

198

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W CALDWELL AVE

VISALIA PKWY

63

Costco
WHOLESALE

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TARGET
BEST BUY
ULTA
BEAUTYEVERY SEASON STARTS AT
DICK'S
SPORTING GOODS
SPROUTS
FARMERS MARKETWalmart
Save money. Live better.
Burlington
out factory

LOWE'S

Michael's
SPORTSMANS
CLUB

LIBERTY RD

AVENUE 254

SUBJECT
PROPERTY

N MOONEY BLVD

63

E OAKDALE AVE

PRIME DEVELOPMENT LAND OPPORTUNITY

38.59± ACRES | VISALIA, CALIFORNIA

OFFERING MEMORANDUM



LISTED BY

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EXECUTIVE SUMMARY

This offering presents the opportunity to acquire approximately 38.59± acres of open land located at the intersection of **CA-63 and Avenue 264** in Visalia, California. Offered at **\$2,894,250** (\$75,000 per acre), the property consists of three contiguous parcels (APNs: 149-030-031, 149-030-032, and 149-030-022), providing a large-scale development opportunity in one of the Central Valley's fastest-growing markets.

Currently zoned **AE-20**, the property offers significant long-term potential. Prospective development concepts have been prepared illustrating future layouts, subject to a zoning change. Its strategic location along a major transportation corridor, combined with strong regional growth and expanding residential and commercial development, makes this an attractive opportunity for developers, investors, and land bankers seeking a high-potential asset.

Investment Highlights

- Price: \$2,894,250 (\$75,000 per acre)
- 38.59± Acres of Contiguous Development Land
- Three Parcels (APNs: 149-030-031, 149-030-032 & 149-030-022)
- Prime Location at CA-63 & Avenue 264
- Currently Zoned AE-20
- Prospective Development Layouts Available (*Subject to Zoning Change*)
- Excellent Opportunity for Future Residential or Mixed-Use Development
- Strong Growth Market in Visalia, California
- Easy Access to Major Transportation Routes

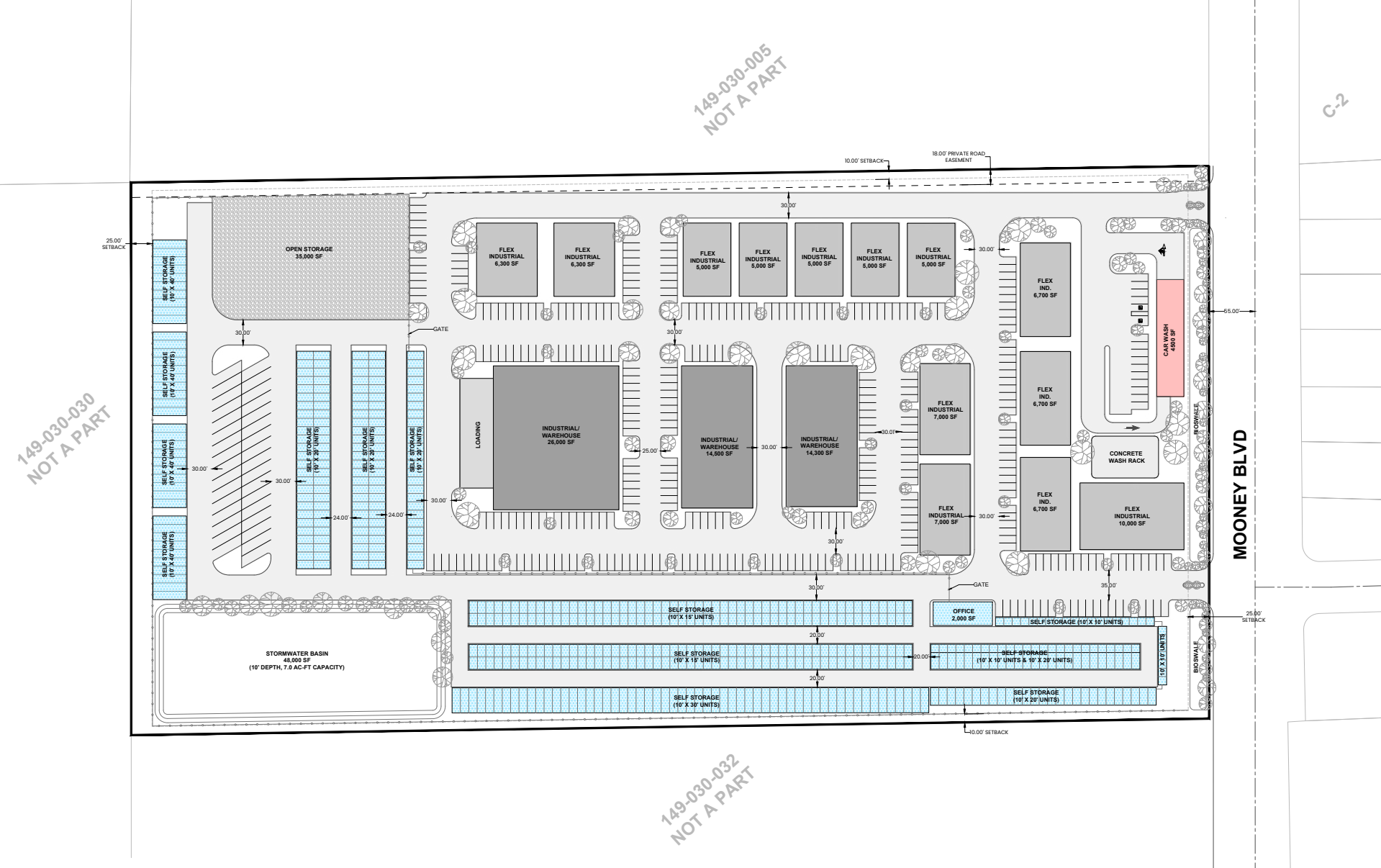


MIDRANGE AERIAL



CONCEPTUAL SITE PLAN

Subject to review and approval by the applicable governmental agencies



Subject to review and approval by the applicable governmental agencies



MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



image Clockwise from top:
1. Fox Theatre (± 0.7 miles from subject)
2. Vintage Press Restaurant (± 0.7 miles from subject)
3. Lake Kaweah Marina (± 20 miles from subject)



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