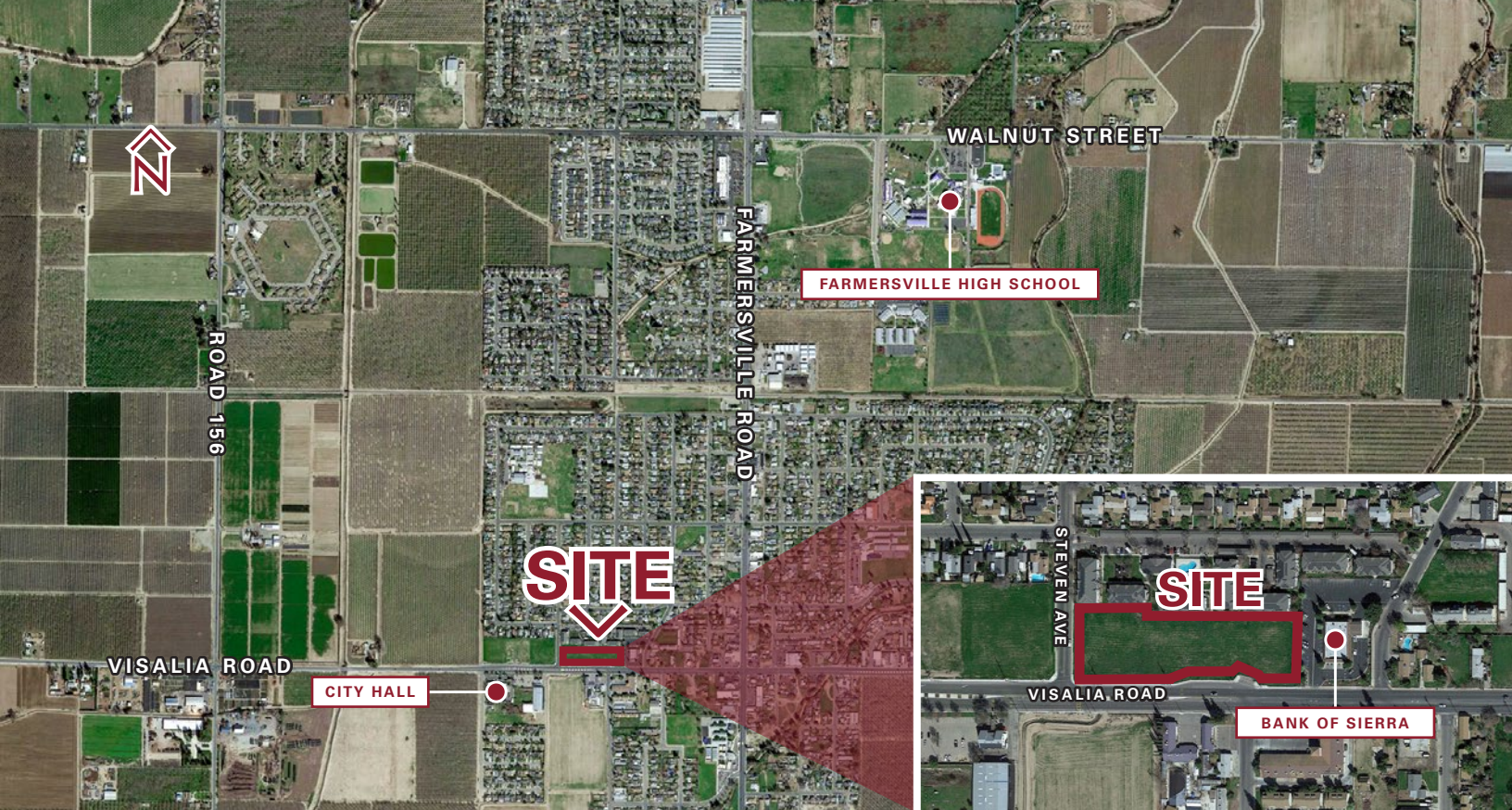




2.63± ACRES - RETAIL COMMERCIAL LAND

NEC of Steven Avenue & Avenue 280

Farmersville, CA

AVAILABLE FOR SALE

PROPERTY DETAILS

Price: \$575,000 (\$4.78 PSF)
Land Size: 2.63± acres
Zoned: Retail Commercial
APN(s): 128-140-038 and 039 (Tulare County)

HIGHLIGHTS

- Approved for 22,956± SF shopping center
- Across from City Hall
- Located on a 4 lane street

CALL KYLE
559-696-2842

For information, please contact:

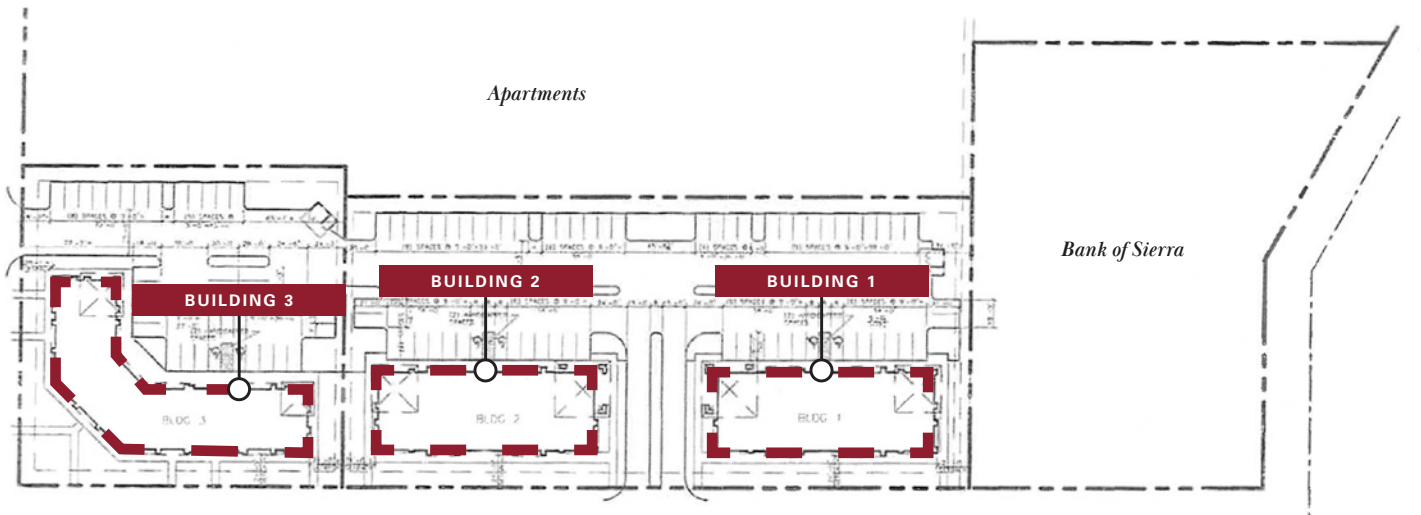
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 Senior Vice President
 callkyle@callkyle.com
 CA RE Lic. #00928751

ZEEB
 PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | zeebre.com
 OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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Proposed Site Plan



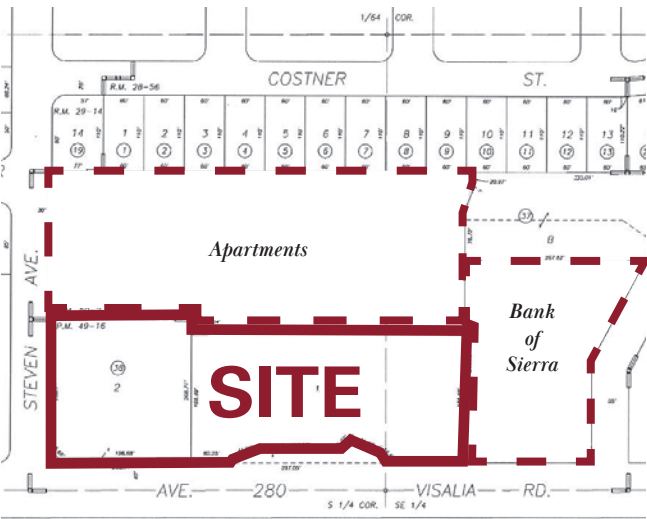
PROPERTY INFORMATION

<i>Building 1:</i>	7,158± SF
<i>Building 2:</i>	7,158± SF
<i>Building 3:</i>	8,640± SF
Total:	22,956± SF
Parking:	94 spaces

PROPERTY DESCRIPTION

The above is a proposed project that The City of Farmersville approved. Development can be something other than this, other possible uses are; mixed office, retail park with medical office. Subject to zoning.

Parcel Map



<u>POPULATION</u>	<u>1-MILE</u>	<u>2-MILES</u>	<u>3-MILES</u>
2031 Projection:	9,278	12,991	24,104
2026 Estimate:	9,256	12,790	23,282

<u>HOUSEHOLD INCOME</u>	<u>1-MILE</u>	<u>2-MILE</u>	<u>3-MILE</u>
2026 Est. Average:	\$80,035	\$82,580	\$105,959

Source: Claritas 2024

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