

Visalia Development Land

2.17 +/- Acres



For more information please contact:

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CENTURY 21.
Jordan-Link & Co.



www.jordanlink.com DRE 02032738

COMMERCIAL

INVESTMENT HIGHLIGHTS

COMMERCIAL.

PURCHASE PRICE: \$1,100,000

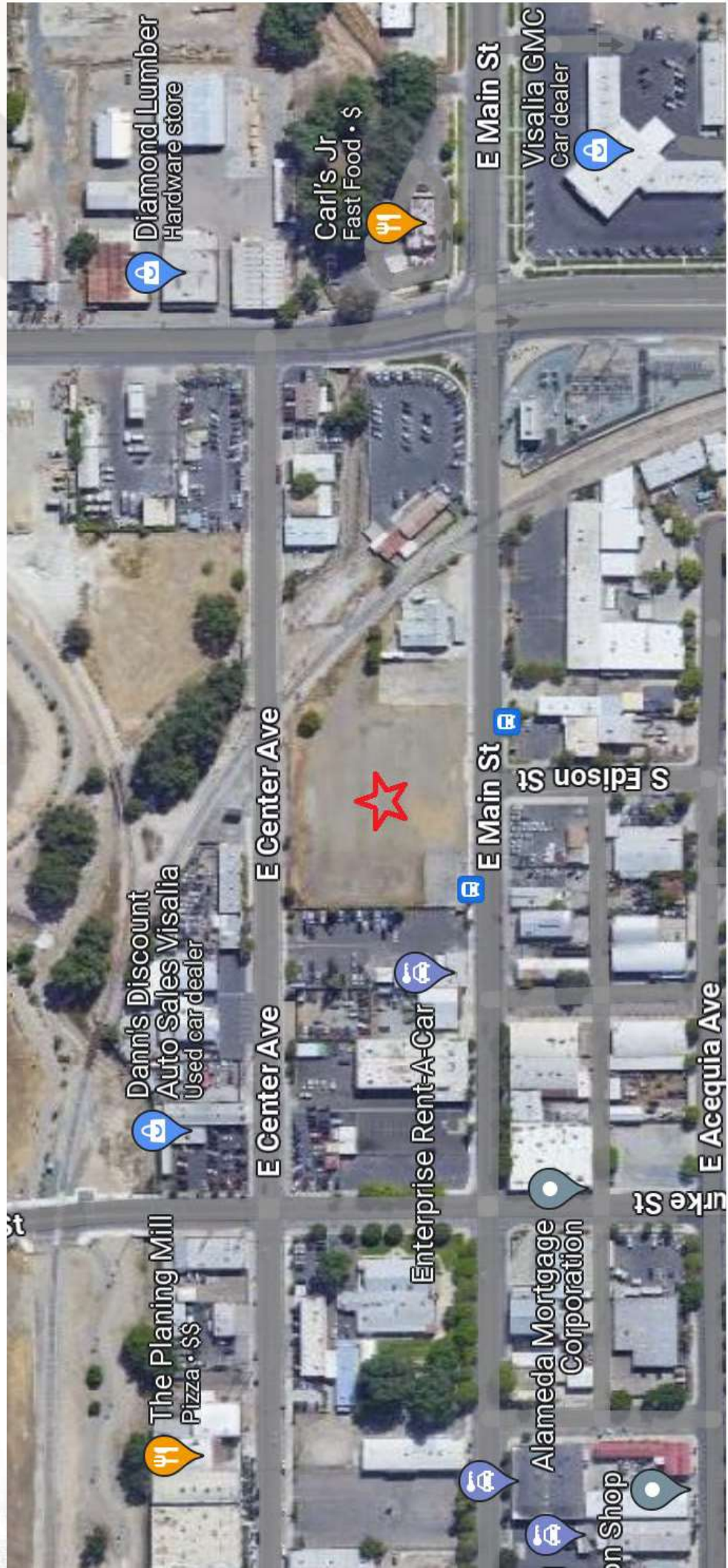
TOTAL LAND SIZE: 2.17 +/- Acres

APN: 094-201-027-000

This is a development/Investment opportunity located in the heart of downtown Visalia on busy Main Street. The area has mixed-use Commercial and Industrial. The City of Visalia continues to develop in this area, with many new micro breweries and eateries opening. There are many use possibilities here. Prospective buyers should verify their intended use with the City of Visalia Planning Department. The owner has designed a mini storage business with up to 600 units.

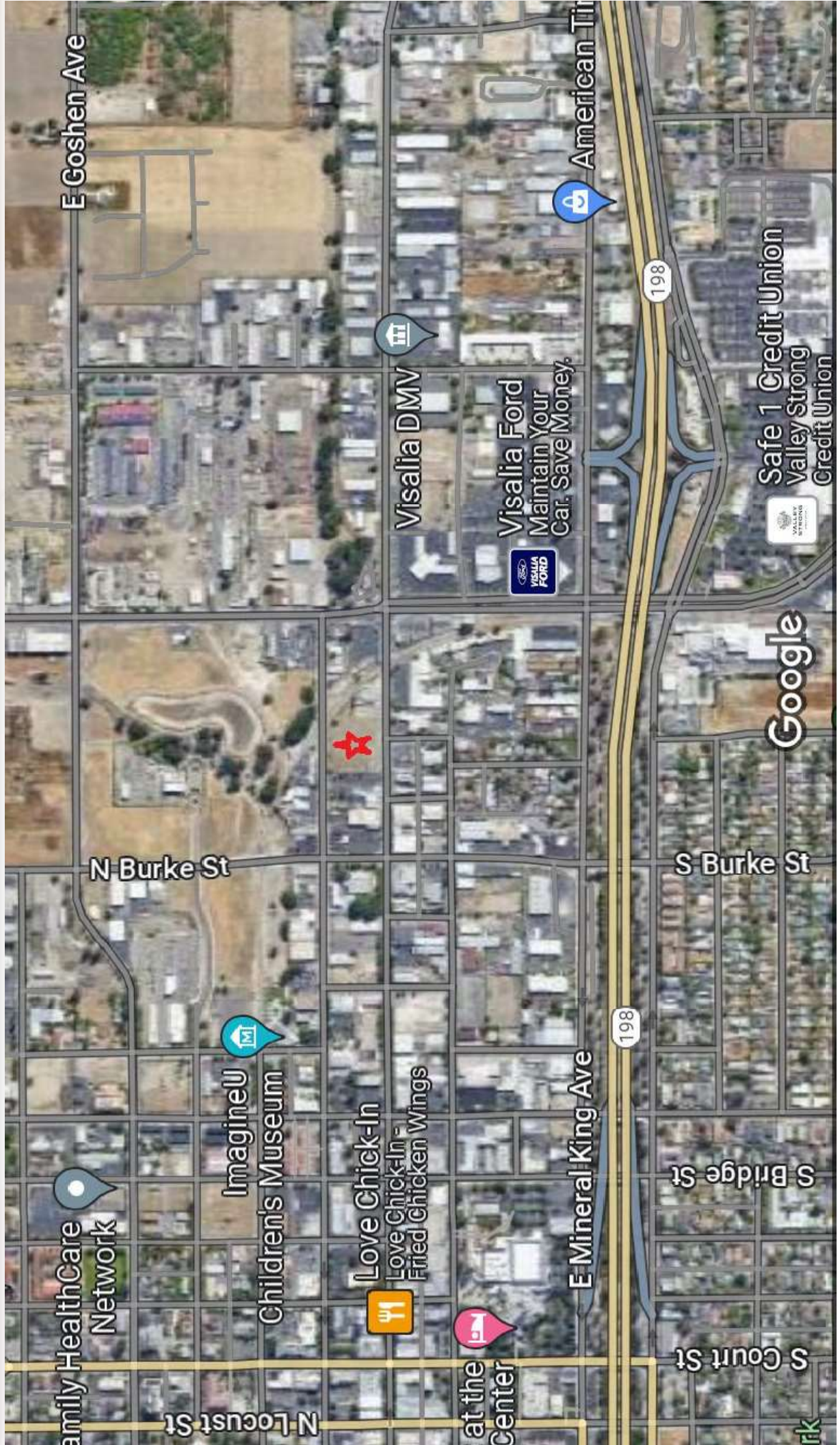
AERIAL VICINITY

(21) COMMERCIAL.



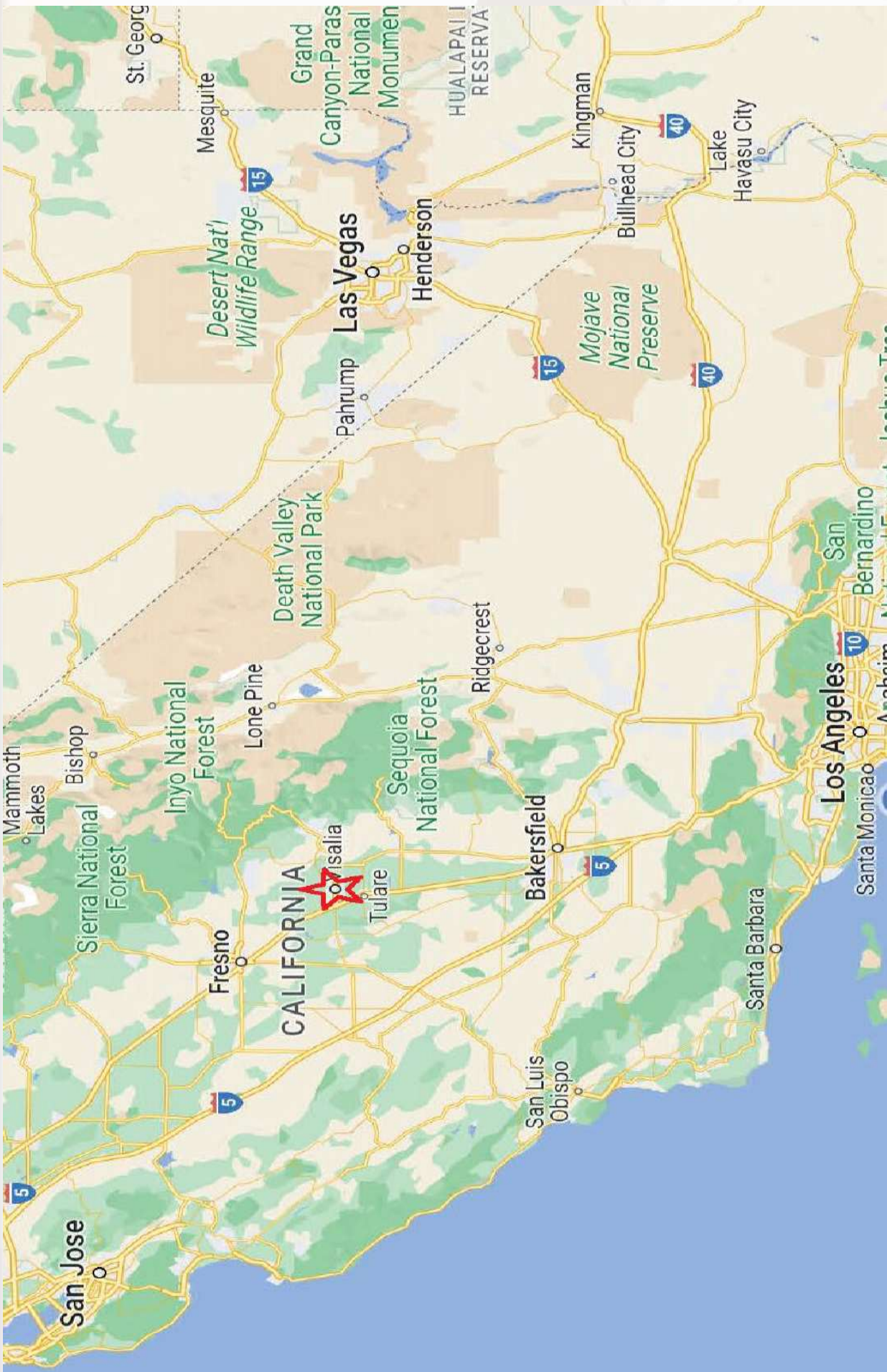
AERIAL VICINITY

21 COMMERCIAL.



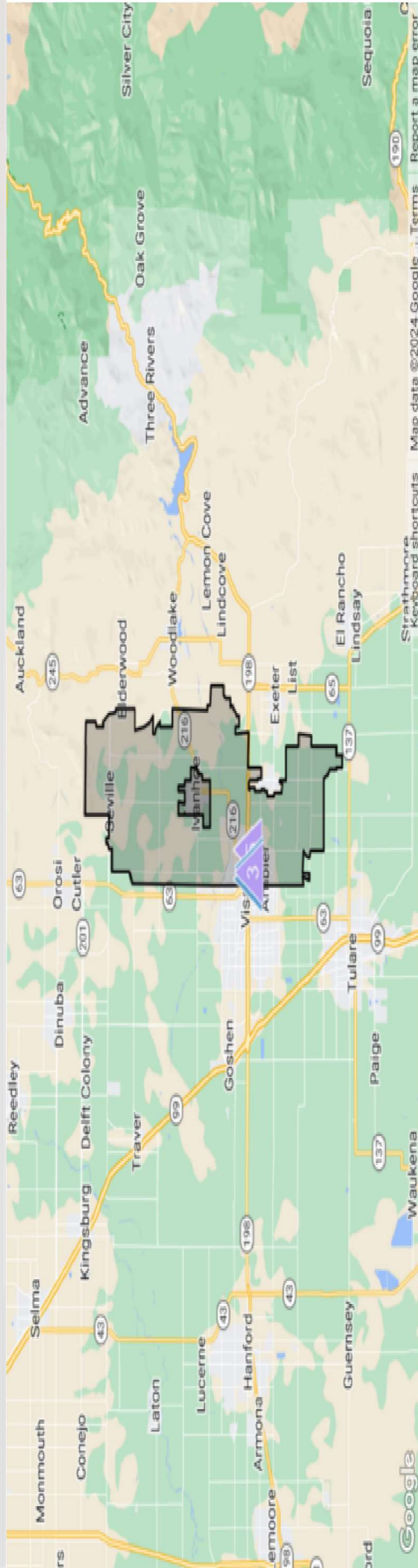
AERIAL VICINITY

21 COMMERCIAL.



Traffic Counts

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Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
60,204
 2023 Est. daily traffic counts

Historical counts		
Year	Count	Type
2018	▲ 59,000	AADT
.....		
.....		
.....		
.....		

Street: 198
 Cross: —
 Cross Dir: —
 Dist: —

2
54,227
 2023 Est. daily traffic counts

Historical counts		
Year	Count	Type
2017	▲ 56,000	AADT
2012	▲ 46,000	AADT
2008	▲ 48,500	AADT
2004	▲ 57,000	AADT
2003	▲ 47,000	AADT

Street: State Rte 198
 Cross: S Burke St
 Cross Dir: E
 Dist: 0.05 miles

3
47,127
 2023 Est. daily traffic counts

Historical counts		
Year	Count	Type
2021	▲ 46,750	AADT
.....		
.....		
.....		

Street: CA 198
 Cross: State Hwy 198
 Cross Dir: N
 Dist: 0.01 miles

4
41,257
 2023 Est. daily traffic counts

Historical counts		
Year	Count	Type
2018	▲ 47,000	AADT
2017	▲ 46,500	AADT
2012	▲ 36,000	AADT
2008	▲ 38,000	AADT

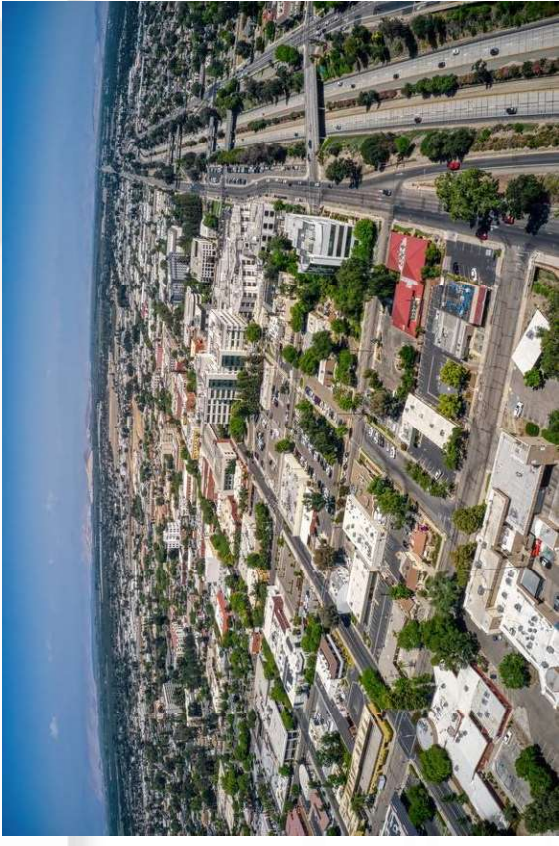
Street: 198
 Cross: Rd 140
 Cross Dir: E
 Dist: 0.48 miles

5
37,000
 2021 Est. daily traffic counts

Historical counts		
Year	Count	Type
2018	▲ 47,000	AADT
2017	▲ 46,500	AADT
2012	▲ 36,000	AADT
2008	▲ 38,000	AADT

Street: CA 198
 Cross: Rd 140
 Cross Dir: E
 Dist: 0.48 miles

CITY OF VISALIA HIGHLIGHTS



Investors are drawn to Visalia, CA, for its growing and educated workforce, business-friendly environment, strong agriculture and agribusiness sector, strategic transportation links, economic diversity, tourism potential, youthful population, high quality of life, and ongoing infrastructure investments. With these demographic advantages, Visalia presents a range of investment opportunities across various industries, from agriculture to technology, promising long-term success and growth prospects for businesses in the region.



Visalia Development Land Parcels totaling 2.17 +/- Acres



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