

GRAHAM & ASSOCIATES

SUBJECT
PROPERTY

N SHIRK ST

RD 92

PRIME DEVELOPMENT OPPORTUNITY

SHIRK RD & AVENUE 198 | VISALIA, CA
OFFERING MEMORANDUM



**SUBJECT
PROPERTY**

RD 92

LISTED BY

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GRAHAM
&
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EXECUTIVE SUMMARY

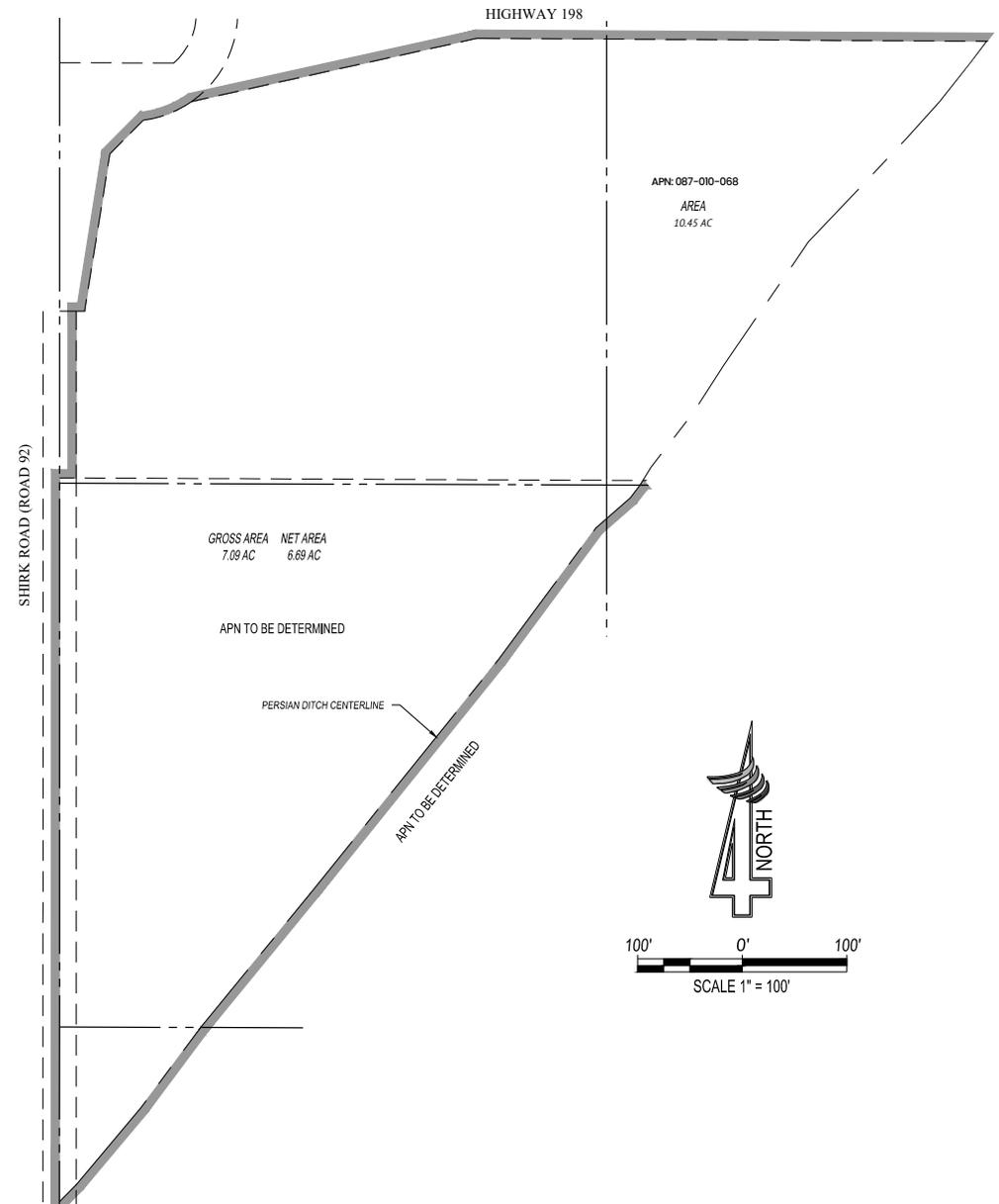
Two prime development parcels totaling 17.54 acres are available at the strategic corner of Shirk Rd & Avenue 198 in Visalia, CA. Offered individually or together, the ± 7.09 -acre and ± 10.45 -acre parcels provide flat, usable land ideal for a variety of future development opportunities. Positioned in a growing area with strong accessibility, this offering presents a compelling investment opportunity at \$261,000 per acre.

Parcels Available

- 7.09+/- & 10.45+/- Acres

Investment Highlights

- Two parcels totaling 17.54 acres available for purchase
- ± 7.09 acres – \$1,850,000 (\$261,000 per acre)
- 10.45+/- Ac. - \$2,727,000 (\$261,000 per acre)
- Larger parcel APN: 087-010-068
- Second parcel APN: To Be Determined
- Strategic corner location at Shirk Rd & Avenue 198
- Flat, usable land ideal for future development
- Opportunity to purchase individually or together



MULTI-FAMILY RESIDENTIAL CONCEPT



MIDRANGE AERIAL



AREA MAP





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198

EXIT 103

198

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