

## Farmersville Commercial Lot

## Property For Sale

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

**GRAHAM & ASSOCIATES**

Jim Abercrombie  
Lic#01917959  
www.mdgre.com

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** NW Corner of West Visalia Road and North Steven Avenue | Farmersville, CA

**APN:** 128-153-031

**Size:** 63,597 +/- Sq. Ft. | 1.46 +/- Acres

**Zoning** G-C | Commercial General

**Sales Price** \$4.50 Per Sq. Ft. | \$286,186.50 Total

### Additional Comments:

Highly visible and desirable land for sale on Visalia Road in Farmersville, California. Located across from Farmersville City Hall / Municipal Offices. This property sits at the western entrance to the City of Farmersville with high car counts. Please call for further details.



**Contact Broker:**  
Jim Abercrombie  
Lic# 01917959

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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.

TAX MAP

Provided by:

DISCLAIMER  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

POR. SE 1/4 OF SECTION 1, T.19S., R.25E., M.D.B. & M.

Tax Area Code 128-15

008-007  
008-012



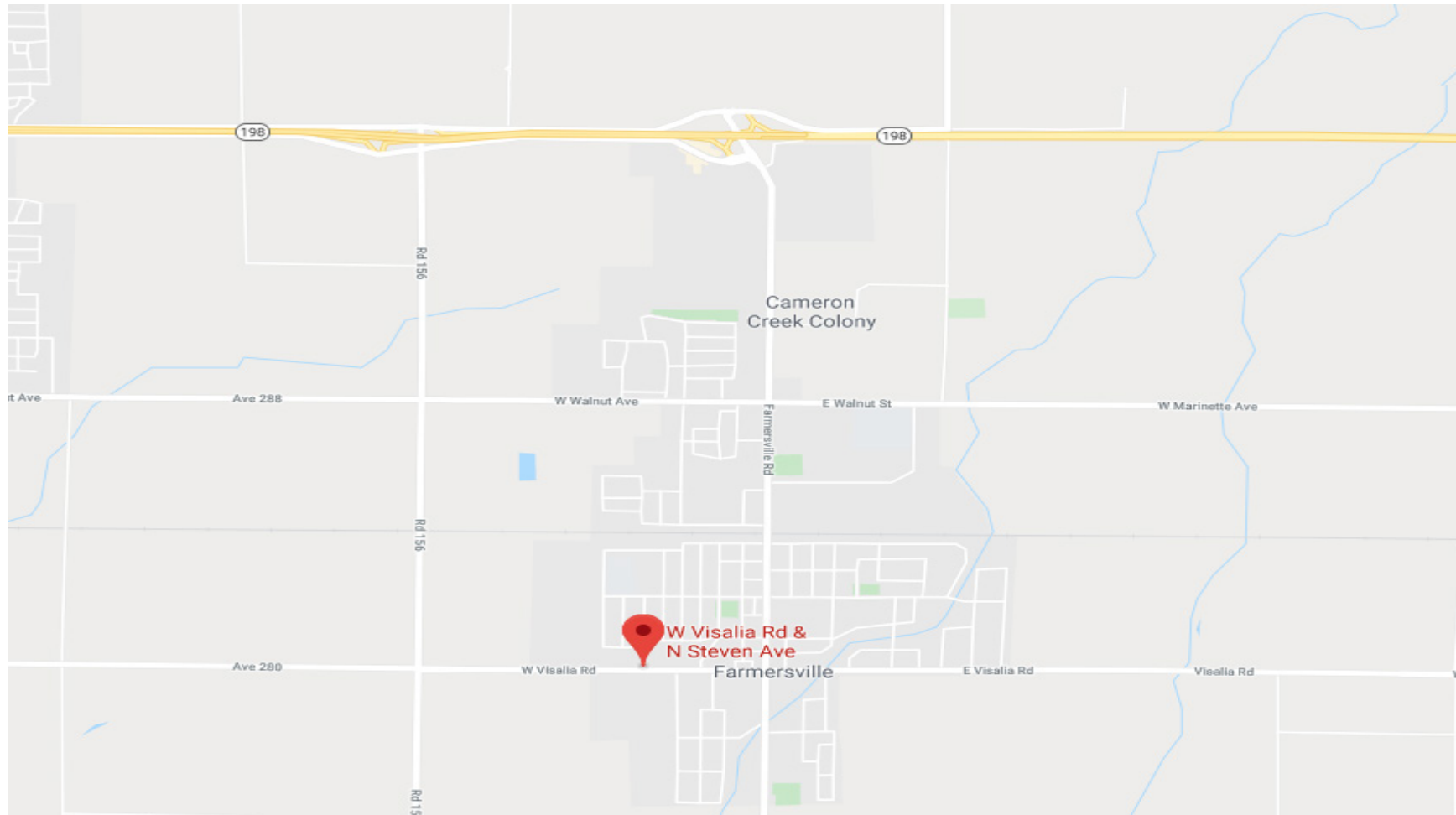
LEWIS ESTATES UNIT NO. 2, R.M. 29-19  
LEWIS ESTATES UNIT NO. 3, R.M. 29-20  
PARCEL MAP 4142, P.M. 42-46  
POR. RECORD OF SURVEY, L.S. 32-47 (AVE. 280)

CITY OF FARMERSVILLE  
ASSESSOR'S MAPS BK. 128 , PG. 15  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123) 2013-0011672 7/22/2014 NFL  
Assessor's Block Numbers Shown in Elipses (123) REVISION DATE TECH



## PROPERTY LOCATION



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