

205 & 209 N Encina St | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | & ASSOCIATES

Jim Abercrombie
Lic# 01917959
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address: 205 & 209 North Encina Street | Visalia, CA

APN: 094-337-007, 094-337-008

Lot Size: 11,627 +/- Sq. Ft.

Zoning CDT

Sales Price \$650,000.00

Additional Comments:

Rare Open land in the middle of Visalia's downtown, ready for development. These parcels are adjacent to Taylor's hot dogs. This property would be an excellent location for a medical or professional office; with the CDT zoning, the options are limitless. Call for more details!



Contact Broker:

Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

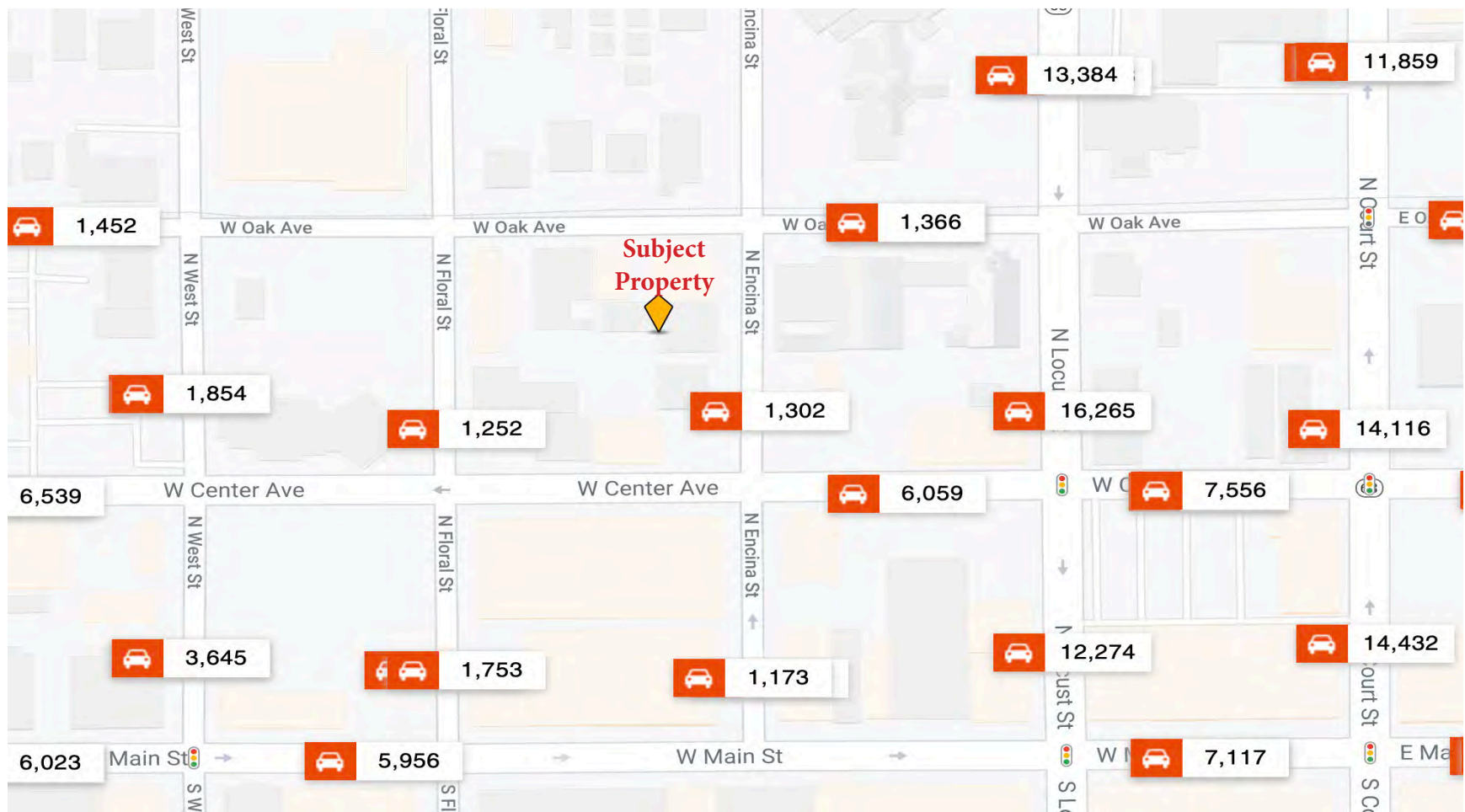
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

DEMOGRAPHICS

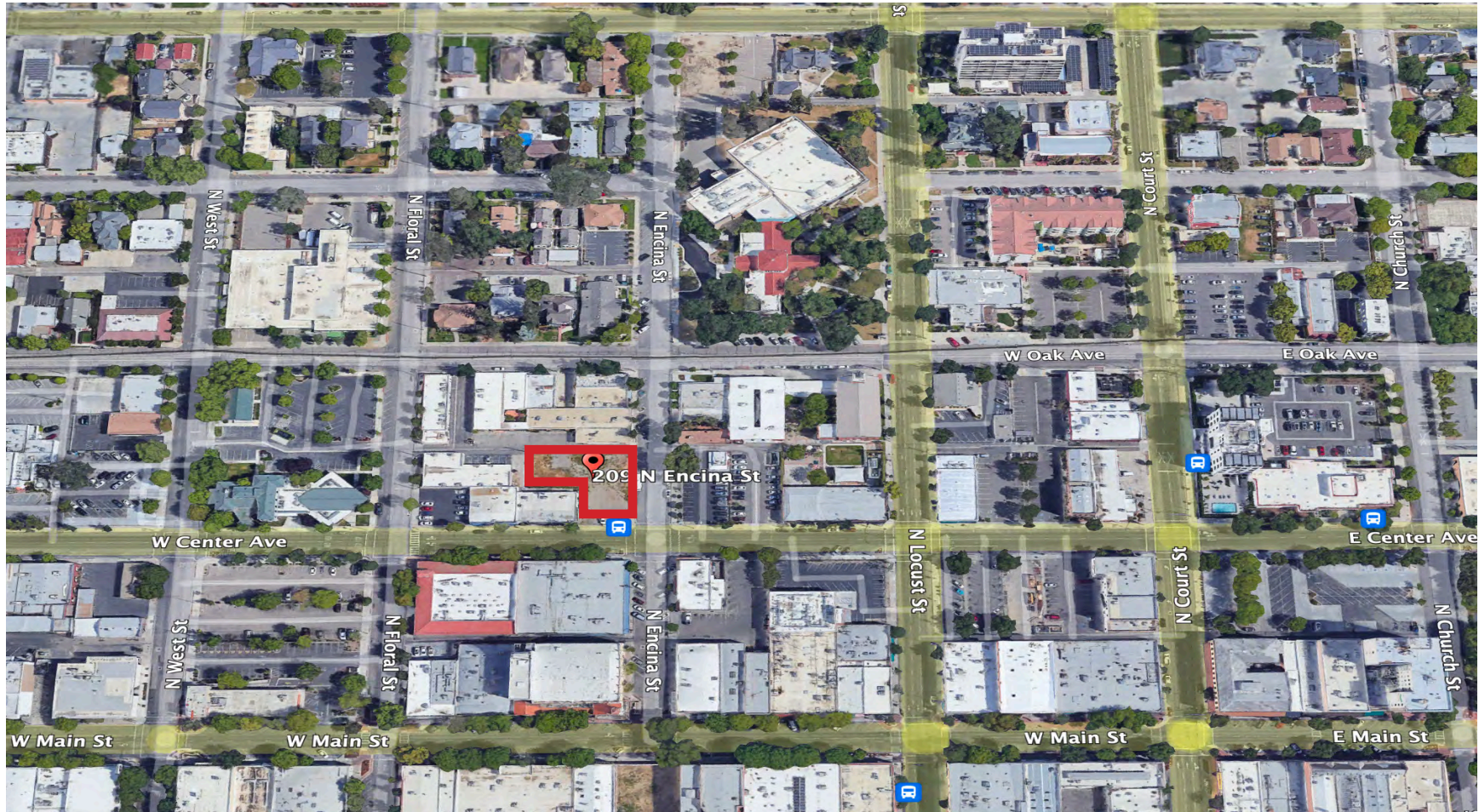
Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	17,347	114,219	146,234
2025 Population:	17,678	117,399	150,243
Pop Growth 2020-2025:	1.91%	2.78%	2.74%
Average Age:	32.50	34.60	34.90
Households			
2020 Total Households:	5,399	37,238	47,810
HH Growth 2020-2025:	1.93%	2.69%	2.64%
Median Household Inc:	\$31,025	\$55,344	\$59,833
Avg Household Size:	3.10	3.00	3.00
2020 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$179,670	\$238,627	\$248,604
Median Year Built:	1965	1982	1985

LOCATION MAP w/ Traffic Counts



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PROPERTY LAYOUT



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