



GRAHAM | & ASSOCIATES

PRIME MULTIFAMILY DEVELOPMENT OPPORTUNITY - 6.82± ACRES

VISALIA, CA

OFFERING MEMORANDUM



LISTED BY

Matthew D. Graham

DRE #01998518

O | 559.754.3020

F | 559.429.4016

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E Houston Ave & N Cain St | Visalia, CA 93291

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EXECUTIVE SUMMARY

Investment Highlights

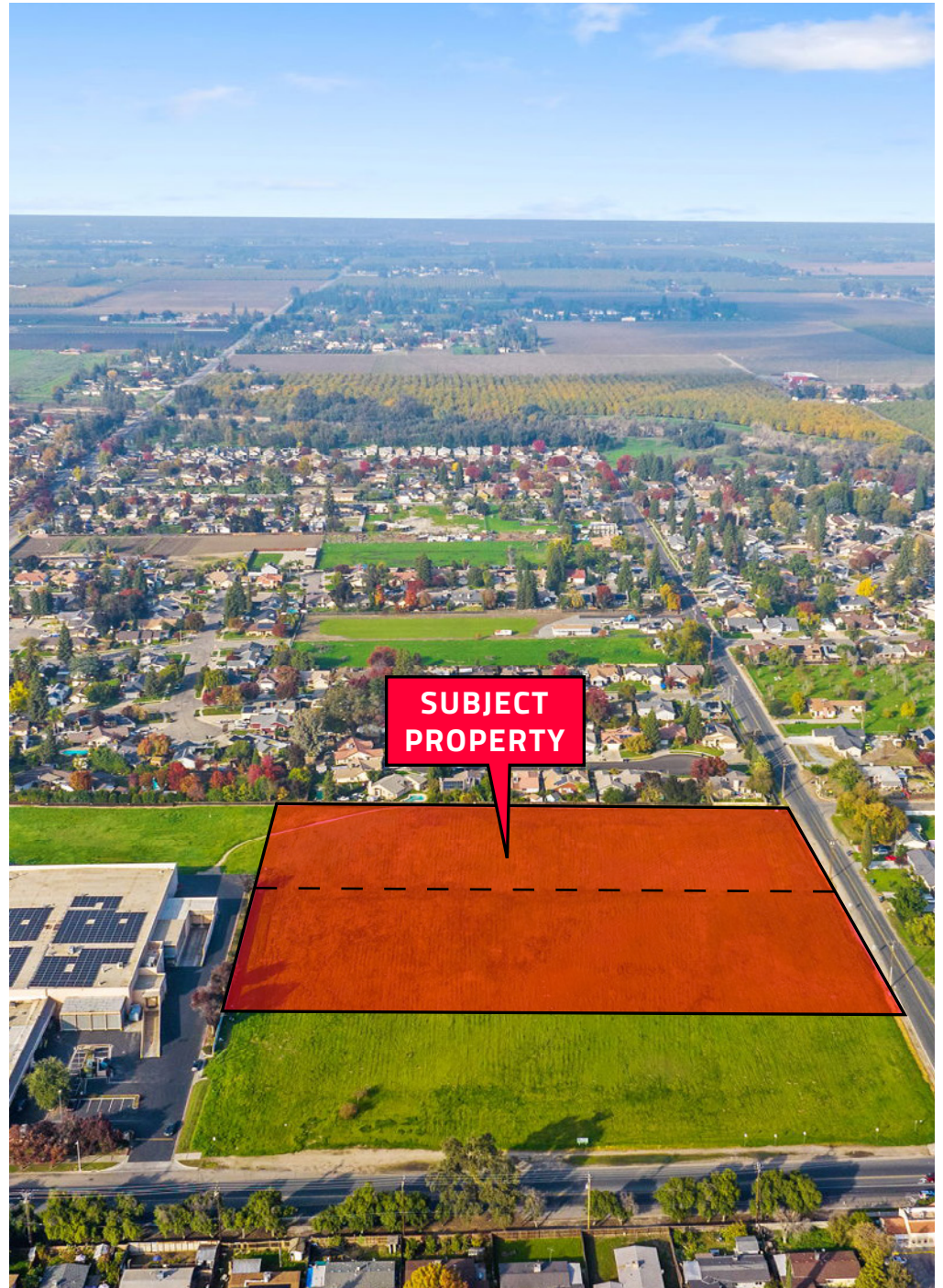
- » **Two 3.41± AC parcels | Total: 6.82± AC**
(Parcels may be sold separately)
- » **List Price: \$2,080,000 (\$7.00/SF)**
- » **APNs: 098-200-074 & 098-200-075**
- » **Zoning: Multifamily** | Within City Limits
- » **Full utility infrastructure** available along Houston Ave & Cain St
- » **No requirement to underground power lines** (written confirmation available)
- » **Limited offsite improvements** — street, curb & gutter along parcel frontage only
- » **Strong Central Valley housing demand** and development-friendly market

The subject site consists of **two (2) parcels**, each approximately **3.41± acres**, totaling **6.82± acres** across APNs 098-200-074 and 098-200-075. The parcels **may be purchased together or separately**, offering flexibility for phased or scaled development. Priced at **\$2,080,000 (\$7.00/SF)**, the property is located within the **City of Visalia** and is zoned **Multifamily**, allowing for a range of residential development opportunities.

Located in California's rapidly growing Central Valley market, the site benefits from strong population growth, sustained housing demand, and a development-friendly environment—making it an exceptional opportunity for multifamily developers.



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MARKET AERIAL



MIDRANGE AERIAL



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 (± 0.7 miles from subject)
 2. Vintage Press Restaurant (± 0.7 miles from subject)
 3. Lake Kaweah Marina (± 20 miles from subject)



AREA MAP & DEMOGRAPHICS





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