

LAND FOR SALE

INDUSTRIAL DEVELOPMENT LAND LOCATED RAPIDLY-DEVELOPING AREA

2495 N American St, Visalia, CA 93291



Sale Price

**\$995,000 -
\$3,980,000**

OFFERING SUMMARY

Available SF: 413,972 SF
Lot Size: 2.375 - 9.72 Acres
Price / Lot: \$995,000
Zoning: M1: Light Manufacturing
Dimensions: 313.6175' x 330'
Market: Visalia/Porterville
Submarket: Greater Visalia
Cross Streets: Avenue 308 & American Ave
APN: 075-170-010

PROPERTY HIGHLIGHTS

- (4) ±103,493 SF (313.6175' x 330') Industrial Lots in Visalia, CA
- Water, Sewer, Power @ Street w/ Gas Transmission Line & AT&T Fiber
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Current 40' N American St In Process On East Side of Parcels
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Surrounded By Visalia's Highest Trafficked Roads & Major Arterials
- Direct Access & Exposure to Upgraded HWY 99 Off/On Ramps
- Ideal for Manufacturing, Warehouse/Distribution, Flex Space, or Terminal
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Public Transportation & Growing Developments

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PROPERTY DESCRIPTION

(4) industrial lots each offering 2.375 Ac to 9.72 Ac (313.6175' x 330' each) located within Visalia's dynamic & rapidly-developing area. Parcels can be sold individually or together, as well as lot line adjustments made to deliver the desired size. Site includes nearby utility improvements (water, power, gas), nearby access from CA-99, and easy access from Fresno, Madera, & Merced counties. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Highway 99 & easy access to the I-5. This site is situated among a number of significant businesses along the northern boundary of Visalia, following Highway 99 toward Northern California metros such as San Francisco, San Jose, & Sacramento. A 40' road is currently under development on the east side of the parcel (N American St).

LOCATION DESCRIPTION

Strategically located near the new interchange of CA State Highway 99 & Betty Dr in North-West Visalia, CA. Location is ± 2 miles north of the Highway 99 & 198 interchange, adjacent to the city of Visalia. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-198, to the south, and CA-41 to the west. The site is located minutes from the Visalia Airport, less than 2 hours from Sequoia National Park, 2 hours from San Luis Obispo and Los Angeles Counties, and 3 hours from the Bay Area. Fresno, Bakersfield, Clovis, Merced, Madera, Visalia, Porterville, Springville, Lemoore, and Hanford also provide many opportunities close by.



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OF LOTS 4 | TOTAL LOT SIZE 413,972 SF | TOTAL LOT PRICE \$995,000 - \$3,980,000 | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	DIMENSIONS
Available	A	Industrial	103,493 SF	\$995,000	313.6175' x 330'
Available	B	Industrial	103,493 SF	\$995,000	313.6175' x 330'
Available	C	Industrial	103,493 SF	\$995,000	313.6175' x 330'
Available	D	Industrial	103,493 SF	\$995,000	313.6175' x 330'

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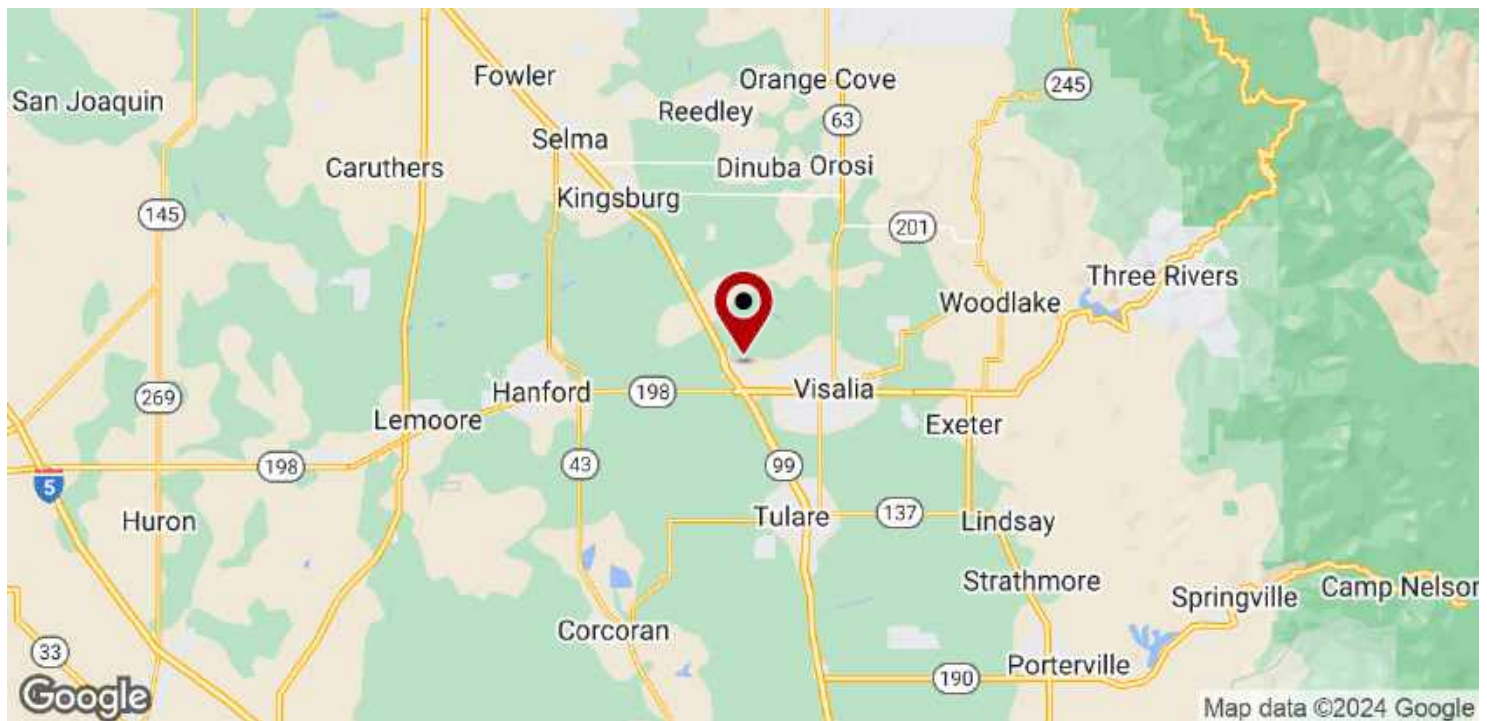
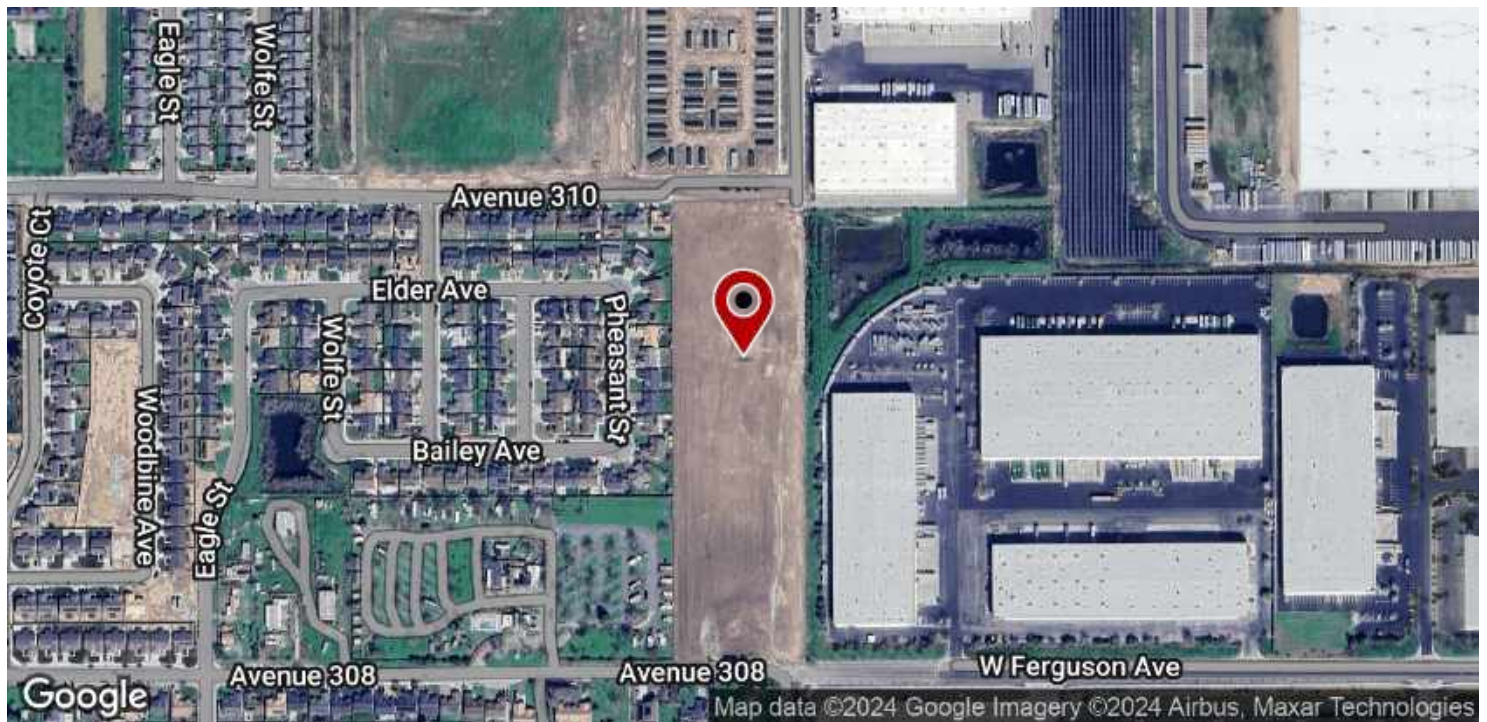
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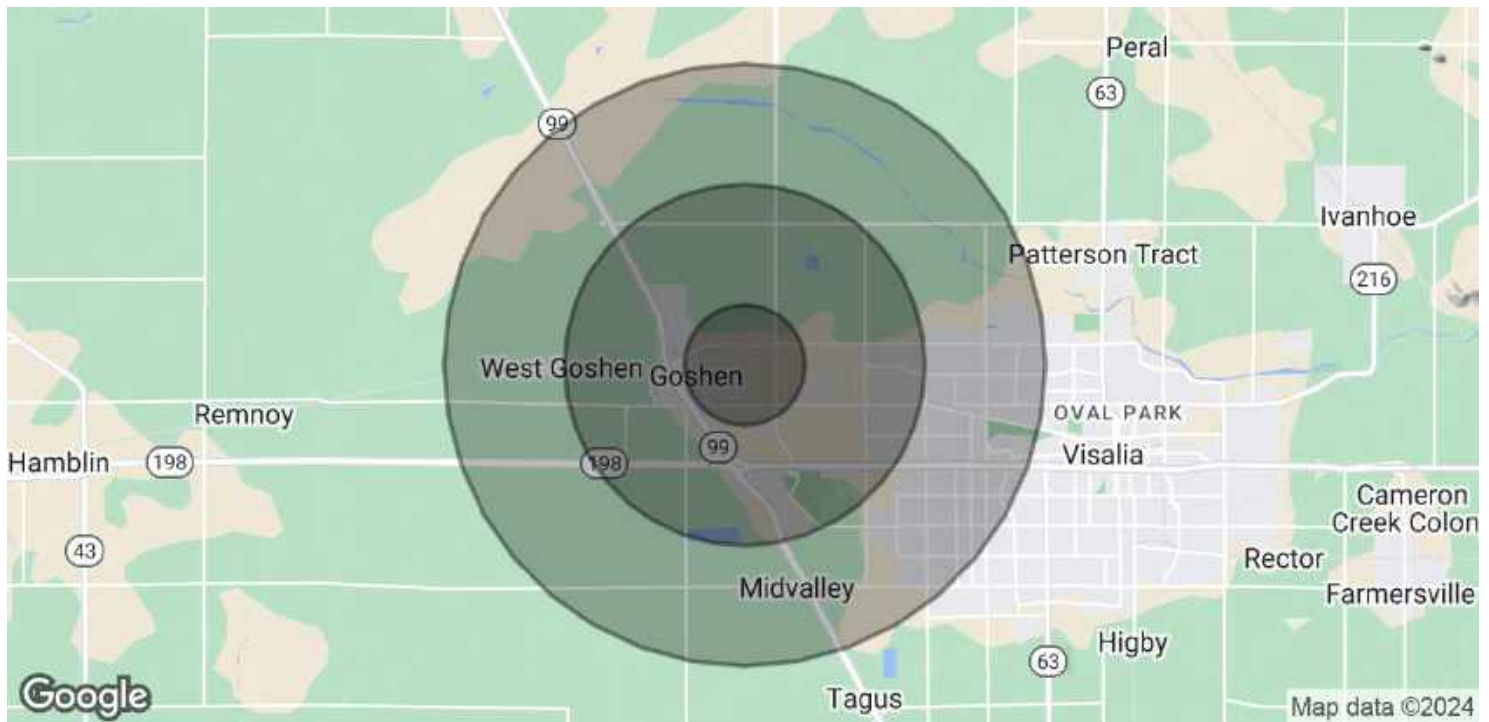
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,895	12,907	60,422
Average Age	30	34	37
Average Age (Male)	30	33	35
Average Age (Female)	31	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,214	3,772	19,576
# of Persons per HH	4	3.4	3.1
Average HH Income	\$96,578	\$148,941	\$119,247
Average House Value	\$317,188	\$445,117	\$425,672

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.4%	53.5%	49.9%

Demographics data derived from AlphaMap

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