

GRAHAM

&

ASSOCIATES

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is pleased to present

# CALDWELL RESIDENTIAL

## Offering Memorandum For Residential Development Project

~38.8 Acres | 159 Single-Family Units | Residential Low Density

Contact Matt Graham - (559) 754-3020

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GRAHAM & ASSOCIATES  
1005 N DEMAREE ST  
VISALIA, CA 93291

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Graham & Associates (the “Broker”) may represent multiple buyers and/or multiple sellers concerning the Property and other properties. Different licensed associate agents acting under the Broker’s license may represent different parties, and the Broker will not restrict any buyer from making offers on any property, whether or not the Broker also represents other interested buyers or the Seller.

If the Seller is represented by the Broker, the Seller acknowledges that the Broker may also represent prospective buyers of the Seller’s property and consents to the Broker acting as a dual agent for both Seller and Buyer in that transaction. If the Buyer is represented by the Broker, the Buyer acknowledges that the Broker may also represent sellers of property the Buyer is interested in and consents to the Broker acting as a dual agent for both Buyer and Seller with respect to that property. In the event of dual agency, and except as otherwise required by law:

- (a) without Buyer’s prior written consent, the Broker will not disclose to Seller that Buyer is willing to pay more than the offered price;
- (b) without Seller’s prior written consent, the Broker will not disclose to Buyer that Seller is willing to accept a price less than the listing price; and
- (c) the Broker must disclose to both parties all known facts materially affecting the value or desirability of the property.

Offers not necessarily confidential. Unless all parties and their agents have signed a written confidentiality agreement, Seller or Seller’s agent may disclose the existence, terms, or conditions of a Buyer’s offer.

By reviewing this Brochure, Buyer and Seller acknowledge the foregoing disclosures and consent to the Broker’s potential multiple representation and/or dual agency as described above, consistent with California law and the C.A.R. PRBS.

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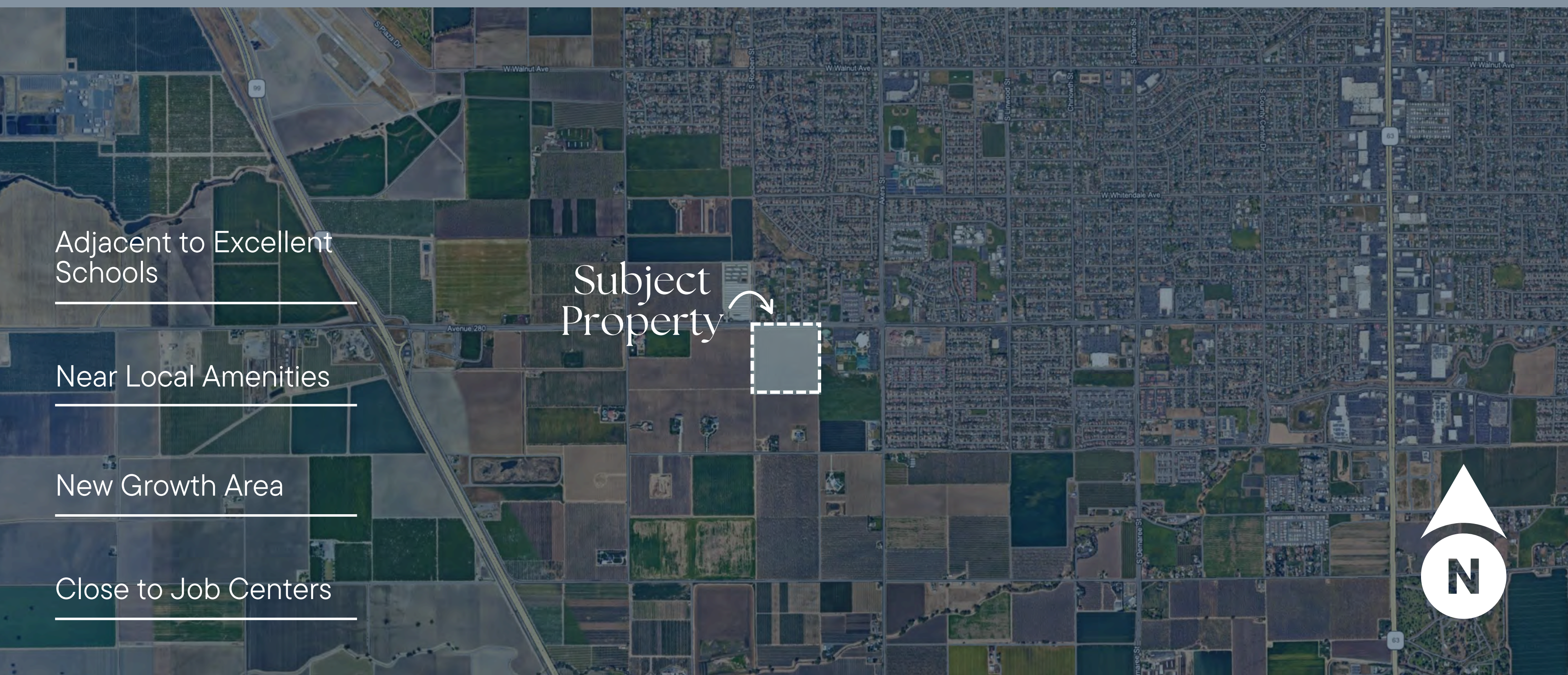
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# Property Overview



Adjacent to Excellent  
Schools

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Near Local Amenities

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New Growth Area

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Close to Job Centers

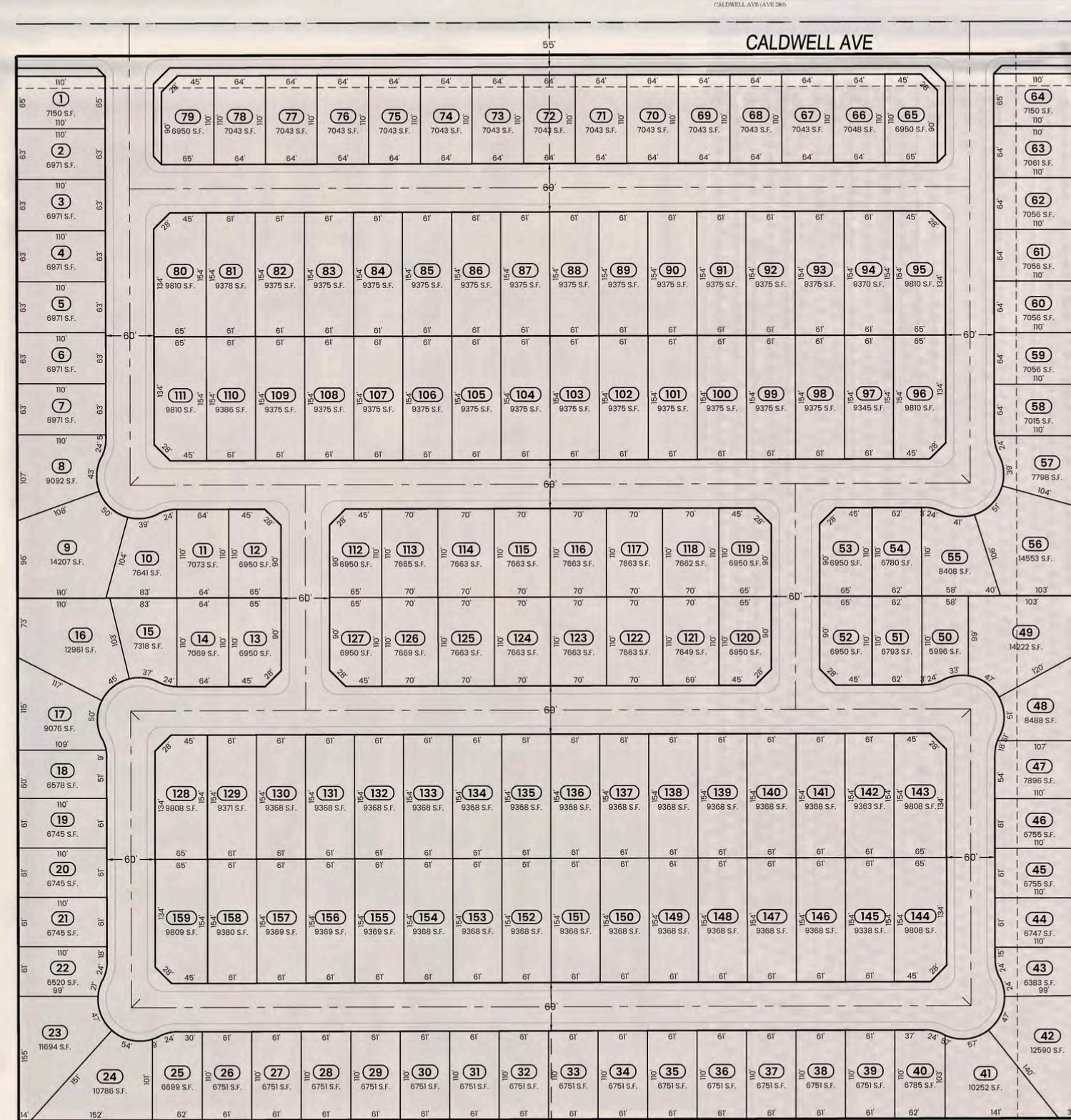
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Subject  
Property



# Subdivision Design

Tentative Subdivision Map:  
Example layout, subject to  
change.



JANUARY 2026

## CALDWELL RESIDENTIAL SUBDIVISION

TENTATIVE SUBDIVISION MAP

**ENTITLEMENTS REQUIRED:**

- TENTATIVE SUBDIVISION MAP
- ANNEXATION

**SITE INFORMATION:**

APN: 119-100-024, 119-100-025  
 GROSS AREA: 40.08 AC  
 FLOOD ZONE: X02  
 JURISDICTION: CITY OF VISALIA  
 EXISTING ZONING: AE-20 (TULARE CO.)  
 EXISTING GENERAL PLAN: LDR  
 EXISTING USE: AGRICULTURE

**PROJECT INFORMATION:**

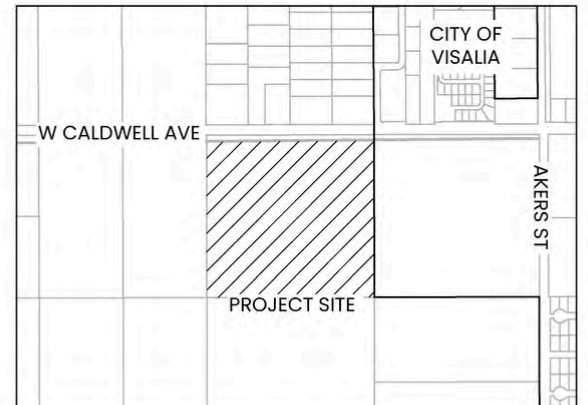
PROPOSED ZONING: R-1-5  
 PROPOSED GENERAL PLAN: LDR  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

TYPICAL LOT SIZES:  
 60' X 110' (6,600 SF): 95 UNITS  
 60' X 154'+ (9,240 SF): 64 UNITS

TOTAL : 159 UNITS

**UTILITY INFORMATION:**

STORM DRAIN: 18" Storm Main on Caldwell Ave  
 WATER:  
 SANITARY SEWER: 8" Sanitary Sewer Connection at Caldwell Ave



VICINITY MAP  
NTS



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 FAX: 559.802.3215  
 www.4-creeks.com

# Site Details

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## DEMAND FACTORS

- Northern and Southern California homes continue to be unaffordable and Central California offers a higher quality-of-life for an attainable price-point in comparison.
- Increased job opportunities from businesses relocating to the area - Amazon, UPS, Healthcare, Ag.
- Work-from-home trend making relocating to value locations, such as Tulare County / Central Valley, more viable.
- Major unmet demand for well-located, high-quality homes in or near Tulare County.

## DIVERSE DEMOGRAPHIC (BUYER/RENTER)

- Professionals (current and prospective Tulare County area residents).
- Young couples and families.
- “Empty nesters” downsizing, interested in “lock & leave” housing with modern homes.
- 55+ Active Adult & Retirees

## LOCATION

The property is located immediately adjacent to the Visalia City limit, next to the southwest corner of Caldwell Avenue and Akers Street.

## AREA LANDMARKS

Sierra Nevada Mountains, Yosemite, and Central Coast with Winery Region within a short drive, Tulare Outlet Mall, College of the Sequoias, restaurants, churches, shopping and other neighborhoods.

## MUNICIPALITY & JURISDICTION

City of Visalia, California.

## ACRES

APN: 119-100-024, 119-100-025: ±38.8 AC (Gross)

## REQUIRED ENTITLEMENTS

Annexation / Pre-zoning  
Tentative Subdivision Map

## TYPICAL LOT SIZE

60' X 110' (6,600 SF): 95 UNITS  
60' X 154+' (9240 SF): 64 UNITS

## NUMBER OF LOTS

159 (Based on typical lot sizes)

## EXISTING COUNTY ZONING

Tulare County Zoning (Existing) : AE-20

## GENERAL PLAN

City of Visalia: Residential Low Density

## ANNEXATION STATUS

Available for annexation into Visalia City limits

## EXISTING USE

Farmland

## PROPOSED USE

Single-family Residential

## Utilities

### Storm Water:

City of Visalia:

18" Storm Main on Caldwell Ave

### Sewer:

City of Visalia

### Water:

Cal Water

### Refuse:

City of Visalia

## FLOOD ZONE

X02

## ELECTRICITY

Southern California Edison

## NATURAL GAS

Southern California Gas

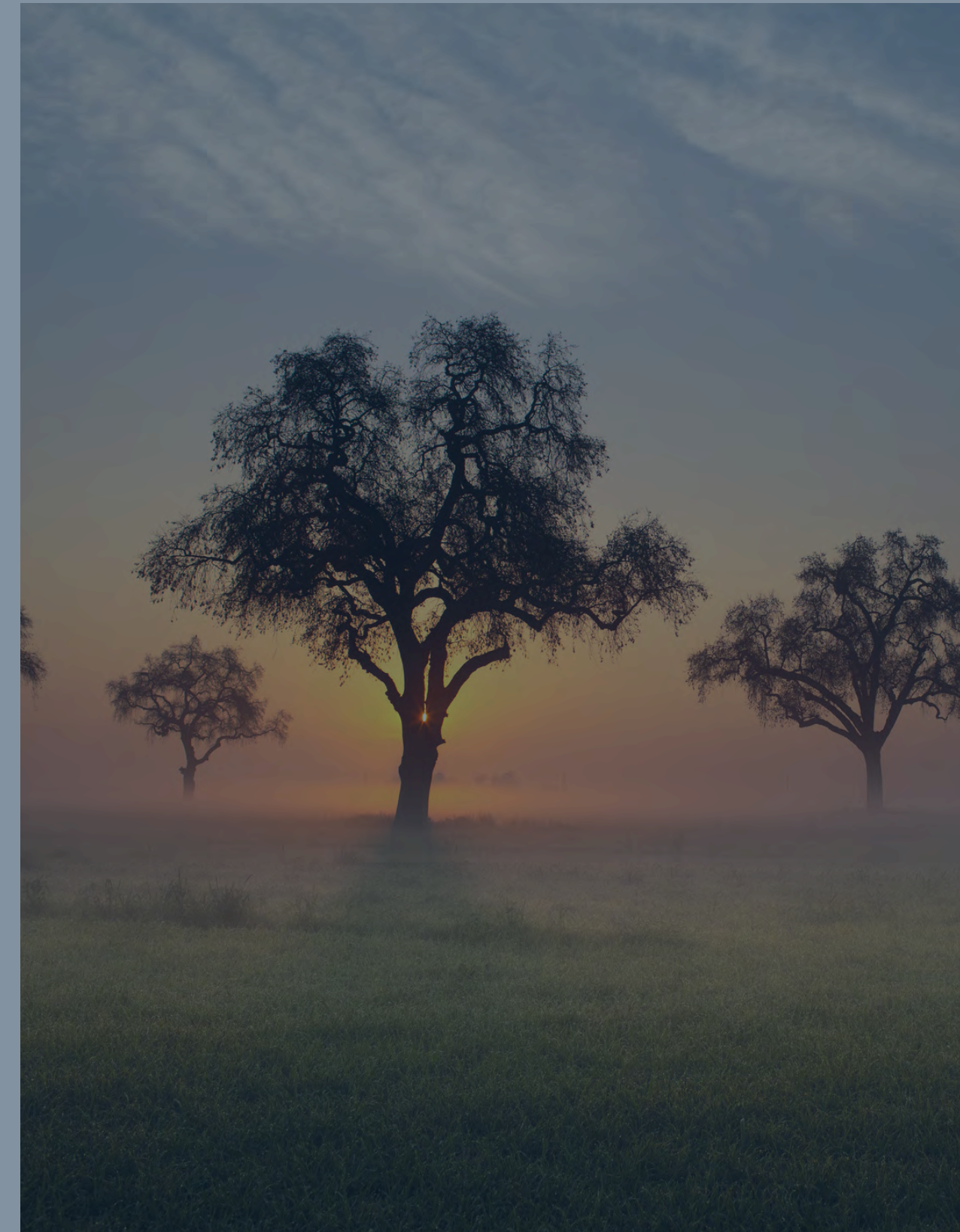
## SCHOOL DISTRICTS

High School : El Diamante High School

Jr. High School: La Joya Middle School

Elementary School: Cottonwood Creek Elementary School

# Area Overview



# Demographics

With a population of over 146,000 and a trade area population of over 630,000, the City of Visalia is one of the fastest growing cities in California's San Joaquin Valley and offers a high quality of life and the most affordable homes in California. Known as the "Gateway to the Sequoias," residents enjoy easy access to Sequoia National Park, a charming, walkable downtown, and a diverse, agriculture-driven economy





# Key Reasons to Develop in Visalia



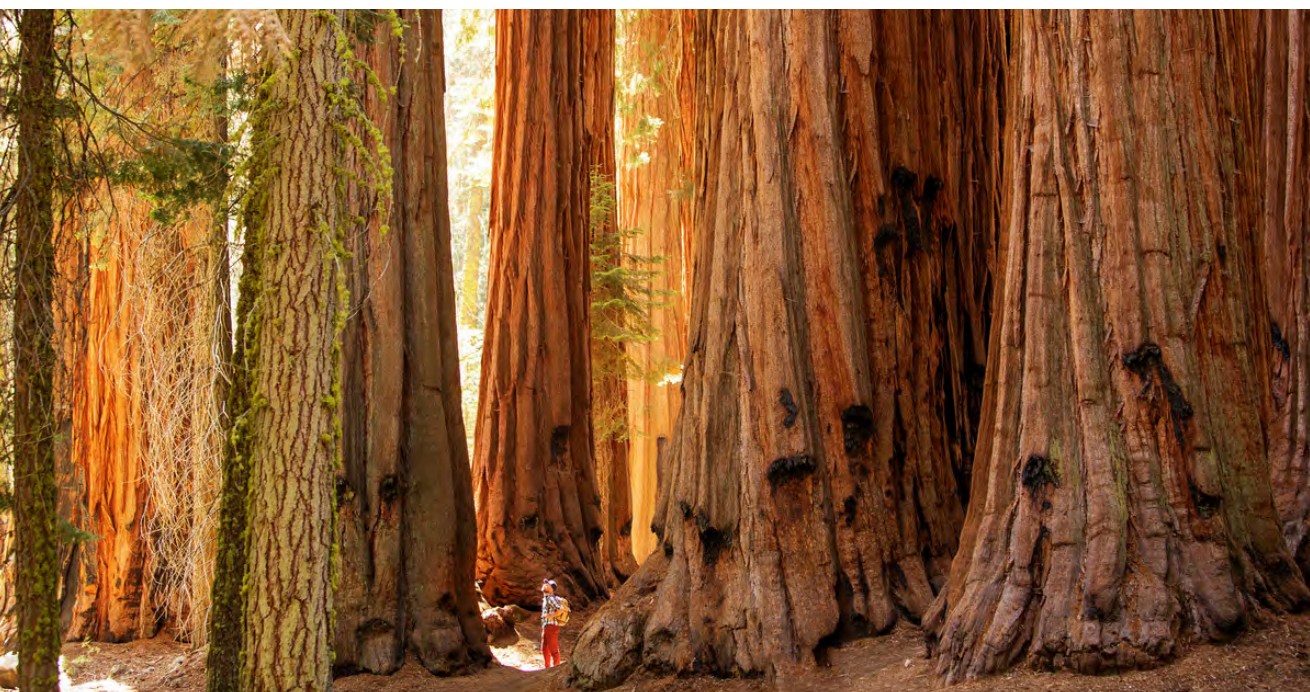
**High Demand & Affordability:** Visalia offers a lower cost of living compared to CA averages, with median home prices around \$430,000 versus over \$905,000 statewide, making it attractive to buyers moving from Los Angeles and the Bay Area.

**Streamlined Development:** The City of Visalia adopted new "Single-Family Objective Design Standards" in 2024 to speed up the review process and reduce red tape for developers.

**Strategic Location & Quality of Life:** Located in the Central Valley, it is near the Sequoia and Kings Canyon National Parks, offering a high quality of life with a bustling downtown, top-quality schools, and a high-ranking healthcare system.

**Infrastructure Expansion:** An updated bus transit system connecting regional hubs has enhanced the attractiveness of new residential developments.

**Thriving Jobs Market:** Major employers (Amazon, Costco, Sam's Club) continue to expand or establish a presence in Visalia, creating a thriving job market.





# Key developments and trends for southwest Visalia in 2026 include:

**Retail Expansion:** A new Sam's Club and a Chick-fil-A are in progress near the South Mooney Boulevard and West Visalia Parkway intersection, with the Sam's Club specifically permitted for completion by mid-2026.

**Housing Development:** Following a surge in 2025, when over 1.1 million square feet of single-family homes were approved, residential growth continues, including new residential neighborhoods near key transportation routes like Highway 99 and the Visalia Municipal Airport.

**Economic Drivers:** The area is benefiting from an increase in regional retail and commercial improvements, with 2025 seeing a 140% increase in commercial renovations and improvements.

**Regional Context:** The entire Visalia metro area is growing, with a projected 1.89% population increase in 2026. The city is actively encouraging development with incentives and planning for infrastructure to support continued growth.

Overall, the city is transitioning from groundwork to executing major projects in 2026, with significant development pressure focusing on the south and north sides of town.

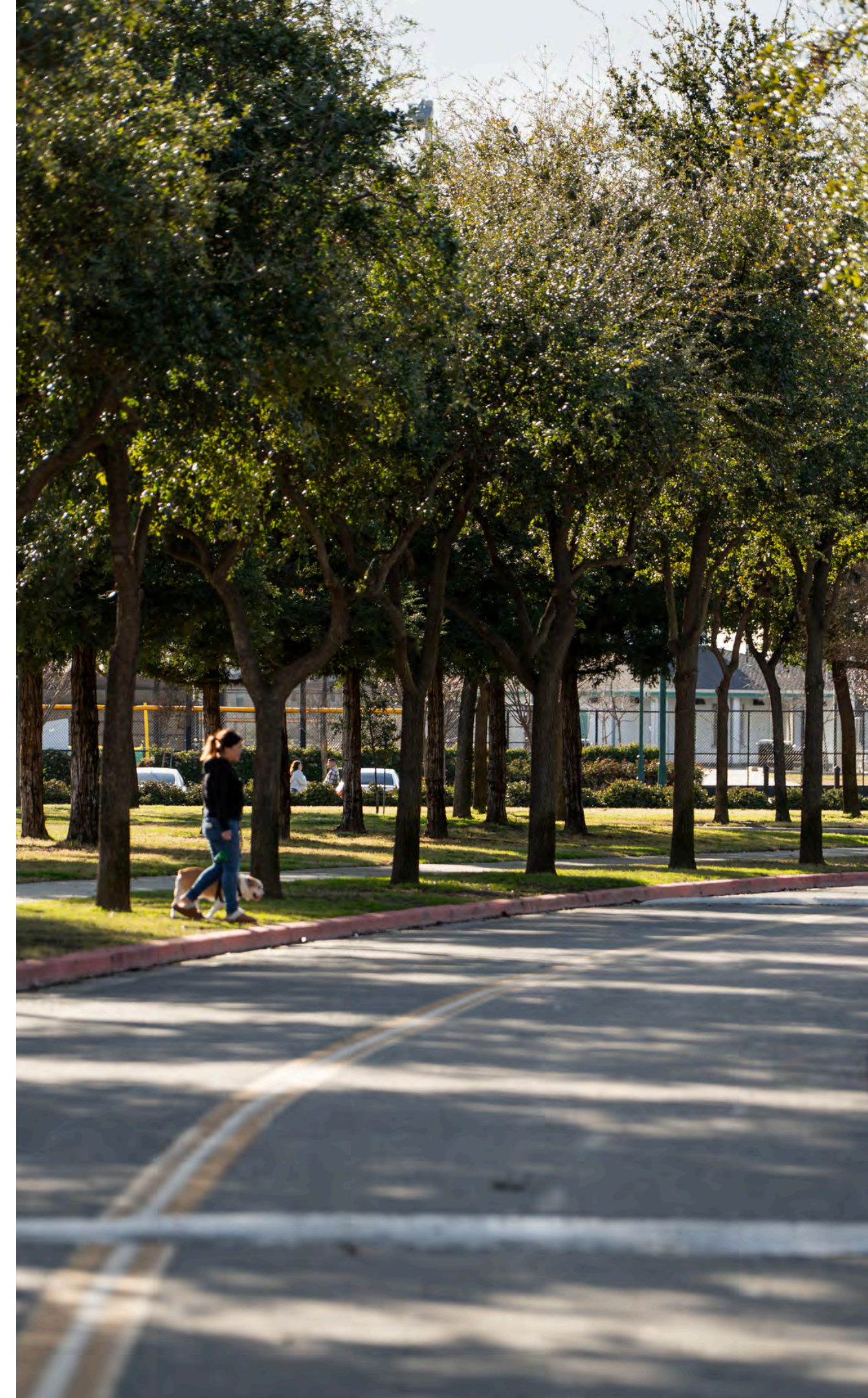
# Key Reasons to Live in Visalia

**Affordability and Housing:** Visalia provides some of the most affordable housing options in California, allowing residents to get more home for their money, often with larger lots compared to coastal cities.

**Ideal Location:** Situated in the heart of the Central Valley, it is centrally located between San Francisco and Los Angeles, and serves as the gateway to the Sequoia and Kings Canyon National Parks.

**Education:** Visalia is home to top-quality public and private school systems, along with post-secondary education options including the College of the Sequoias, Fresno Pacific University and Fresno State University.

**Lifestyle and Amenities:** The city boasts a vibrant, historic downtown with local restaurants, breweries, and boutiques. It offers a small-town charm while still providing big-city amenities.





# Key Reasons to Live in Visalia continued



**Job Market and Economy:** As the Tulare County seat, Visalia has a robust economy driven by agriculture, healthcare, and logistics, with a 1,500+ acre industrial park.

**Climate and Outdoor Access:** Residents enjoy over 275 sunny days per year. The proximity to the Sierra Nevada Mountains provides easy access to hiking, skiing, and fishing. For the outdoor enthusiast, the nearby mountains, national parks, lakes and rivers provide year-round opportunities. California's beautiful Central Coast is a two-hour drive. Families can enjoy the freshest produce and best food in the State with a year-round Farmer's Market in Visalia and the region.

**Family-Friendly Community:** Safe, residential neighborhoods and reputable school systems make it popular for families and retirees.

**Healthcare:** Visalia offers a world class local healthcare system including numerous family practices, Adventist Health Care, and Kaweah Health Medical Center which is ranked one of America's 100 Best Hospitals (according to [www.healthgrades.com](http://www.healthgrades.com)).



## About Us

Graham & Associates, founded in 2016 by Matthew D Graham, specializes in commercial real estate across the West Coast, primarily in the Central Valley. With expertise in office, industrial, agriculture, retail, and residential properties, we offer comprehensive brokerage services including sales, leasing, marketing, investment analysis, 1031 exchanges, market reports, and consulting. Our approach is rooted in trust, integrity, and hard work, ensuring reliable advice, innovative solutions, and goal-oriented results for our clients, while maintaining professionalism and honesty.

### SCOPE OF SERVICES:

- SALES
- LEASING
- MARKETING
- INVESTMENT ANALYSIS
- 1031 EXCHANGES
- MARKET REPORTS
- CONSULTING



**MATTHEW GRAHAM**

Owner / Broker



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