

The Parkway

252 Unit Multi-Family Community

Visalia, CA



OFFERING MEMORANDUM
3-STORY MULTI-FAMILY DEVELOPMENT OPPORTUNITY - 12.02 ACRES

Contact:
Andrew Leonardo
Broker
DRE # 01888579
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THE PARKWAY

Infill Development

Overview

The proposed development is an infill residential development consisting of a 252-Unit apartment community on 12.02 acres.

Entitlement Status

The property will be sold with approved entitlements including an approved site plan and an approved CUP. Site Plan Review is anticipated for late Oct 2025 with completed approvals in 3Q26. The property lies within the City of Visalia Tier 1 growth area. There are 2 parcels which are designated and zoned for residential use under the City's General Plan and Zoning Ordinance, and the proposed development is consistent with these designations.

Location

The subject site is located **2121 E Goshen Ave, Visalia, CA 93292**, between Lovers Lane and Ben Maddox.

Driving directions: Starting from the 198 Freeway, exit Lovers Lane, go north on Lovers Lane. Turn left at Goshen avenue, the property is on the left after N Virmargo Lane.

School District

Visalia Unified School District

Site Condition

The subject site is vacant land, currently in an unimproved condition. A portion of the site was previously used as RV storage and a small shop exists to be demolished. The property is surrounded by residential single-family homes on 3 sides.

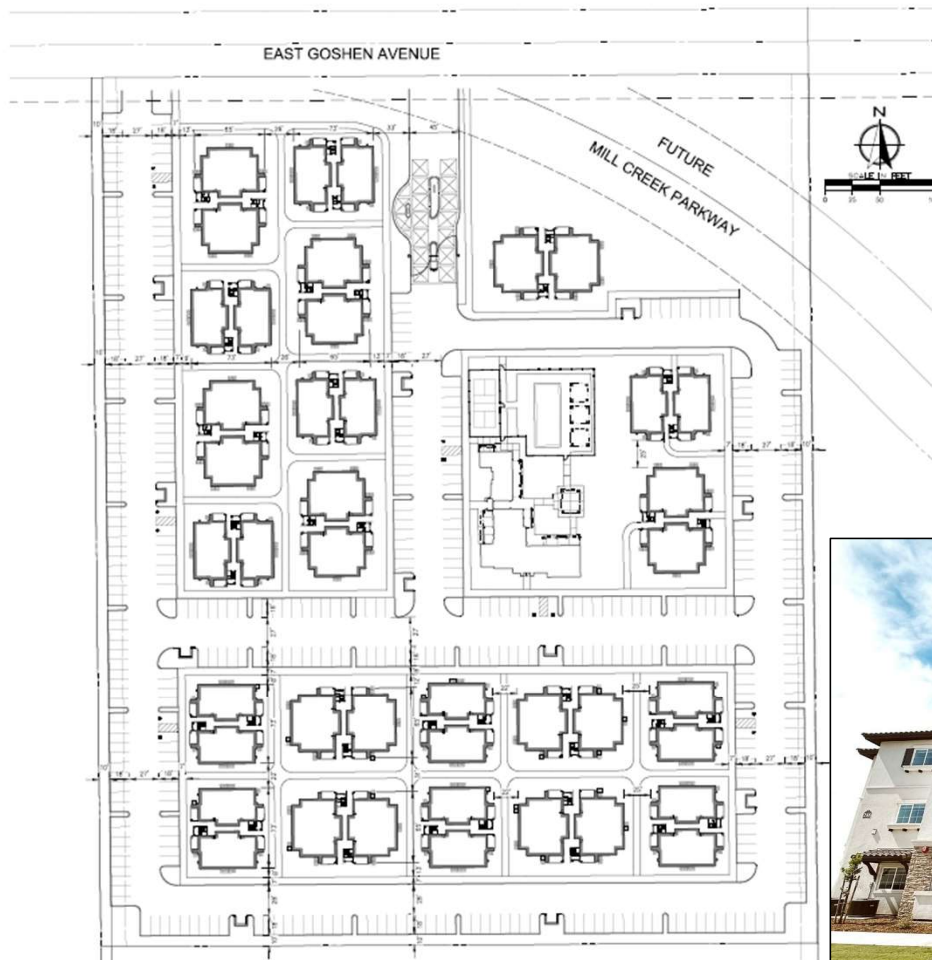
Site Information

APN:	098-340-042 (9.66 acres RM-3), & 098-330-007 (2.36 acres RM-2)
Acreage:	±12.02 acres Total.
Topography:	The subject property is relative flat.
Jurisdiction:	City of Visalia
Current Use:	Vacant Land
Proposed Use:	Multi-Family Residential
Zoning:	RM-2 & RM-3
General Plan:	RM-2 & RM-3
# of Units	252 units (~20 d/u per acre)
# of Buildings	21 – all 3 stories
Units per building:	12
Parking Spaces:	424 plus 12 ADA (378 required)
School District:	Visalia Unified

Contact

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1Wise Land Company
Land Development and Consulting
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www.1WiseLandCompany.com
CA Broker – DRE # 01888579

PROPERTY OVERVIEW



SITE PLAN

PROJECT DATA

PROPOSED: 3 STORY APARTMENT COMMUNITY
 SITE ADDRESS: GOSHEN AVENUE, MESA, CA 93092
 APN: 099-040-002 AND 099-330-007
 EXISTING ZONING: 099-040-002 ZONED RM-3 (15-20 UNITS PER ACRE)
 099-330-007 ZONED RM-3 (10-15 UNITS PER ACRE)
 UNITS REQUIRED: 9.6 ACRES x 15 UNITS/AC + 2.36 x 10 UNITS/AC = 168 UNITS
 UNITS PROVIDED: 252 UNITS

PARKING:

REQUIRED PARKING: 1.5 STALLS / DU. FOR ALL MULTI-FAMILY DEVELOPMENT

TOTAL STALLS REQUIRED: 252 UNITS x 1.5 STALLS/UNIT = 378 STALLS
 TOTAL STALLS PROVIDED: 424 STANDARD + 12 ADA

VICINITY MAP:



The PARKWAY

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GATEWAY
 ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
 15 VANDERBILT FLYING DUCKS BUILDING, VANDERBILT
 405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

AERIAL MAP



Future
Derrel's
Mini
Storage
Expansion

Morgan Homes
Future 114 SFR units

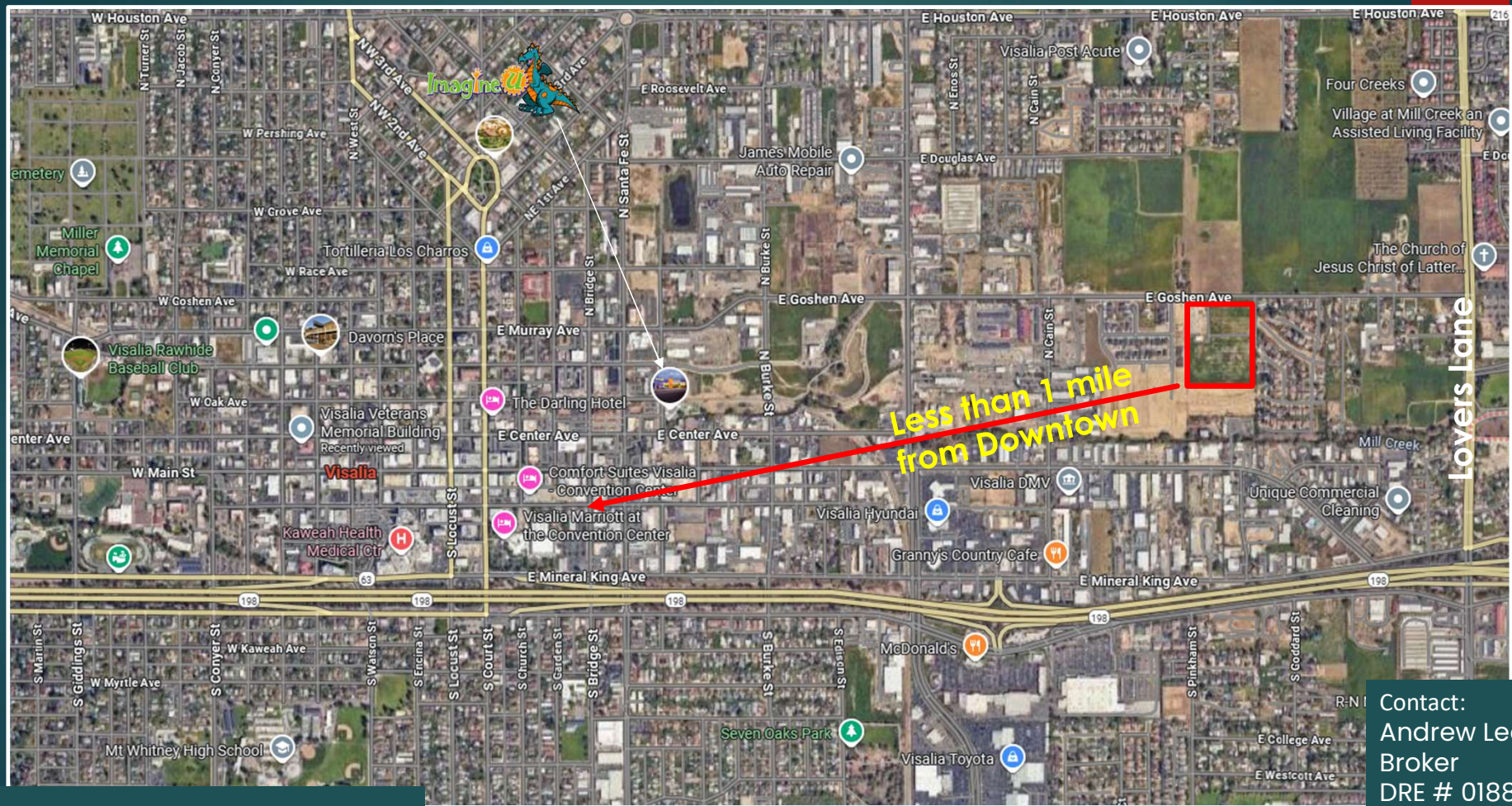
31 acres
Proposed SFR
Development

Future
Basin

San
Joaquin
Valley
Homes

Actively
Selling

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Purchase Price

\$2,520,000 – (\$10,000 per unit)

Letter of Intent

A Letter of Intent should identify the purchase price, deal structure, terms, feasibility period, closing date, and source of capital which will be used to purchase the Property. Address offers to IWISE Land Company, LLC.

Feasibility Period

Buyer shall have a sixty (60) day Feasibility Period in which to investigate all aspects of the Property commencing upon mutual execution of the Purchase & Sale Agreement.

Purchase & Sale Agreement

Buyer shall provide Seller with the initial draft of the Purchase & Sale Agreement.

Property Condition at COE

The property will be delivered in an “as-is, where-is” condition. The Seller is currently processing the entitlements and will deliver with entitlements approved.

Close of Escrow

The close of escrow is to occur fifteen (15) days after site plan approval by the City Council of Visalia.

Title & Escrow

Seller prefers Old Republic Title Company

Contact

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Owner, IWISE Land Company

CA Broker – DRE # 01888579

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Disclaimer

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OFFERING GUIDELINES

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