

COMMERCIAL LAND FOR SALE



20440 AVE 256, SE CORNER OF AVE 256 & ROAD 204 (SPRUCE), EXETER, CA 93221
±4.45 ACRES FOR SALE



ABELLA
ORGANIZATION

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SYCAMORE AVE & S SPRUCE RD, EXETER, CA 93221



Commercial Land For Sale

APN: 141-080-004

Asking Price: Undisclosed.
Contact for more information.

Property Details:

Strategically positioned at the high-visibility intersection of Sycamore Avenue and South Spruce Road, this ±4.45-acre parcel offers exceptional potential for a wide range of commercial uses. Located in one of Exeter's fastest-growing areas, the property benefits from strong traffic counts, nearby residential neighborhoods, and expanding commercial activity—making it an ideal site for investors and developers looking to capitalize on the region's growth.



The information and data presented are deemed to be accurate, but has not been verified for reliability or its entirety. They are intended for the illustrative projections and analysis. Please conduct your own individual thorough inspection. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax, professional advice, consultation or service. Advise user to consult with a professional in legal, accounting, tax or other professional area before proceeding with any decisions.

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Features:

- **Total Site Area: ±4.45 Acres**
- **Level site suitable for a variety of uses**
- **Located within Exeter city limits with convenient access to State Routes 65 and 198**
- **Excellent opportunity for owner-user, developer, or investor**
- **Positioned near established residential neighborhoods and local amenities**
- **Strong labor pool and business-friendly community**
- **Central location in Tulare County with proximity to Visalia and the greater Central Valley**



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Aerial Photos:



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