

GRAHAM & ASSOCIATES

SUBJECT  
PROPERTY

E WALNUT AVE

S LOVERS LN

# LOVERS LANE DEVELOPMENT OPPORTUNITY

E WALNUT AVE & S LOVERS LN | VISALIA, CA  
OFFERING MEMORANDUM



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### LISTED BY

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# EXECUTIVE SUMMARY

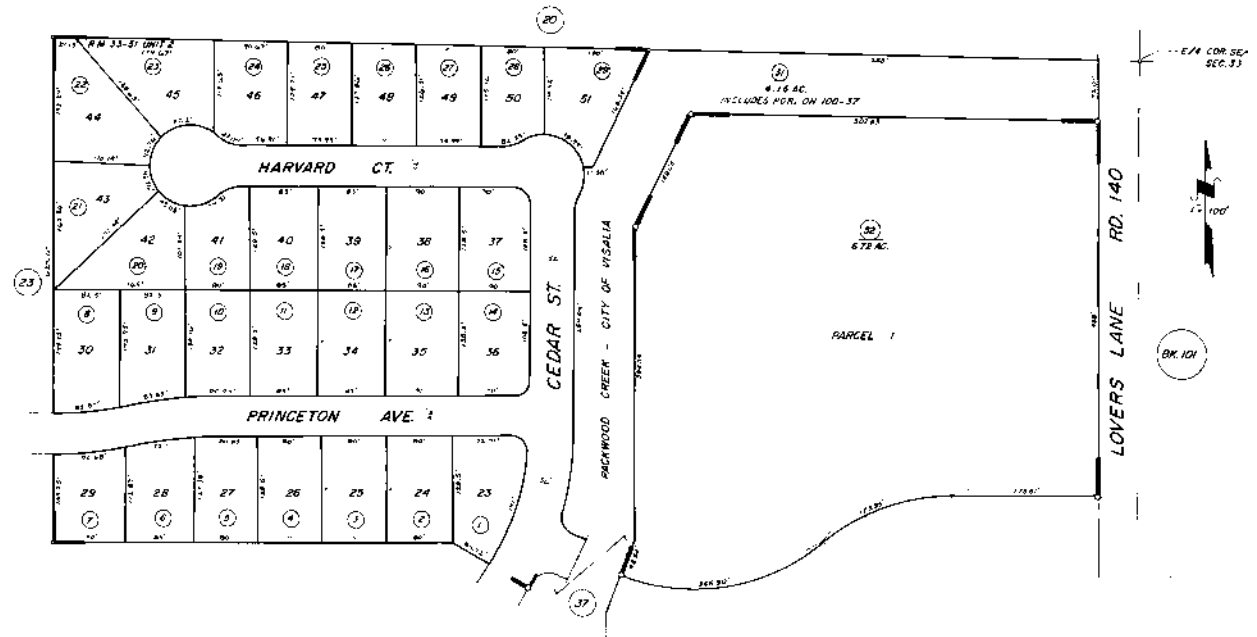
This ±6.72-acre development site is located just north of the northwest corner of Lovers Lane and Walnut Avenue in Visalia, California, a rapidly growing Central Valley community. Zoned RM-2 for multifamily residential use, the property offers an excellent opportunity for residential developers to capitalize on strong regional housing demand and continued growth in the area.

## Investment Highlights

- ±6.72-acre development parcel in growing Visalia, CA
- Zoned RM-2 – Multifamily Residential
- Located one parcel north of the NWC of Lovers Lane & Walnut Avenue
- APN: 100-360-032
- Offered at \$1,695,000
- Ideal for multifamily or residential development
- Close proximity to established residential neighborhoods, schools, and retail amenities

POR. N $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SEC. 33, T.18S., R.25 E. M.D.B. & M.

TAX CODE AREA 6-011 100-36



STONEBRIDGE SUB. UNIT 2 R.M. 33-51  
POR. PARCEL MAP 3804, PM 39-07

ASSESSOR'S MAPS BK.100 PG.36  
COUNTY OF TULARE, CA.

NOTE - ASSESSORS BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSORS PARCEL NUMBERS SHOWN IN CIRCLES



# MIDRANGE AERIAL



# AREA MAP



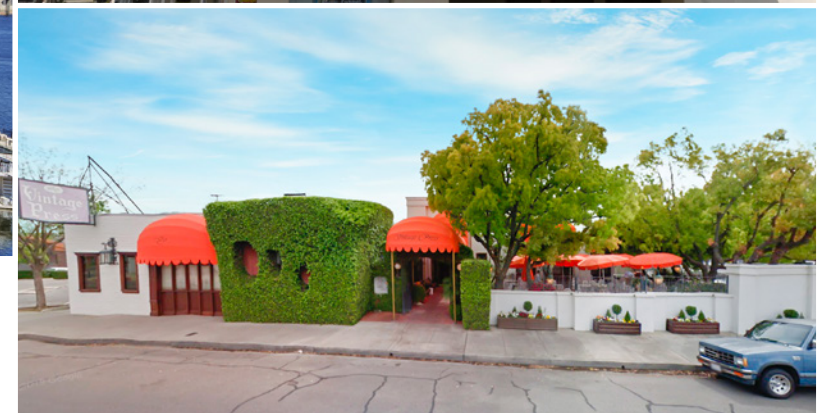
## MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



- image Clockwise from top:*
1. Fox Theatre ( $\pm 0.7$  miles from subject)
  2. Vintage Press Restaurant ( $\pm 0.7$  miles from subject)
  3. Lake Kaweah Marina ( $\pm 20$  miles from subject)





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