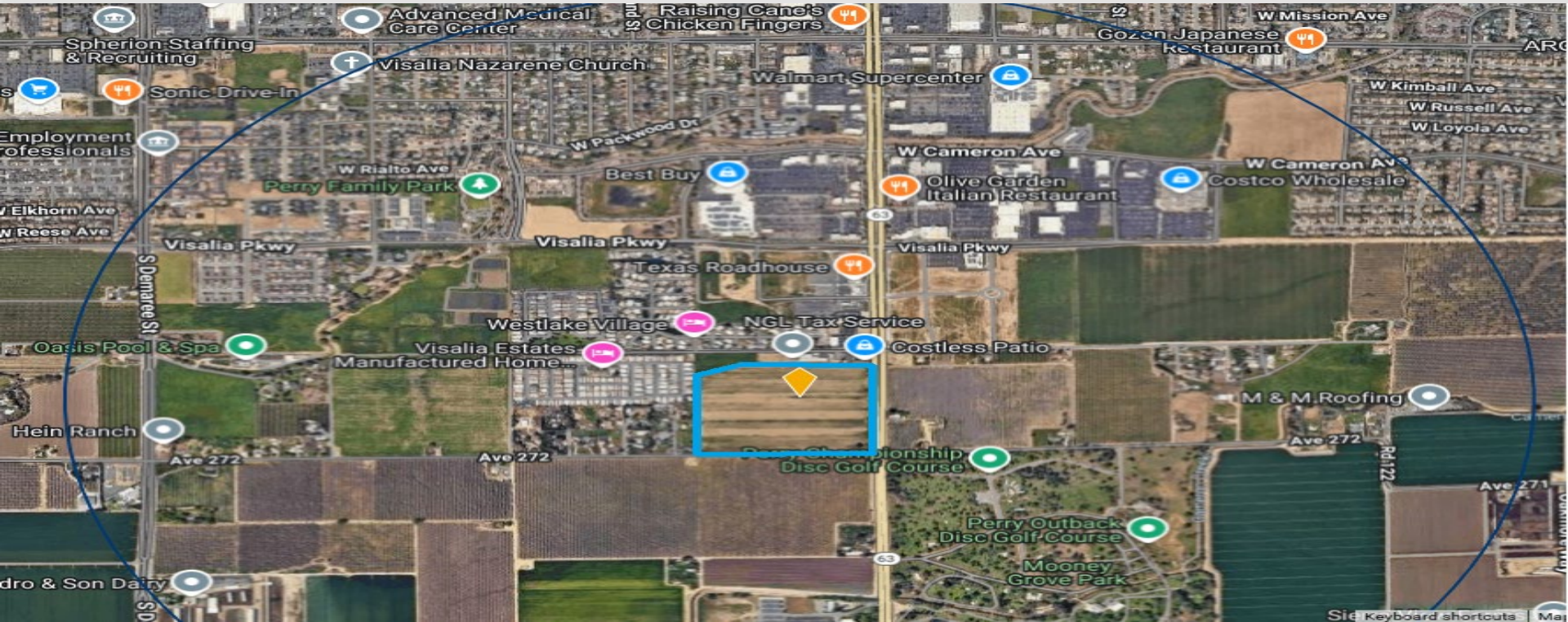


Visalia Development Land 33 +/- Acres along Mooney Blvd



For more information please contact:

MIKE ALLEN
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CENTURY 21.
Jordan-Link & Co.



COMMERCIAL.

INVESTMENT HIGHLIGHTS

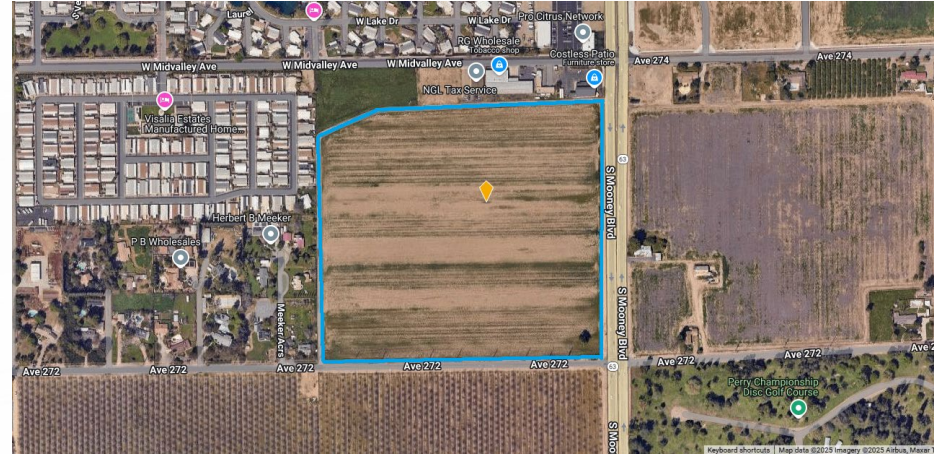


PURCHASE PRICE: \$8,999,999

TOTAL LAND SIZE: 33 +/- Acres

Address: 11590 Avenue 272, Visalia, CA 93277

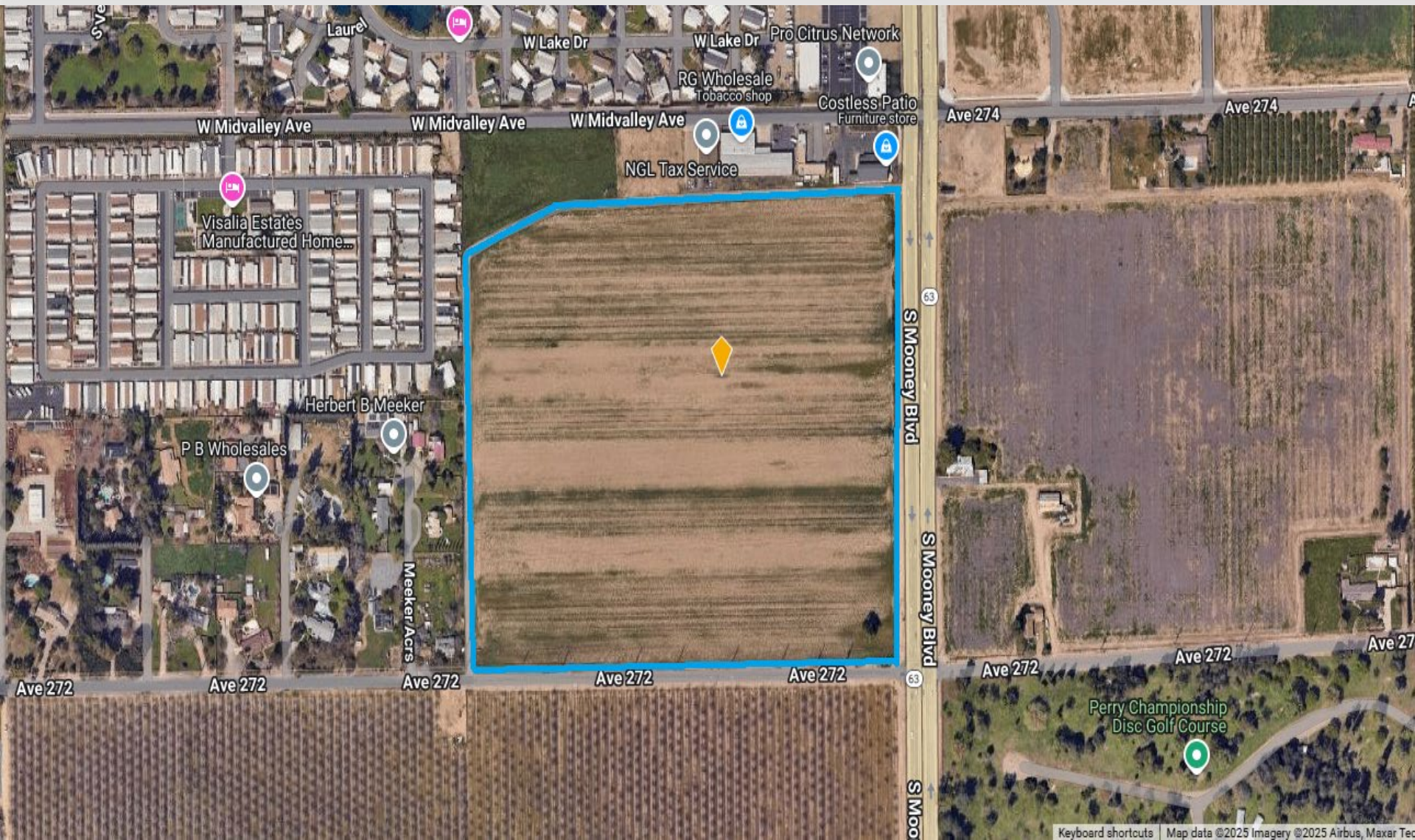
APN: 121-500-014-000



Great commercial development opportunity along Visalia's high-traffic Mooney Blvd. This lot is situated next to Visalia's newest retail development, the 60-acre Packwood Creek Shopping Center. This lot is designated as a Tier 2 urban growth boundary location and will be in the heart of all future Visalia retail growth.

All information, projections, and representations show herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Century 21 Jordan-Link & Company or its agents and are subject to change without notice. References to square footage, financial information, or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

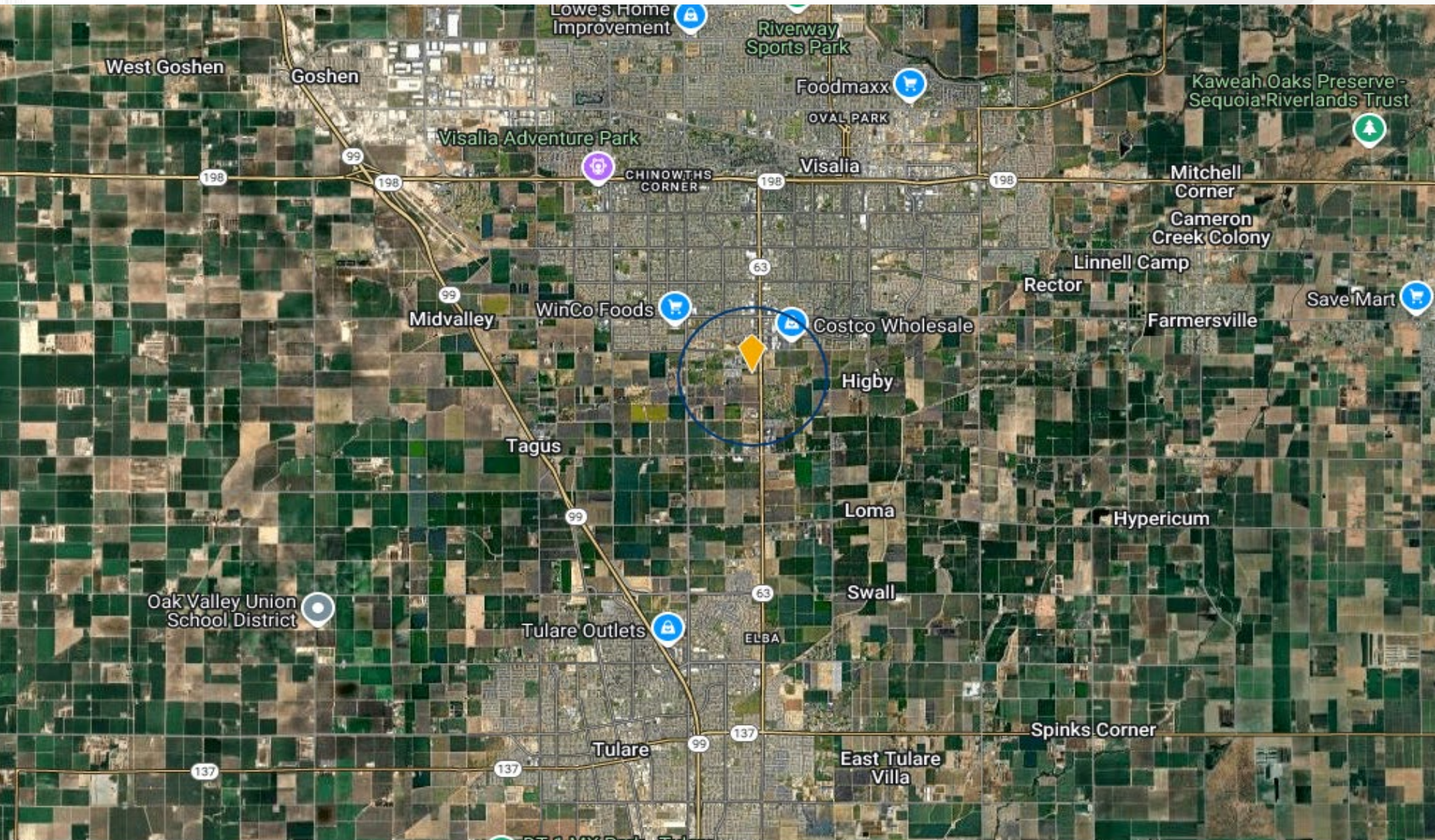
AERIAL VICINITY



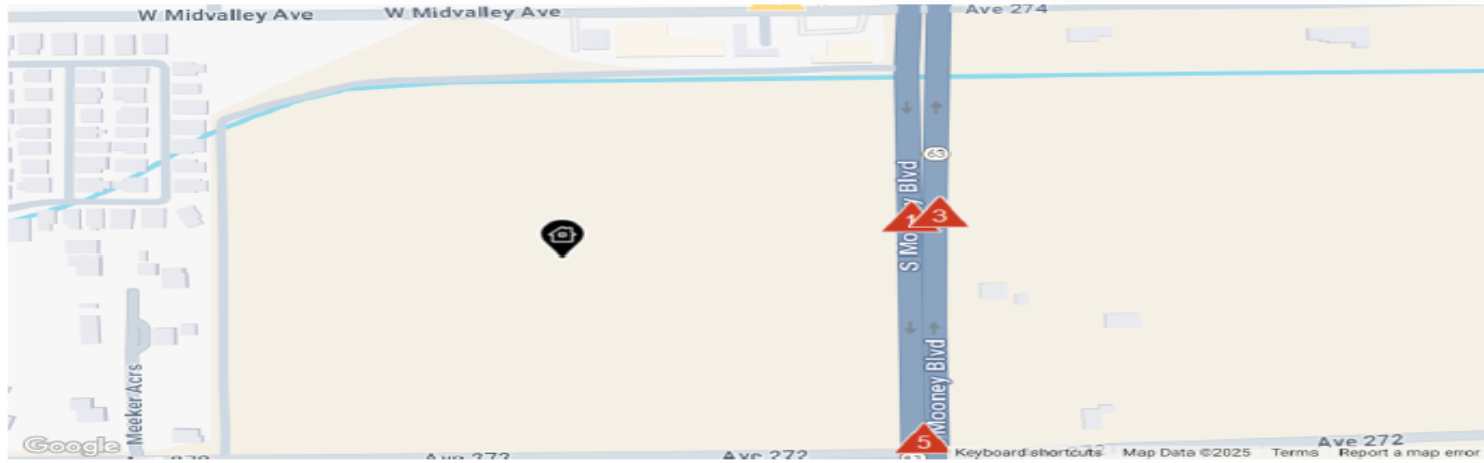
AERIAL VICINITY



AERIAL VICINITY



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

23,335
2024 Est. daily traffic counts

Street: 63
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2018	▲ 22,900	AADT

2

22,600
2018 Est. daily traffic counts

Street: 63
Cross: Ave 272
Cross Dir: S
Dist: 0.13 miles

Historical counts

Year	Count	Type
2017	▲ 22,600	AADT
2012	▲ 21,700	AADT

3

22,946
2024 Est. daily traffic counts

Street: Mooney Blvd
Cross: Ave 272
Cross Dir: S
Dist: –

Historical counts

Year	Count	Type

4

1,403
2024 Est. daily traffic counts

Street: Mid Valley Ave
Cross: S Mooney Blvd
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2014	▲ 1,193	ADT
2013	▲ 1,450	AADT
2008	▲ 1,700	AADT

5

19,372
2024 Est. daily traffic counts

Street: Avenue 272
Cross: S Mooney Blvd
Cross Dir: SW
Dist: –

Historical counts

Year	Count	Type
2022	▲ 19,550	AADT
2021	▲ 19,550	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

CITY OF VISALIA HIGHLIGHTS

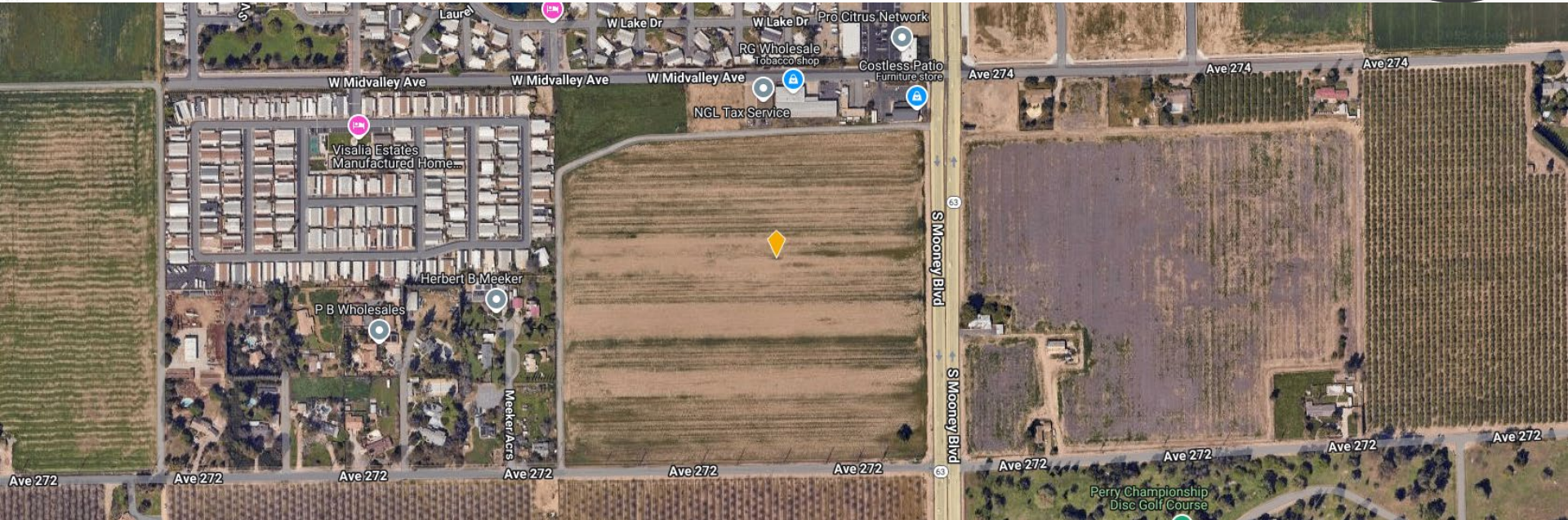


Investors are drawn to Visalia, CA, for its growing and educated workforce, business-friendly environment, strong agriculture and agribusiness sector, strategic transportation links, economic diversity, tourism potential, youthful population, high quality of life, and ongoing infrastructure investments. With these demographic advantages, Visalia presents a range of investment opportunities across various industries, from agriculture to technology, promising long-term success and growth prospects for businesses in the region.



Visalia Development Land

33 +/- Acres along Mooney Blvd



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