

**Industrial Development Land Located Rapidly-Developing Area**



Sale Price

**\$995,000/LOT**

**OFFERING SUMMARY**

Available SF:	413,972 SF
Lot Size:	(4) ±2.375 Acre Lots
Price / SF:	\$9.62
Zoning:	M1: Light Manufacturing
Market:	Visalia/Porterville
Submarket:	Greater Visalia
Cross Streets:	Avenue 308 & American Ave
APN:	075-170-010

**PROPERTY HIGHLIGHTS**

- (4) ±103,493 SF (313.6175' x 330') Industrial Lots in Visalia, CA
- Water, Sewer, Power @ Street w/ Gas Transmission Line & AT&T Fiber
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Current 40' N American St In Process On East Side of Parcels
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Surrounded By Visalia's Highest Trafficked Roads & Major Arterials
- Direct Access & Exposure to Upgraded HWY 99 Off/On Ramps
- Ideal for Manufacturing, Warehouse/Distribution, Flex Space, or Terminal
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Public Transportation & Growing Developments

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Industrial Development Land Located Rapidly-Developing Area

### PROPERTY DESCRIPTION

(4) industrial lots each offering 2.375 Ac to 9.72 Ac (313.6175' x 330' each) located within Visalia's dynamic & rapidly-developing area. Parcels can be sold individually or together, as well as lot line adjustments made to deliver the desired size. Site includes nearby utility improvements (water, power, gas), nearby access from CA-99, and easy access from Fresno, Madera, & Merced counties. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Highway 99 & easy access to the I-5. This site is situated among a number of significant businesses along the northern boundary of Visalia, following Highway 99 toward Northern California metros such as San Francisco, San Jose, & Sacramento. A 40' road is currently under development on the east side of the parcel (N American St).

### LOCATION DESCRIPTION

Strategically located near the new interchange of CA State Highway 99 & Betty Dr in North-West Visalia, CA. Location is  $\pm 2$  miles north of the Highway 99 & 198 interchange, adjacent to the city of Visalia. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-198, to the south, and CA-41 to the west. The site is located minutes from the Visalia Airport, less than 2 hours from Sequoia National Park, 2 hours from San Luis Obispo and Los Angeles Counties, and 3 hours from the Bay Area. Fresno, Bakersfield, Clovis, Merced, Madera, Visalia, Porterville, Springville, Lemoore, and Hanford also provide many opportunities close by.



**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**Industrial Development Land Located Rapidly-Developing Area**



STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	A	Industrial	103,493 SF	\$995,000
Available	B	Industrial	103,493 SF	\$995,000
Available	C	Industrial	103,493 SF	\$995,000
Available	D	Industrial	103,493 SF	\$995,000

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

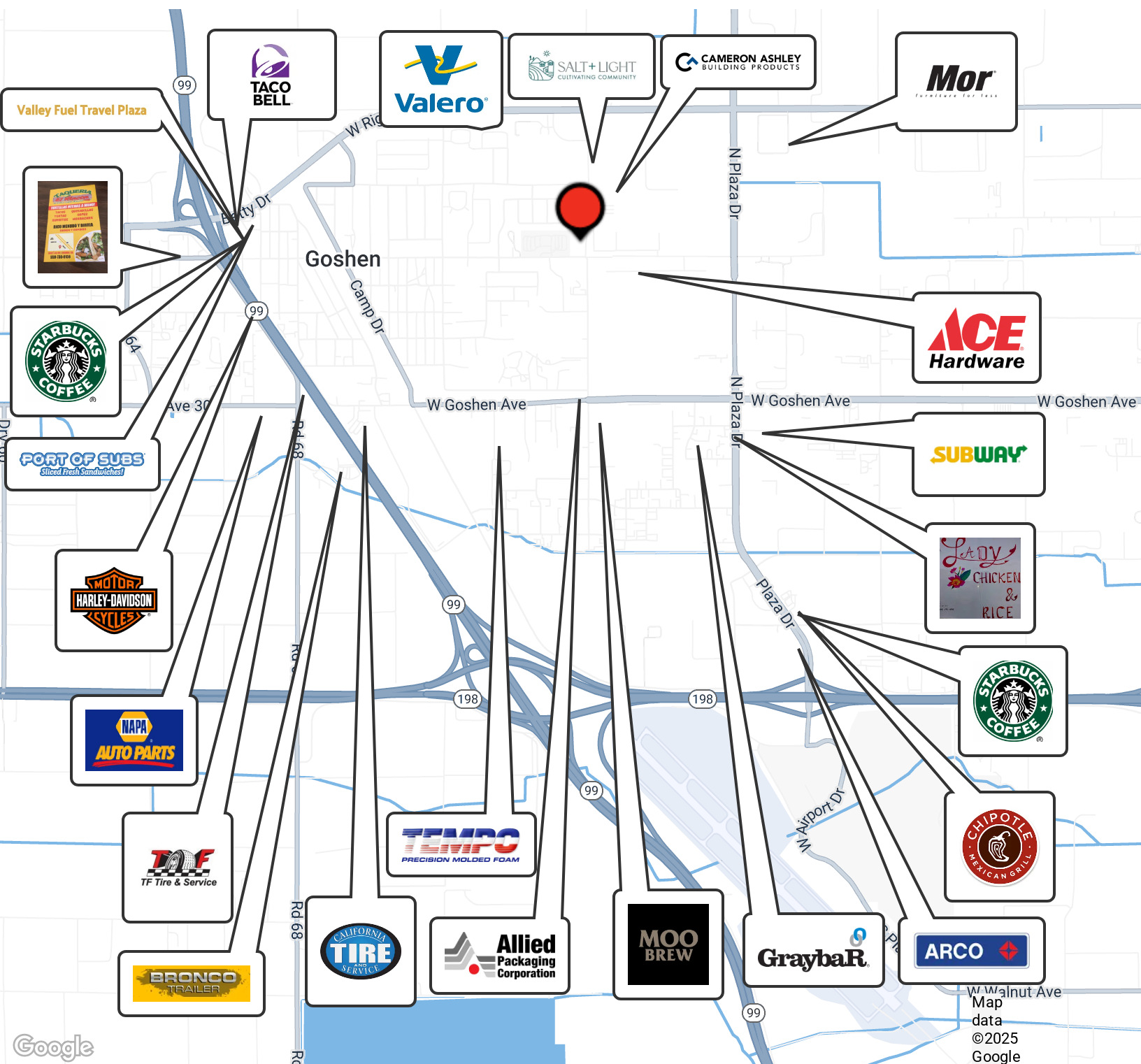
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial Development Land Located Rapidly-Developing Area



**Jared Ennis**  
CalDRE #01945284  
Executive Vice President  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacommercial.com  
559.705.1000

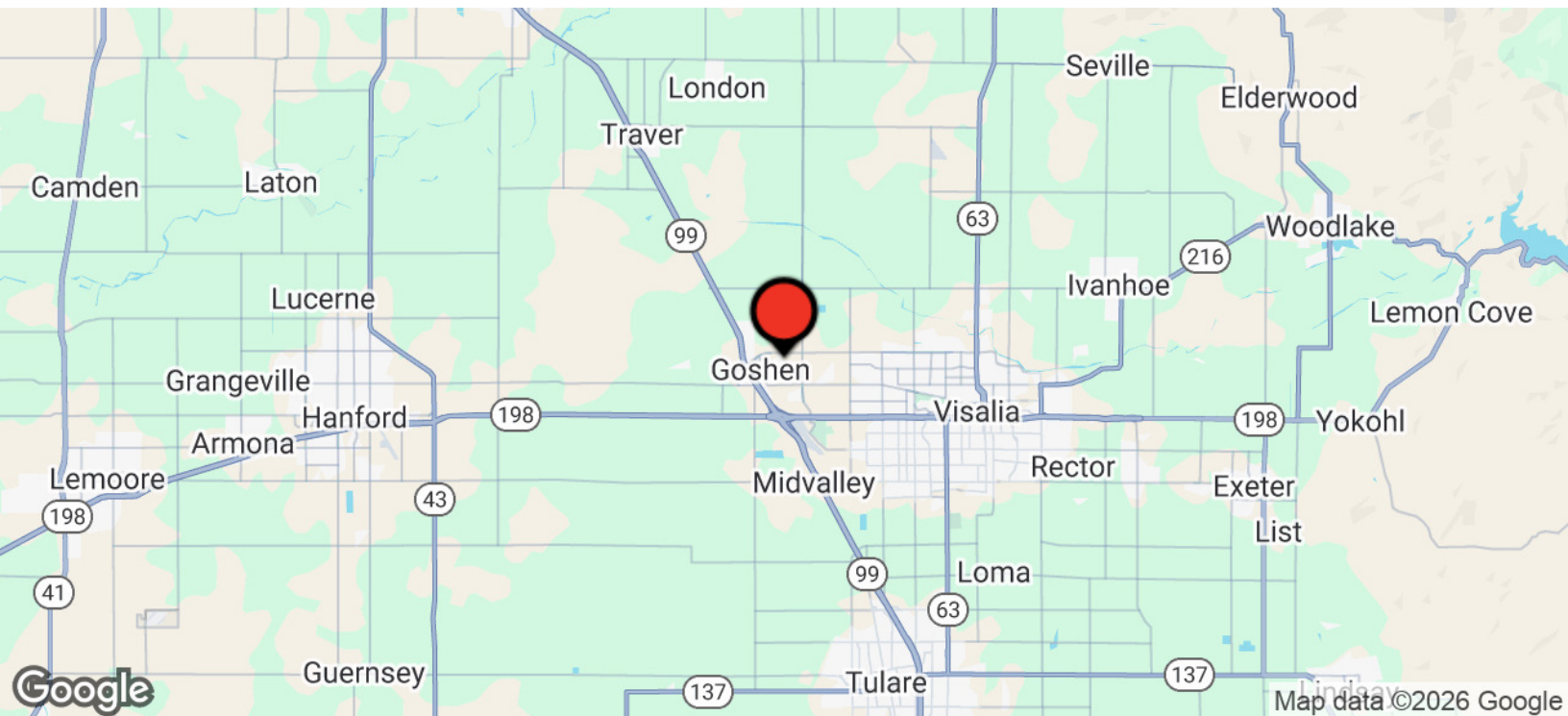
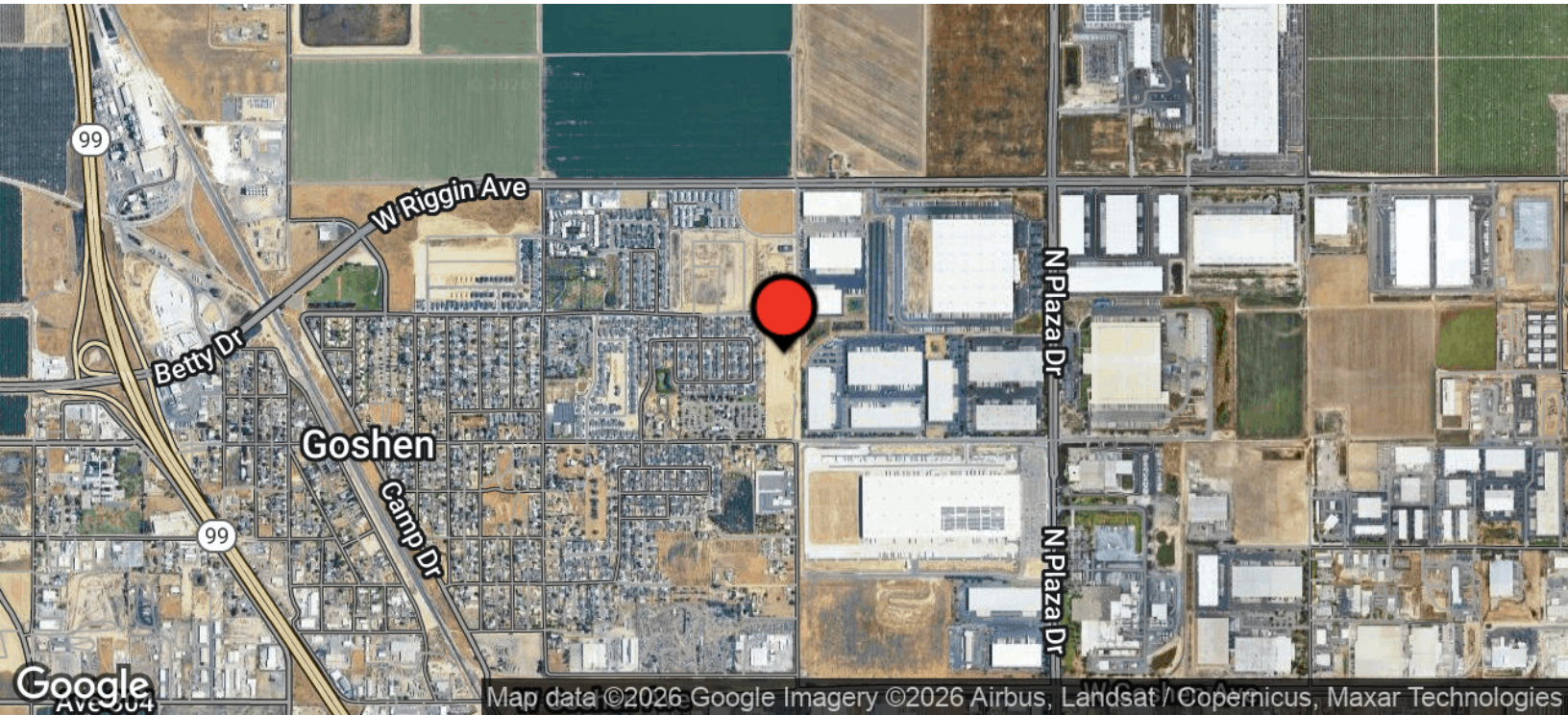
**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**Industrial Development Land Located Rapidly-Developing Area**



**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

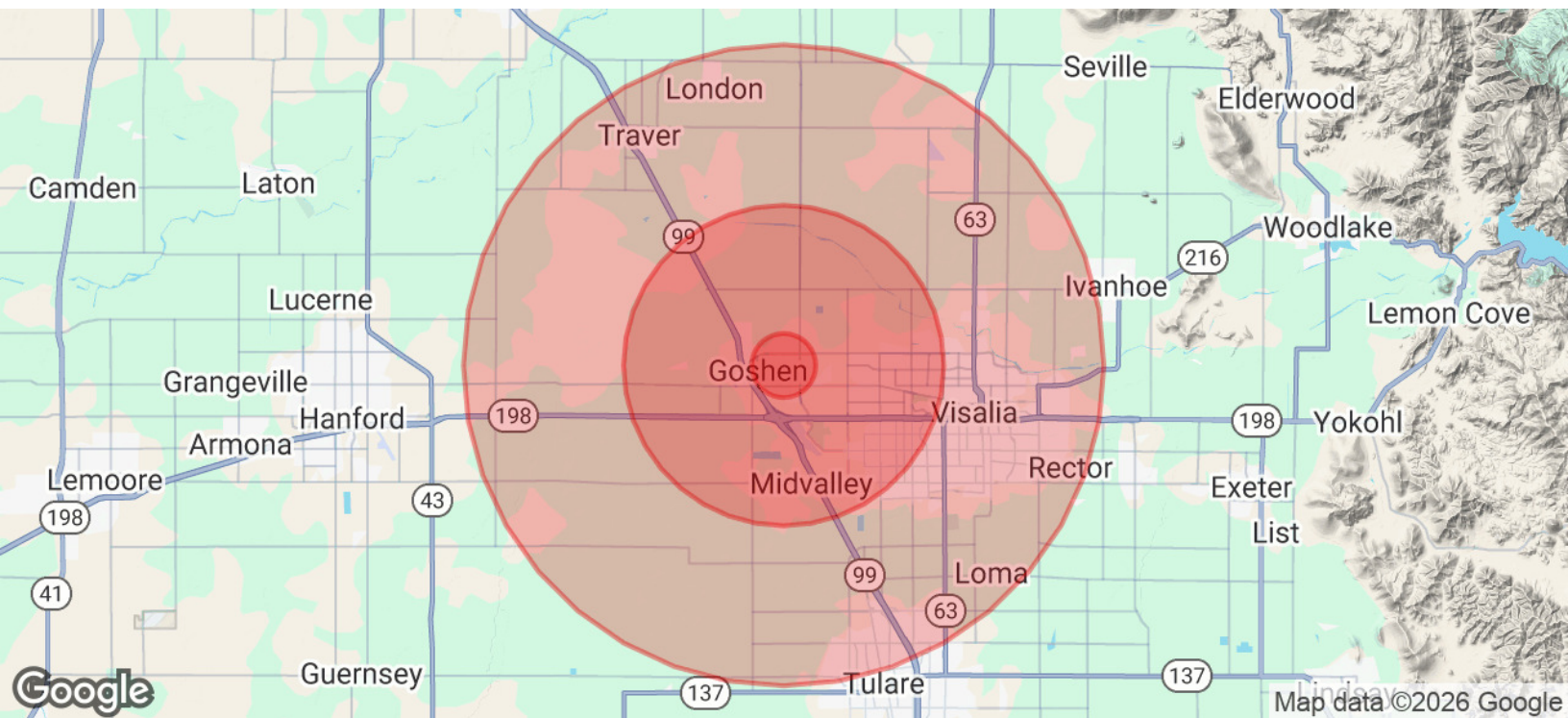
**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## Industrial Development Land Located Rapidly-Developing Area



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,894	60,481	172,761
Average Age	30	37	36
Average Age (Male)	29	36	36
Average Age (Female)	31	37	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,215	19,702	55,695
# of Persons per HH	4	3.1	3.1
Average HH Income	\$96,583	\$119,246	\$100,191
Average House Value	\$317,196	\$425,795	\$378,101

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	76.5%	50.1%	57.9%

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.