

Subject Property 2 or  
"Shirk & 198 North"  
10.45 +/- Acres  
\$2,037,750.00  
(\$195,000/AC)

Subject Property 1 or  
"Shirk & 198 South"  
7.09 +/- Acres  
\$1,382,000.00  
(\$195,000/AC)

N SHIRK ST

RD 92

PRIME DEVELOPMENT OPPORTUNITY

SHIRK RD & AVENUE 198 | VISALIA, CA  
OFFERING MEMORANDUM

**SUBJECT  
PROPERTY**

**RD 92**

**LISTED BY**

**Matthew D. Graham**  
DRE #01998518  
O | 559.754.3020  
F | 559.429.4016

**GRAHAM**  
**&**  
**ASSOCIATES**

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## EXECUTIVE SUMMARY

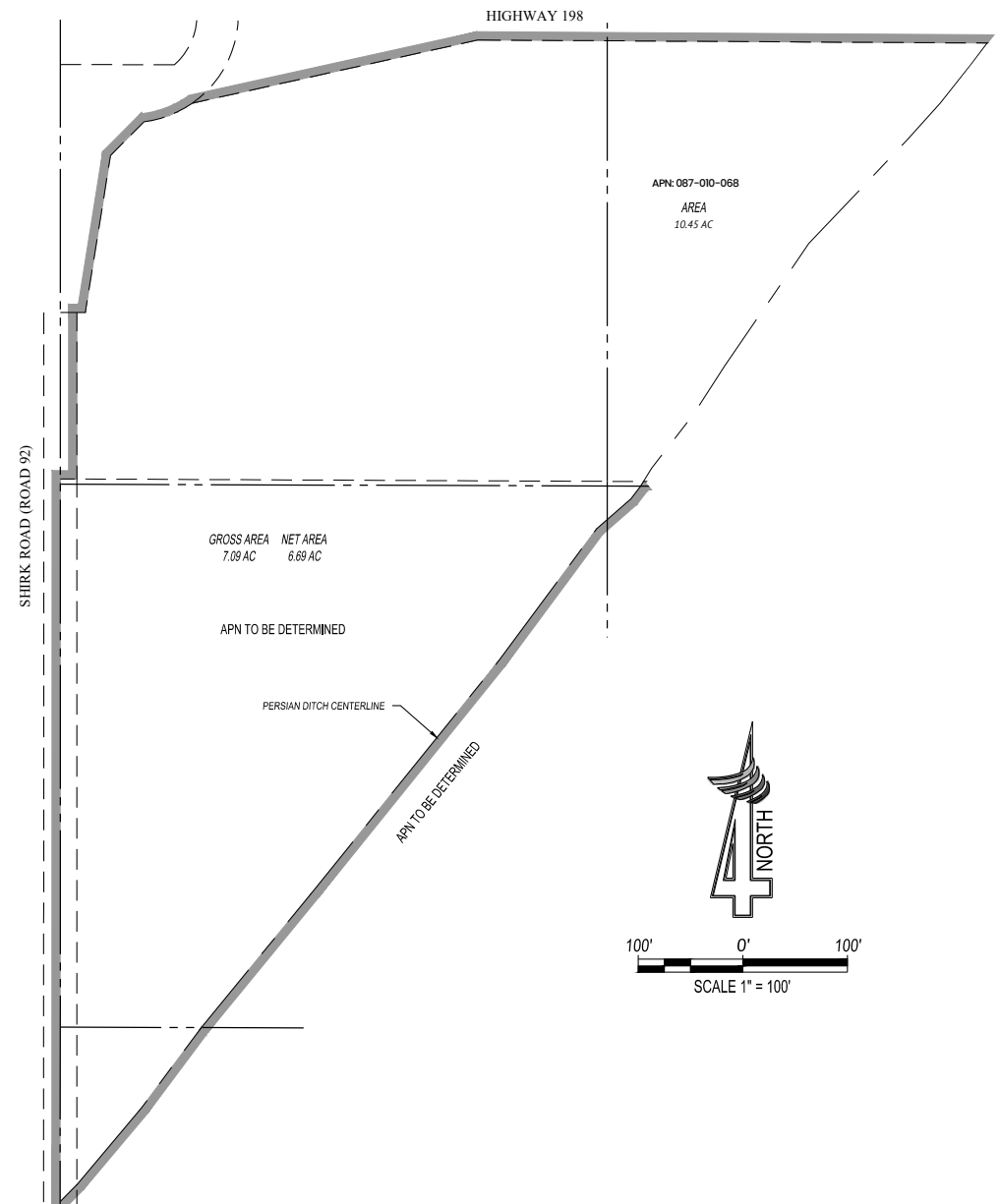
Two prime development parcels totaling 17.54 acres are available at the strategic corner of Shirk Rd & Avenue 198 in Visalia, CA. Offered individually or together, the  $\pm 7.09$ -acre and  $\pm 10.45$ -acre parcels provide flat, usable land ideal for a variety of future development opportunities. Positioned in a growing area with strong accessibility, this offering presents a compelling investment opportunity at \$195,000 per acre.

### Parcels Available

- 7.09+/- & 10.45+/- Acres
- Zoned R-M-3 - Multi-Family Residential

### Investment Highlights

- Two parcels totaling 17.54 acres available for purchase
- $\pm 7.09$  acres – \$1,382,000 (\$195,000 per acre)
- 10.45+/- Ac. - \$2,037,750 (\$195,000 per acre)
- Larger parcel APN: 087-010-068
- Second parcel APN: To Be Determined
- Strategic corner location at Shirk Rd & Avenue 198
- Flat, usable land ideal for future development
- Opportunity to purchase individually or together



# MULTI-FAMILY RESIDENTIAL CONCEPT



# MIDRANGE AERIAL



# MARKET AERIAL



# AREA MAP





**SUBJECT  
PROPERTY**

**N SHIRK ST**

**RD 92**

**198**

**EXIT 103**

**198**

**EXIT 103**

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