



2.78 Acres - Lovers Lane | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address: Corner of S Lovers Lane and Tulare Ave | Visalia, CA

APN: 101-013-022

Parcel Size: 2.78 +/- Acres

Sales Price \$795,000.00

Included in the Sale: Phase 1 Enviromental Report
Approved Construction Plans (Arch, Civil, MEP)
Truss Package Completed
Solar Designed
Utility Plans Designed (Cal Water, SCE, SCG, Comcast)
Tulare Ave Frontage Improved

Additional Comments:

Fully entitled multi-family land available on the corner of South Lovers Lane and Tulare Ave. Site plan already drawn for the property. Minutes down the road from Highway 198, with great visibility from Lovers Lane traffic. Across the street from the US Post Office. Situated near abundant recent commercial development.



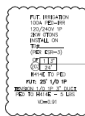
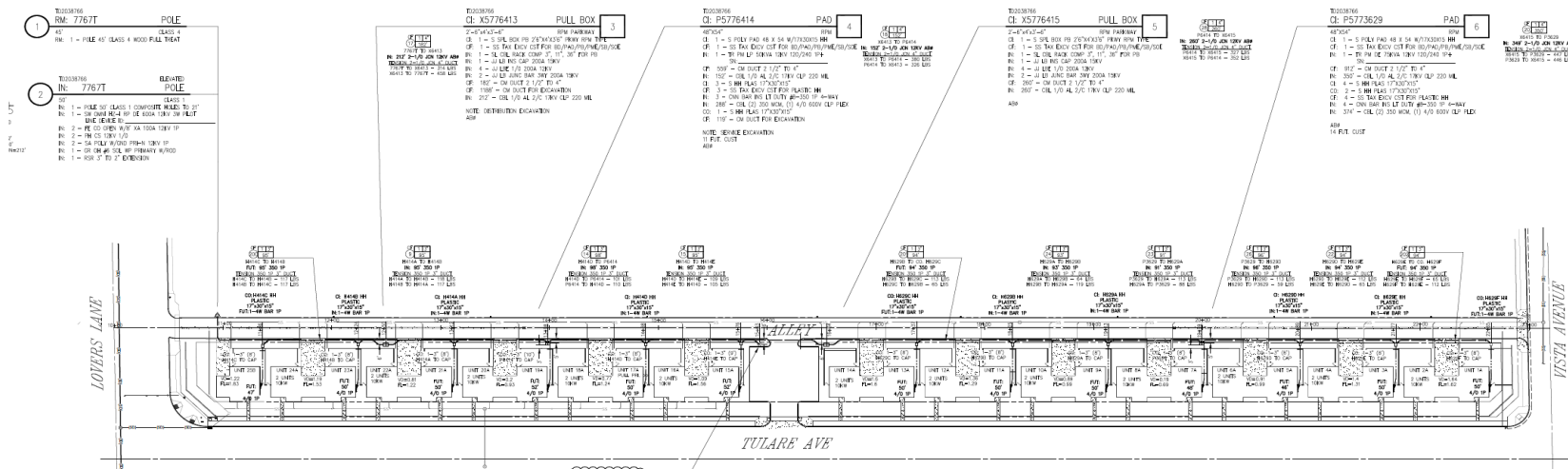
Contact Broker:
Matt Graham
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

PROPOSED SITE PLAN



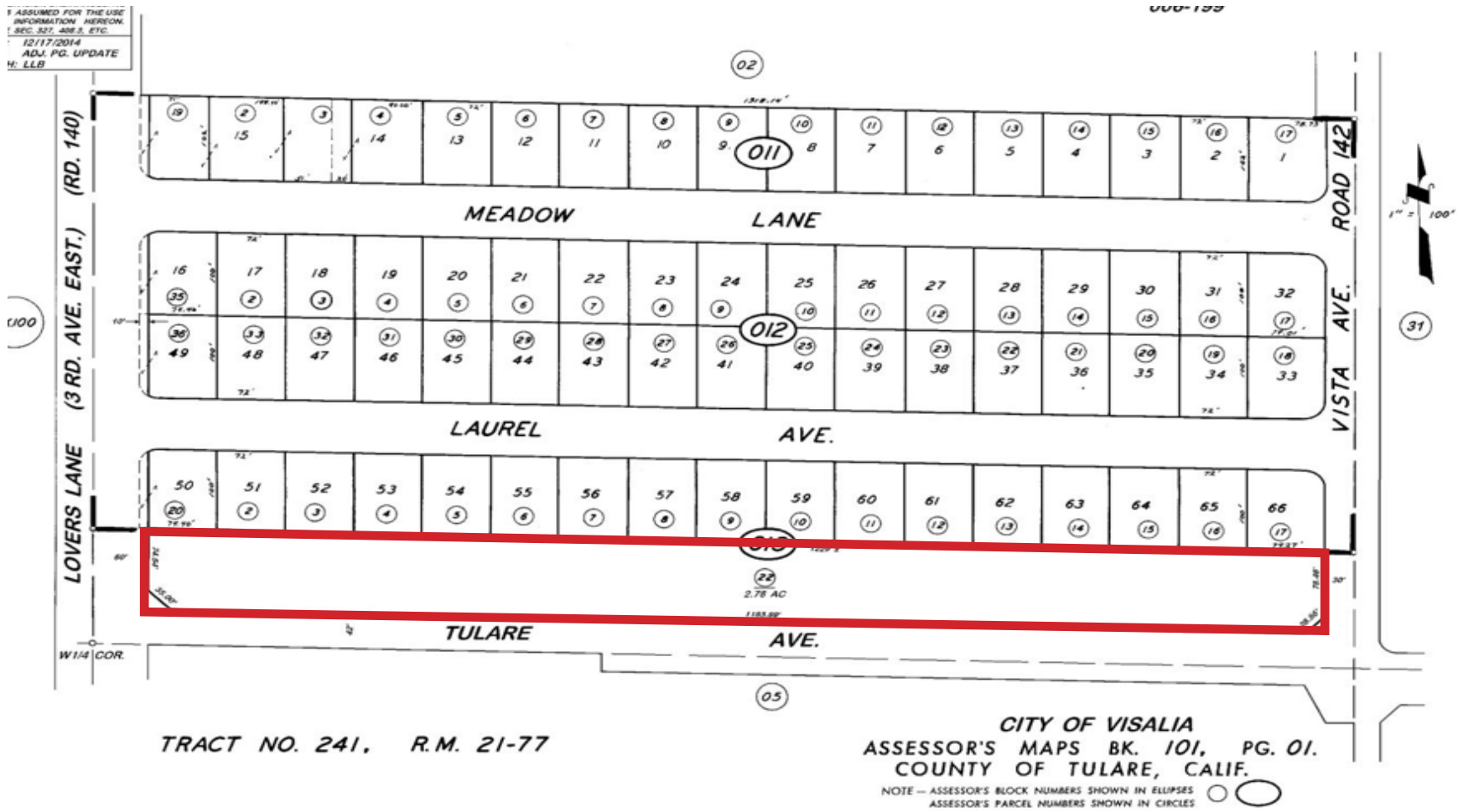
MANHOLE AND WATER METER INFORMATION SHOULD BE ON FILE

LOAD INFORMATION	
REQ. SQ. FT. (40' AVG)	1810
LARGEST A/C UNIT (TONS)	2
AVG. A/C TONNAGE	2
DEMAND PER LOT (KW)	5
PANEL SIZE (AMP)	200
CLIMATE ZONE	3
NUMBER OF UNITS	25
NUMBER OF ALLIANCES	0
ALLOWABLE LOT NUMBERS	N/A



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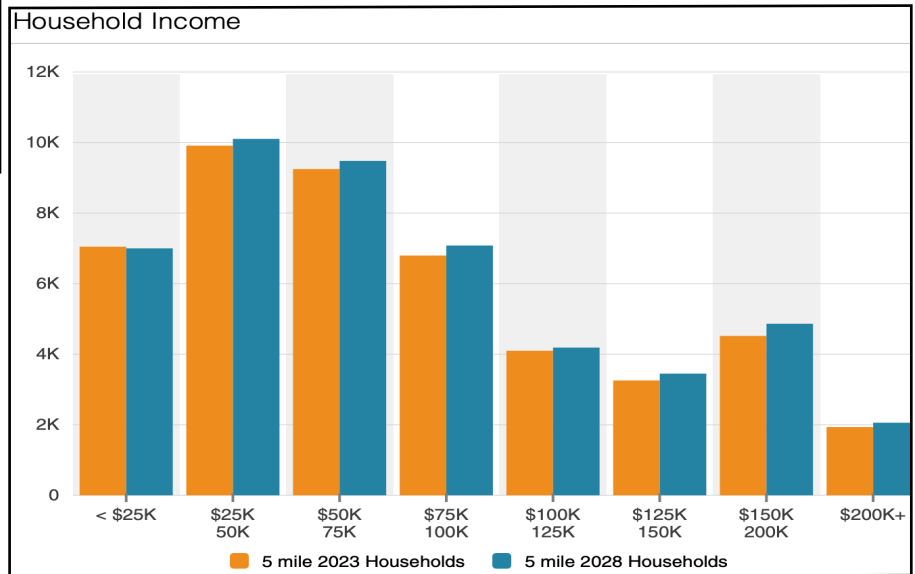
TAX MAP



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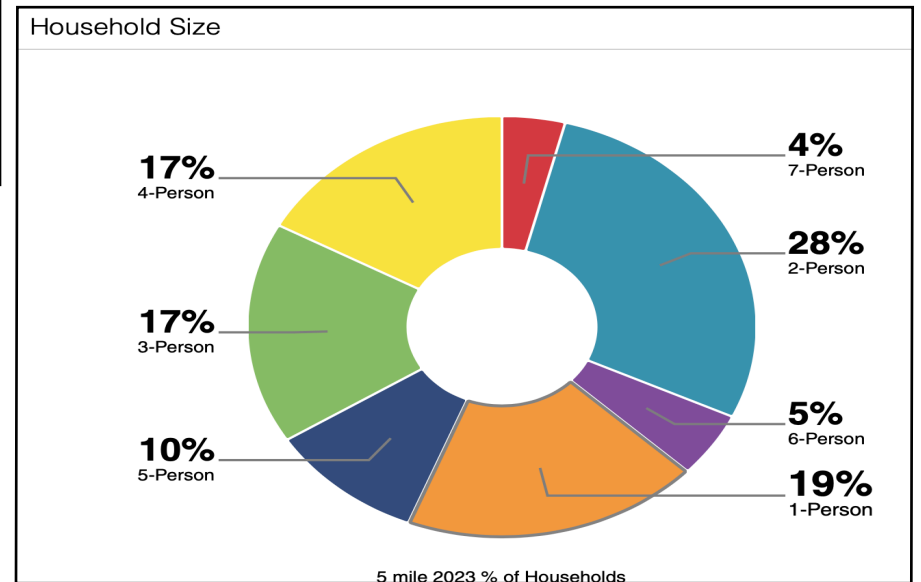
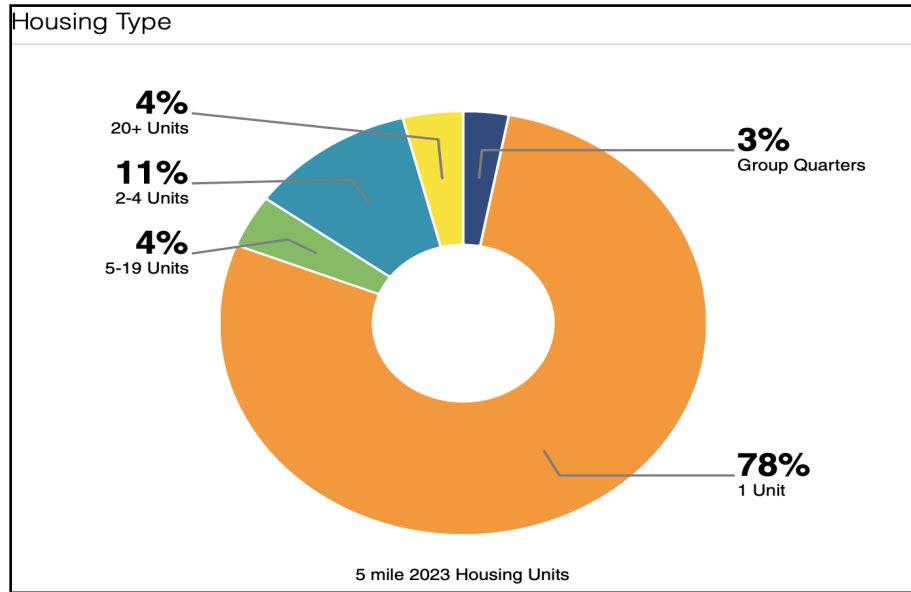
DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2010 Households	10,230	41,879	71,062
2023 Households	11,547	46,816	80,391
2028 Household Projection	11,911	48,227	82,968
Annual Growth 2010-2023	0.9%	0.9%	1.0%
Annual Growth 2023-2028	0.6%	0.6%	0.6%
Owner Occupied Households	7,252	29,050	51,397
Renter Occupied Households	4,659	19,177	31,571
Avg Household Size	2.9	3.1	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$384.6M	\$1.5B	\$2.7B

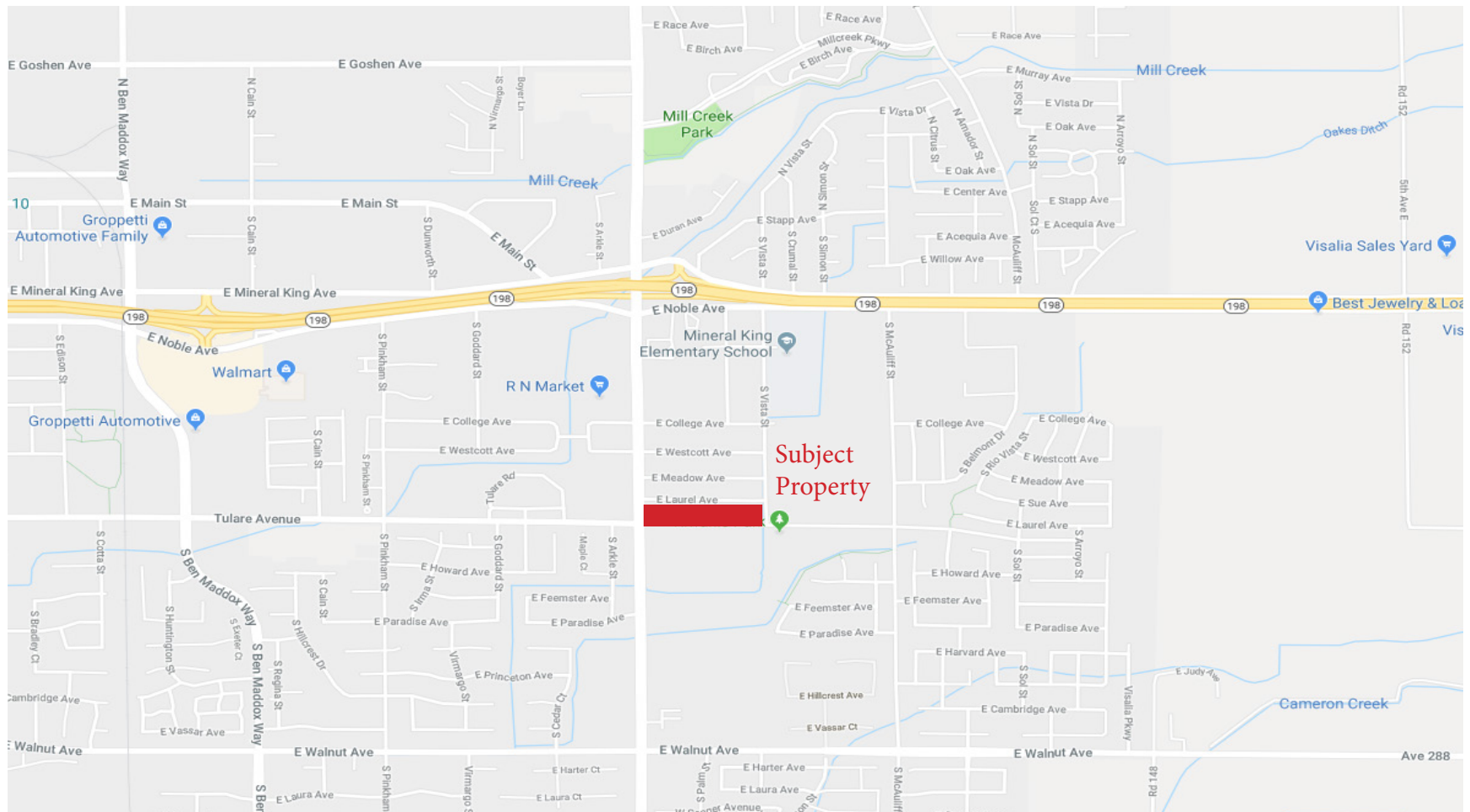


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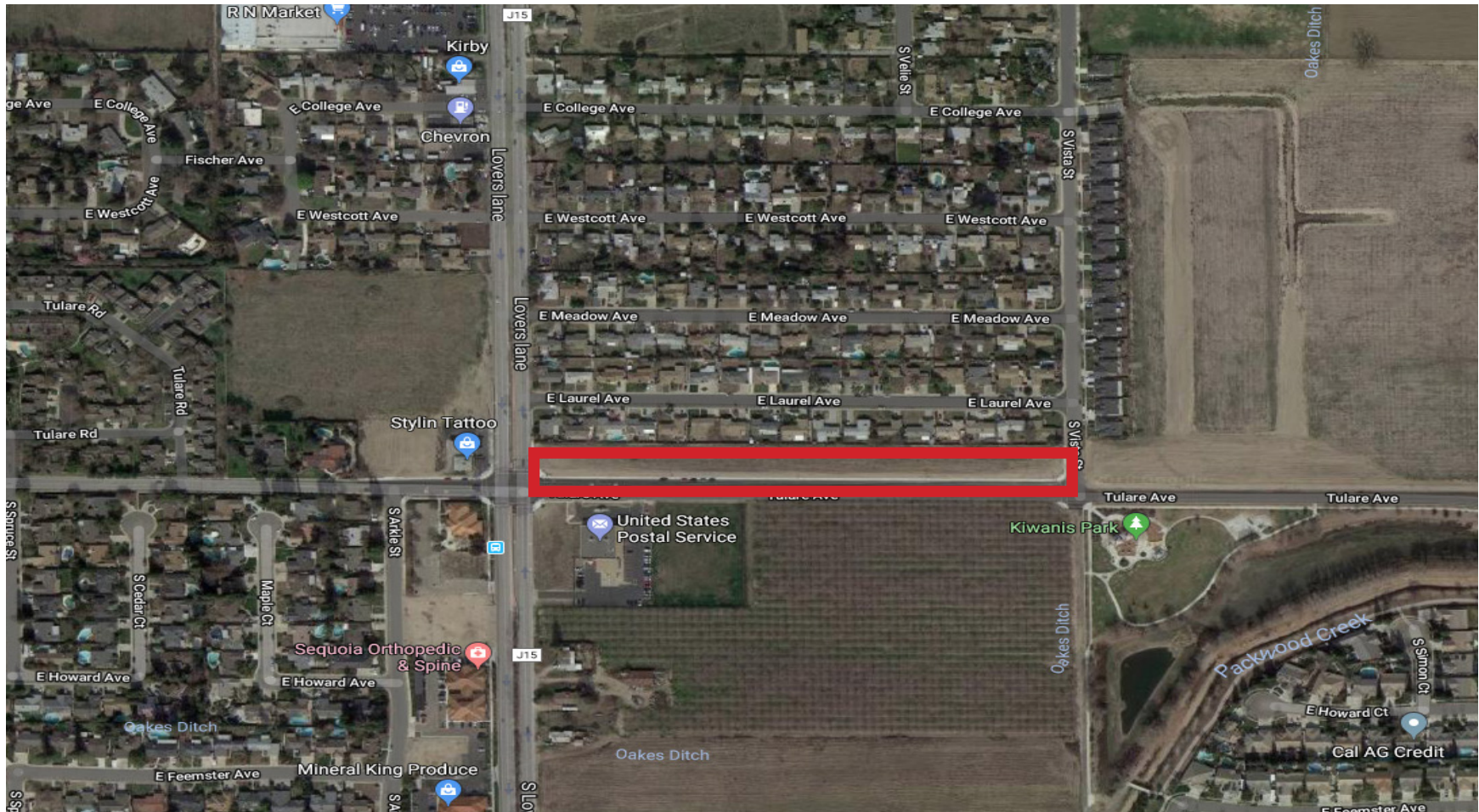


LOCATION MAP



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PROPERTY LAYOUT



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RENDERINGS

