

99

GOLDEN STATE HWY

GRAHAM & ASSOCIATES

CAMP DR

99

W LEGACY AVE

SUBJECT PROPERTY

N AMERICAN ST

±4.06 ACRE DEVELOPMENT OPPORTUNITY

SWC W LEGACY AVE & ROAD 76 | VISALIA, CA

OFFERING MEMORANDUM

W LEGACY



GOLDEN STATE HWY

99

CAMP DR

W LEGACY AVE

**SUBJECT
PROPERTY**

LISTED BY

Matthew D. Graham
DRE #01998518
O | 559.754.3020
F | 559.429.4016

GRAHAM
&
ASSOCIATES

COMMERCIAL • AGRICULTURE • ESTATES

CONTENTS

- 3 Executive Summary
- 4 Proposed Building
- 5 Market Aerial
- 6 Elevations
- 7 Market Overview

EXECUTIVE SUMMARY

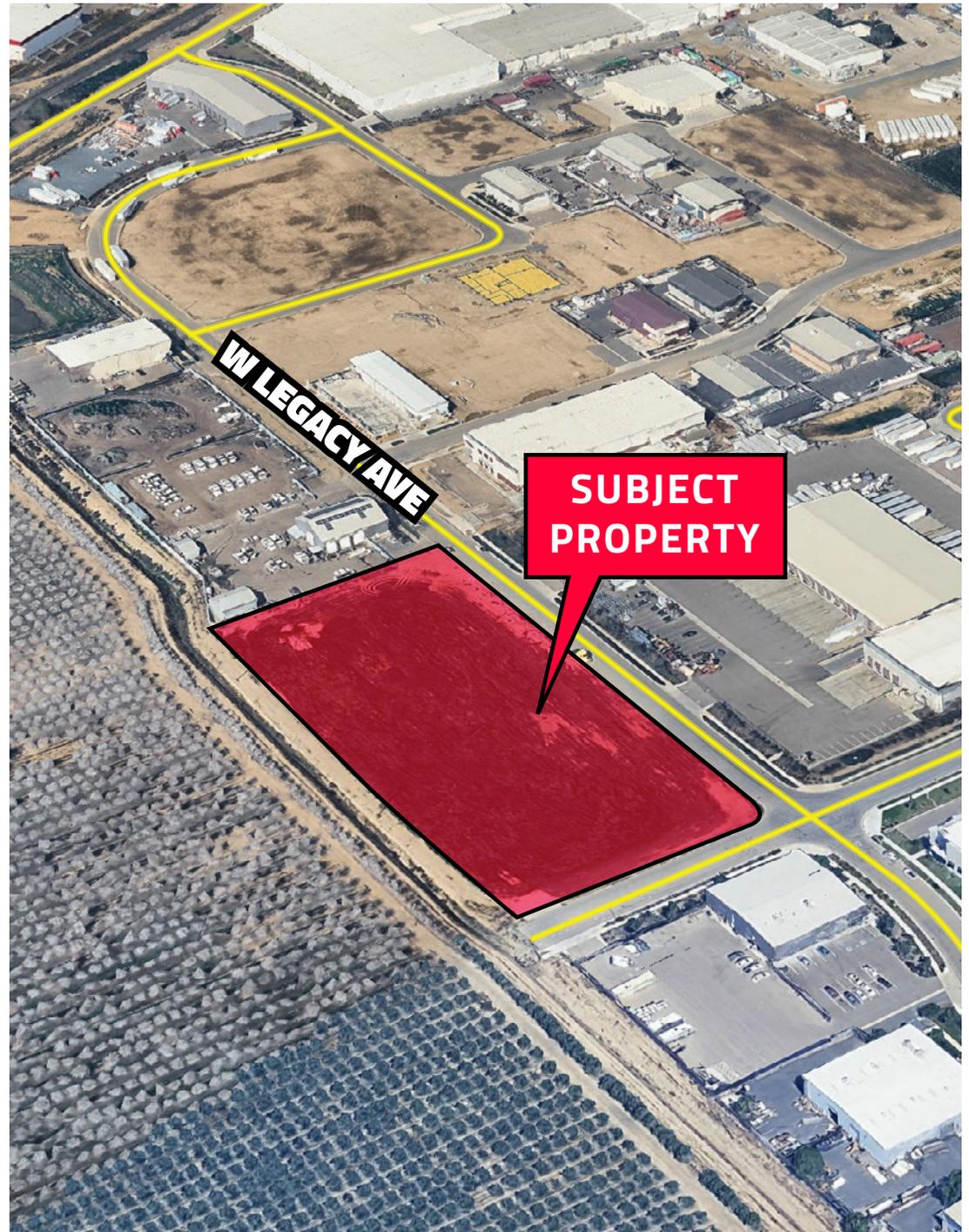
This ±4.06-acre development site is ideally located at the signalized southwest corner of W. Legacy Avenue and Road 76 in Visalia, California. The property offers excellent visibility and accessibility, making it well-suited for a variety of commercial or mixed-use development opportunities.

Situated within a growing area of Visalia, the parcel provides convenient access to surrounding residential neighborhoods, retail centers, and major roadways. The site's corner positioning and ample acreage create strong potential for developers or investors seeking to capitalize on the continued growth and demand within the market.

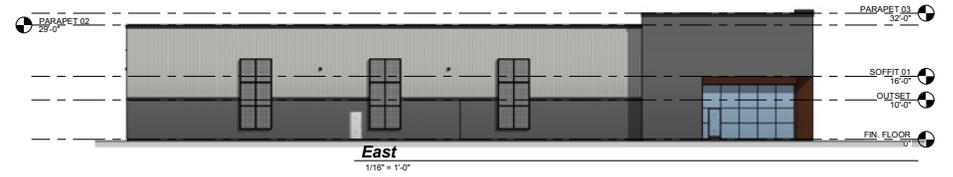
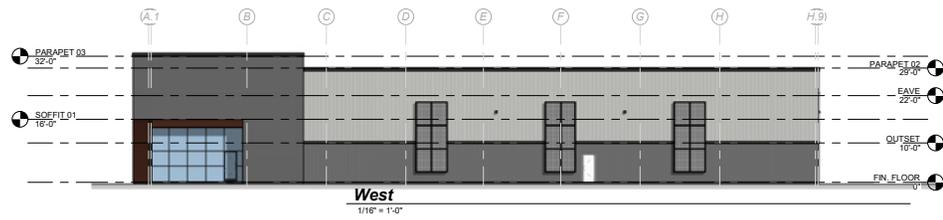
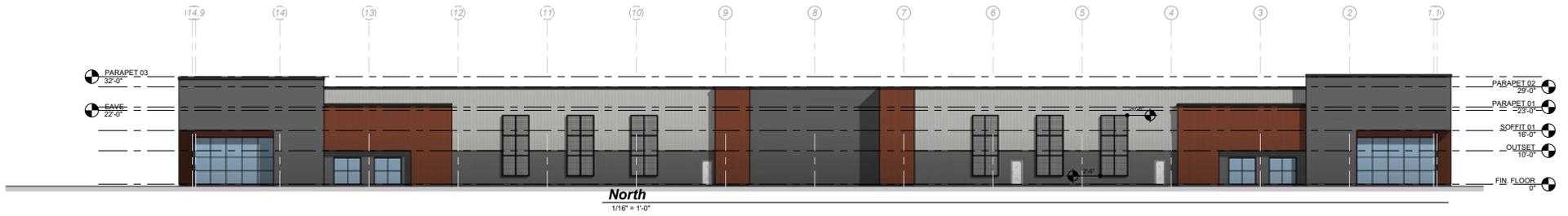
Offered for sale with pricing available upon request, this property represents a compelling opportunity to develop a strategically located parcel in one of Visalia's expanding corridors.

Investment Highlights

- ±4.06 Acres Development Site
- Prime Corner Location at W Legacy Ave & Road 76
- APN: 073-220-020
- Excellent Development Opportunity
- High Visibility Corner Parcel
- Flexible Site for Commercial or Mixed-Use Development
- Growing Visalia Trade Area
- Price: Please Inquire



ELEVATIONS



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)





99

99

GOLDEN STATE HWY

CAMP DR

W LEGACY AVE

N AMERICAN ST

**SUBJECT
PROPERTY**

GRAHAM
&
ASSOCIATES
COMMERCIAL • AGRICULTURE • ESTATES

Matthew D. Graham
DRE# is 01998518
O | 559.754.3020
F | 559.429.4016

W LEGACY AVE