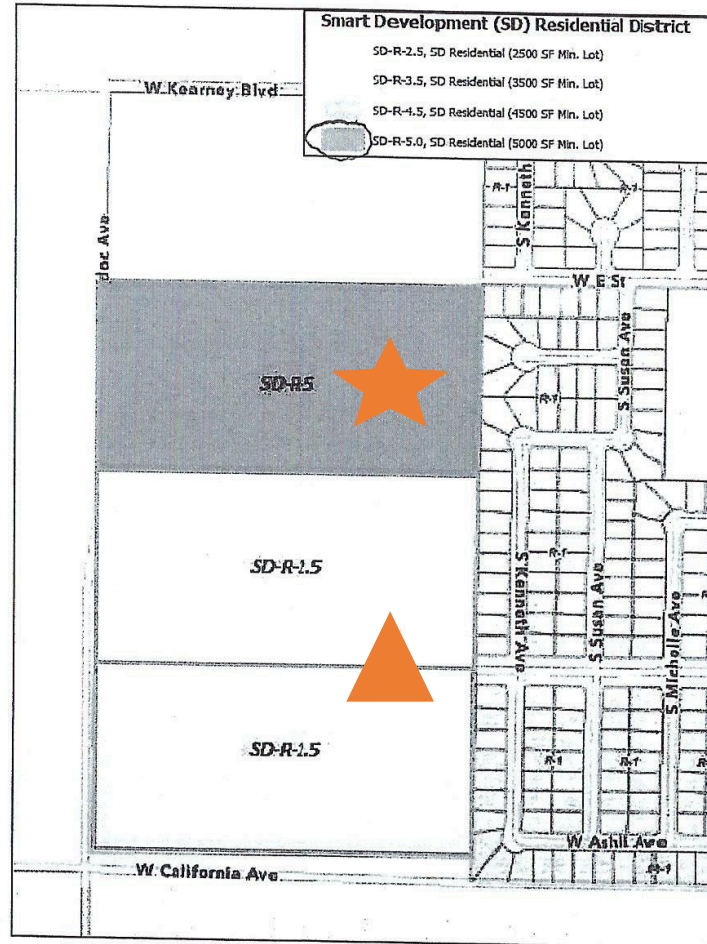
Exhibit 'A'

Rezone 2023-01 – Zoning Map

Existing County Zoning



New City Zoning



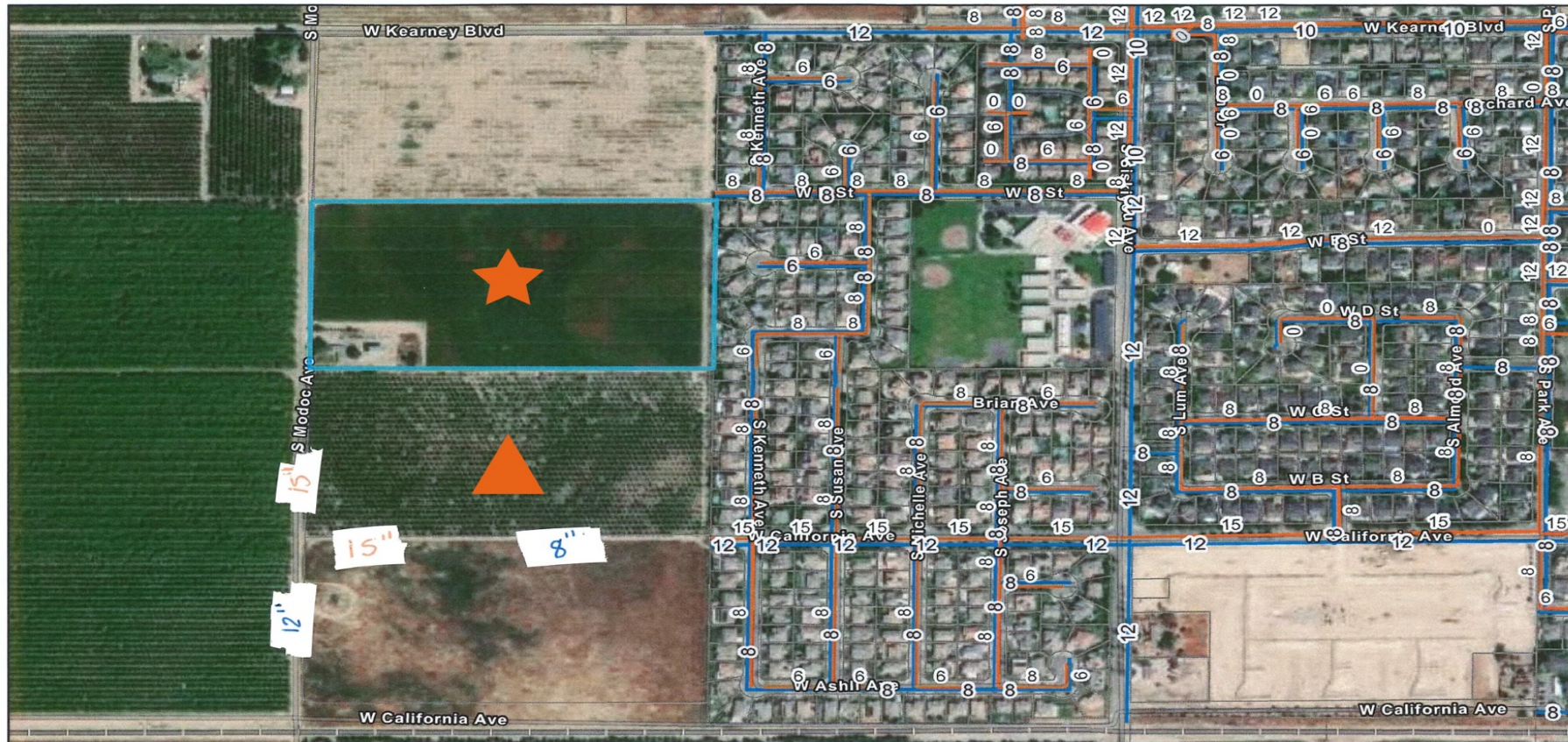
★ Star – Property Listing

▲ Triangle – Whispering Falls Project

Water & Sewer Map

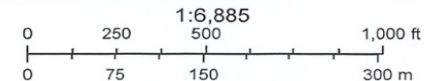
➤ Property location and Whispering Falls Residential Project Marked on map!

Cuadros Property



10/4/2024, 4:57:24 PM

- ★ Star - Property Location
- ▲ Triangle - Whispering Falls Project Location
- Orange Lines - Sewer Lines
- Blue Lines - Water Lines



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City of Kerman

Preliminary Information

➤ Preliminary information coming soon!

DISCLOSURE STATEMENT

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**CAMARA
REALTY INC.**

**Contact us for more information about this amazing
opportunity to grow with Kerman!**

Ed Camara

Owner/Broker

Email: edwincamara343@gmail.com

Phone: 559-410-5557

CA DRE: 01773451

Lee Williams

Agent

Email: leewilliamsrealtor@gmail.com

Phone: 559-904-6560

CA DRE: 01935075

www.camararealtyinc.com

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