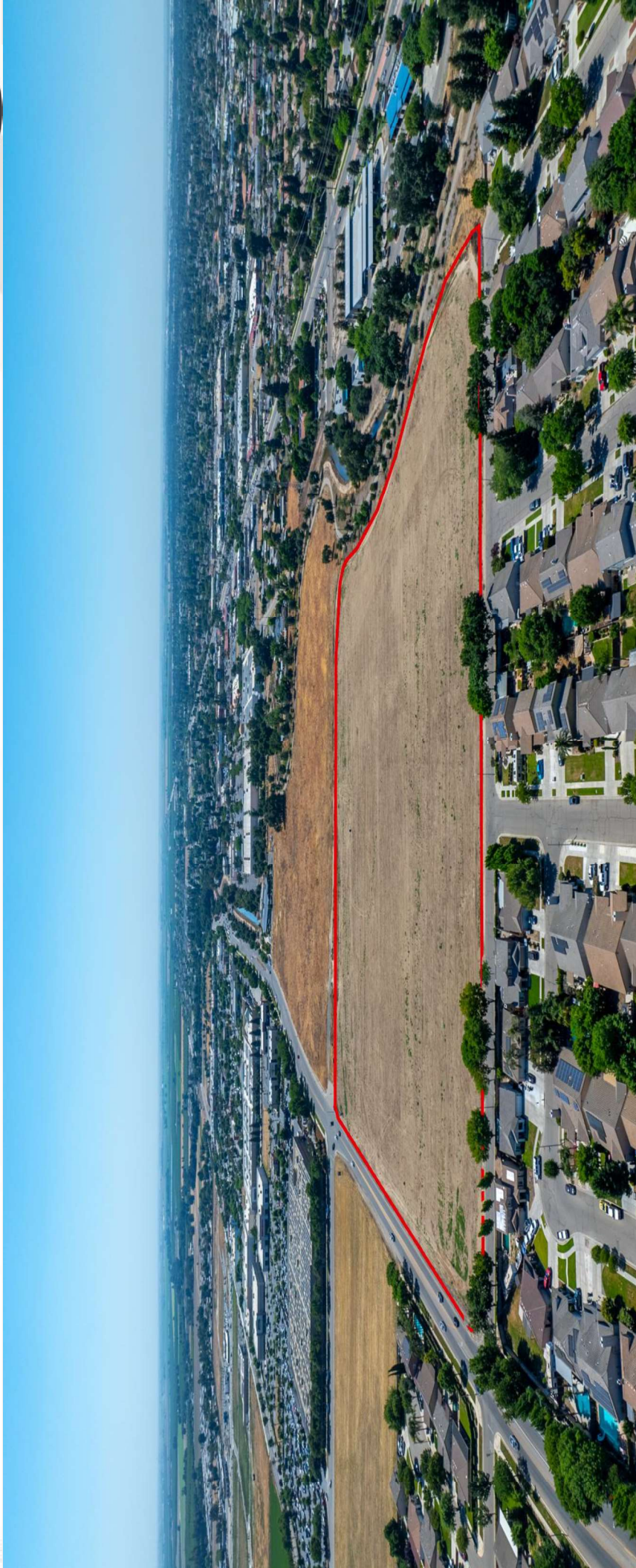


Visalia Development Land 18.41 +/- Acres



For more information please contact:

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jimdort51@yahoo.com



CENTURY 21.
Jordan-Link & Co.



COMMERCIAL.

www.jordanlink.com DRE 02032738

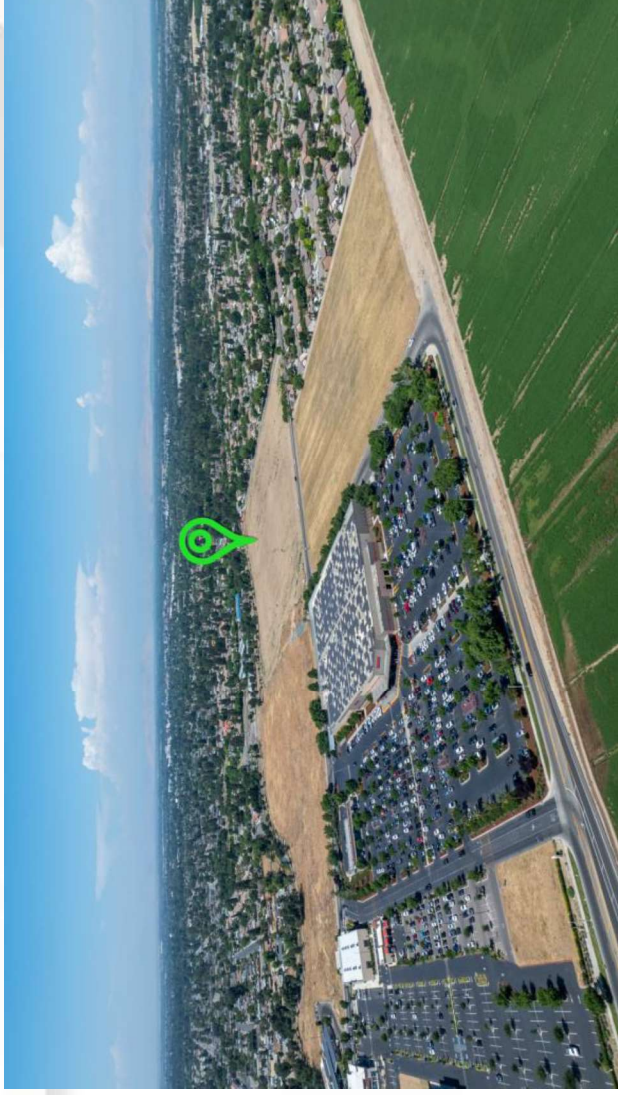
INVESTMENT HIGHLIGHTS

COMMERCIAL.

PURCHASE PRICE: \$8,000,000

TOTAL LAND SIZE: 18.41 +/- Acres

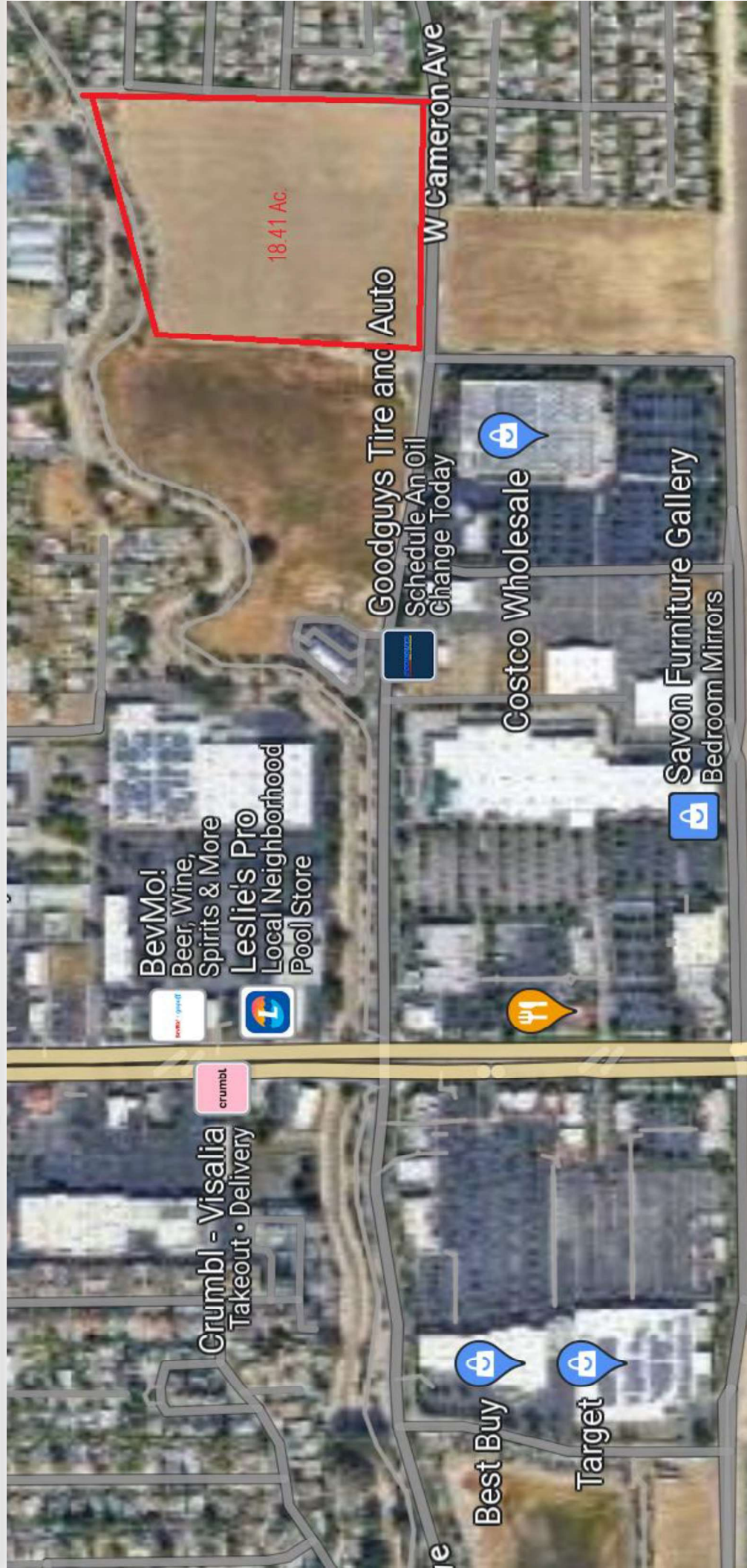
APN: 126-070-050-000



This prime commercial and retail development land located in one of Visalia's fastest-growing commercial districts, home to major retailers like Costco, Wal-Mart, Lowe's Home Improvement, Target, and Best Buy. Additionally, two new retail shopping center developments are currently under construction nearby, enhancing the area's commercial appeal. Ideal for a retail center or a mixed-use commercial and residential development, this parcel offers a strategic location and significant growth potential. Capitalize on the existing commercial momentum and create a landmark destination in one of California's most promising regions.

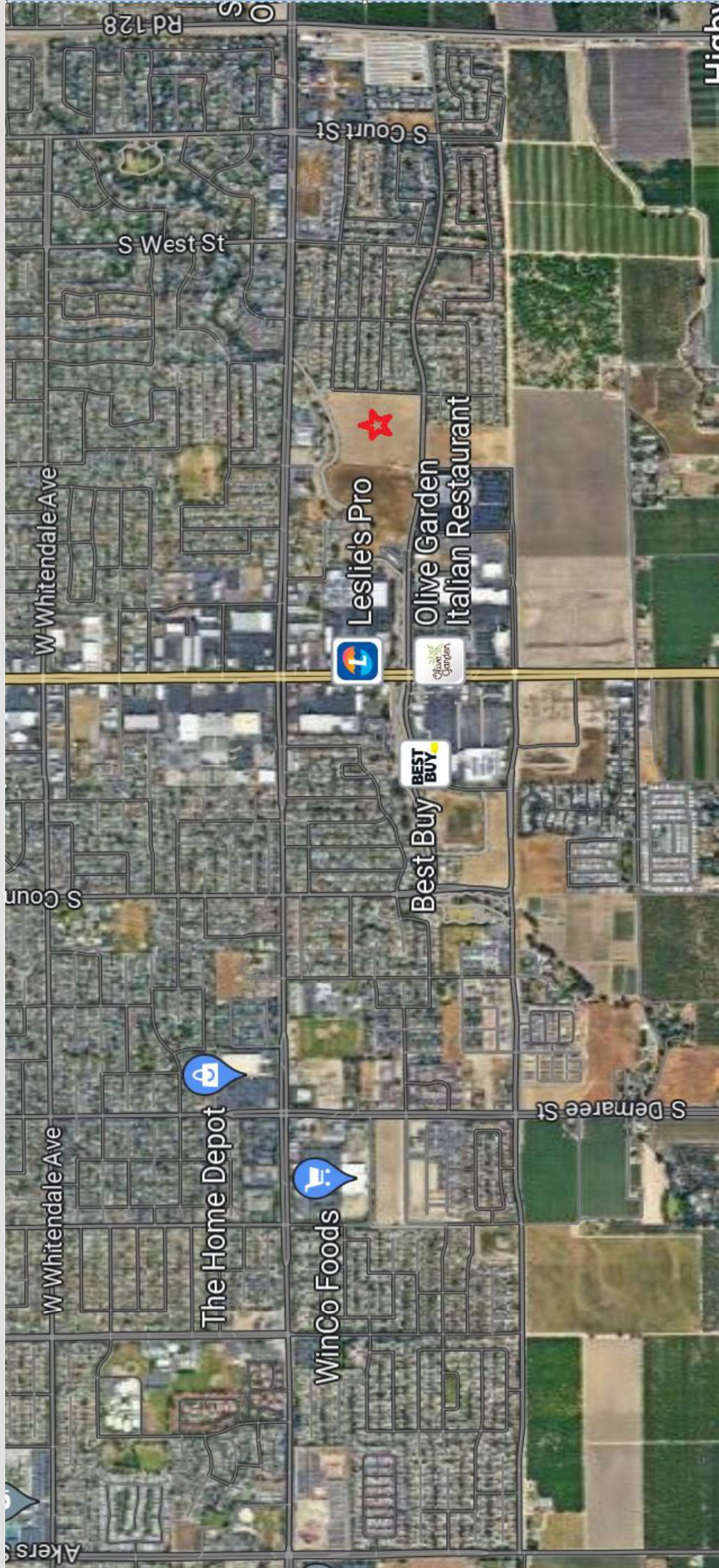
AERIAL VICINITY

(21) COMMERCIAL.



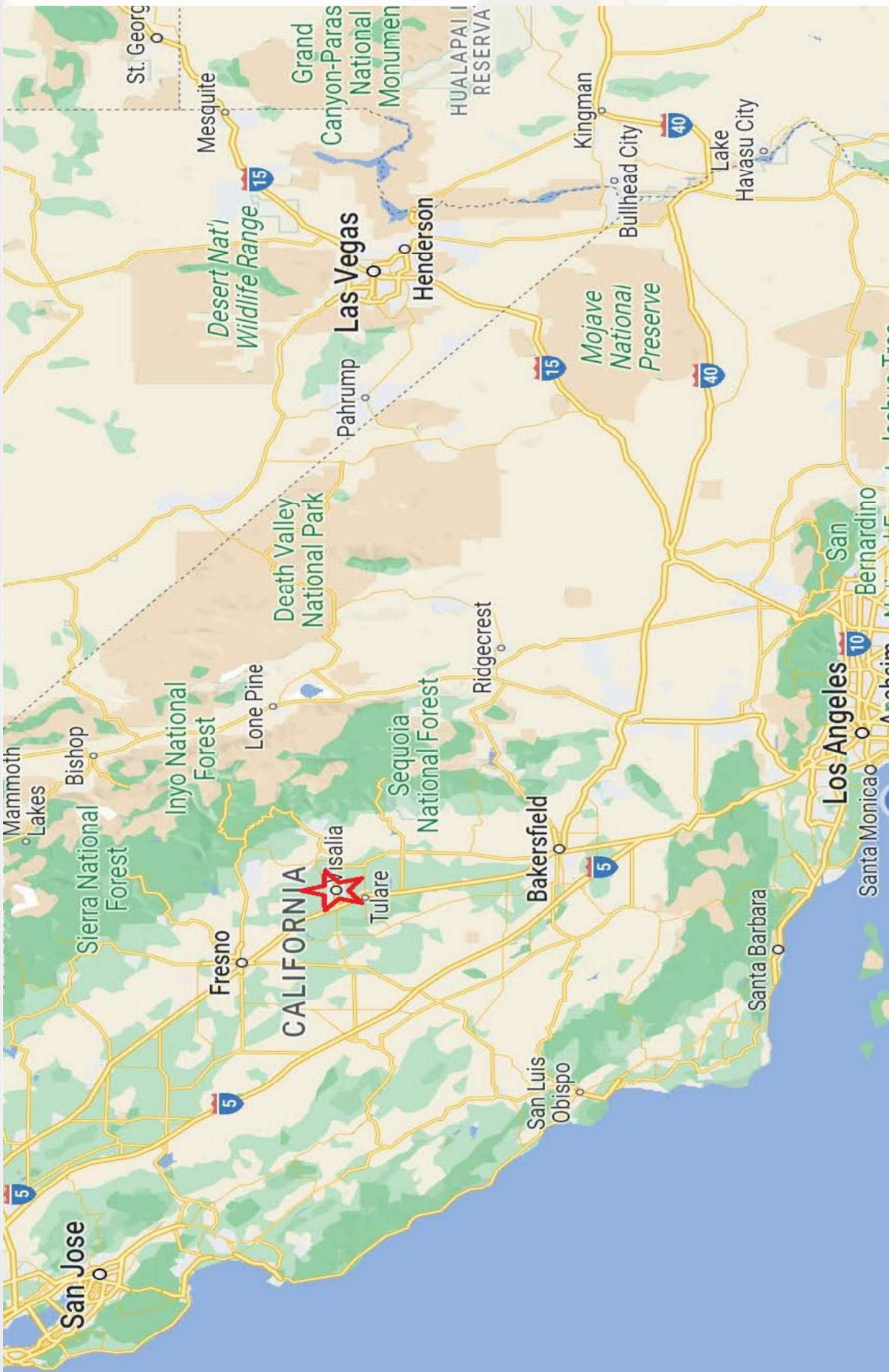
AERIAL VICINITY

21 COMMERCIAL



AERIAL VICINITY

21 COMMERCIAL.



Parcel Map

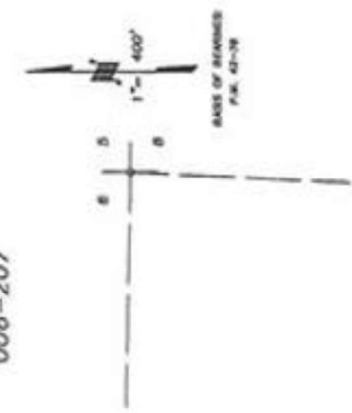
21 COMMERCIAL.

N1/2 SEC.7, T.19S., R.25E., M.D.B.&M.

Tax Area Codes 126-07
006-166
006-207

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND IS NOT A SURVEY. THE CITY AND COUNTY ENGINEER'S REVIEW AND SIGNATURE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON.

BK. 122



E. 1/4 COR.

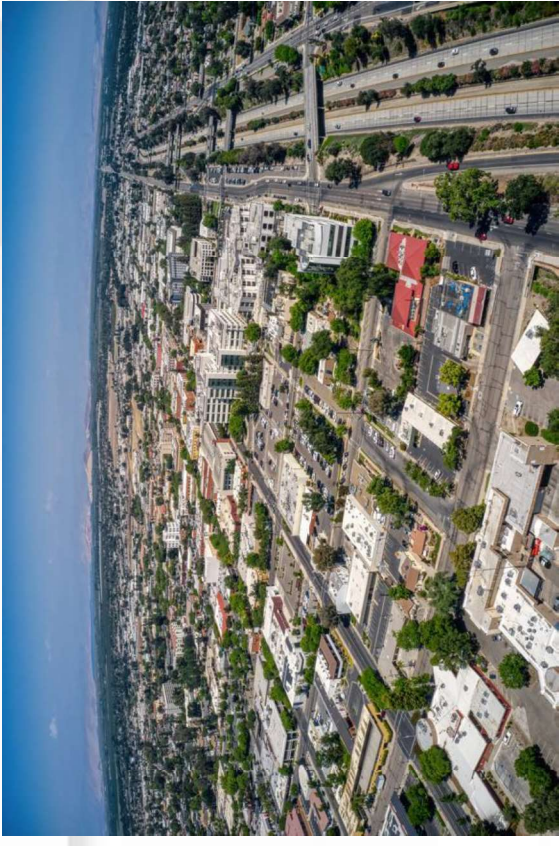
POR. PARCEL MAP NO. 4046, P.M. 41-50

CITY OF VISALIA
ASSESSOR'S MAPS BK.126 . PG.07
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123
Assessor's Block Numbers Shown in Ellipses (1) 123

APR 15/2024	REVISION
15/04/2024	DATE
REC-21	REVISOR

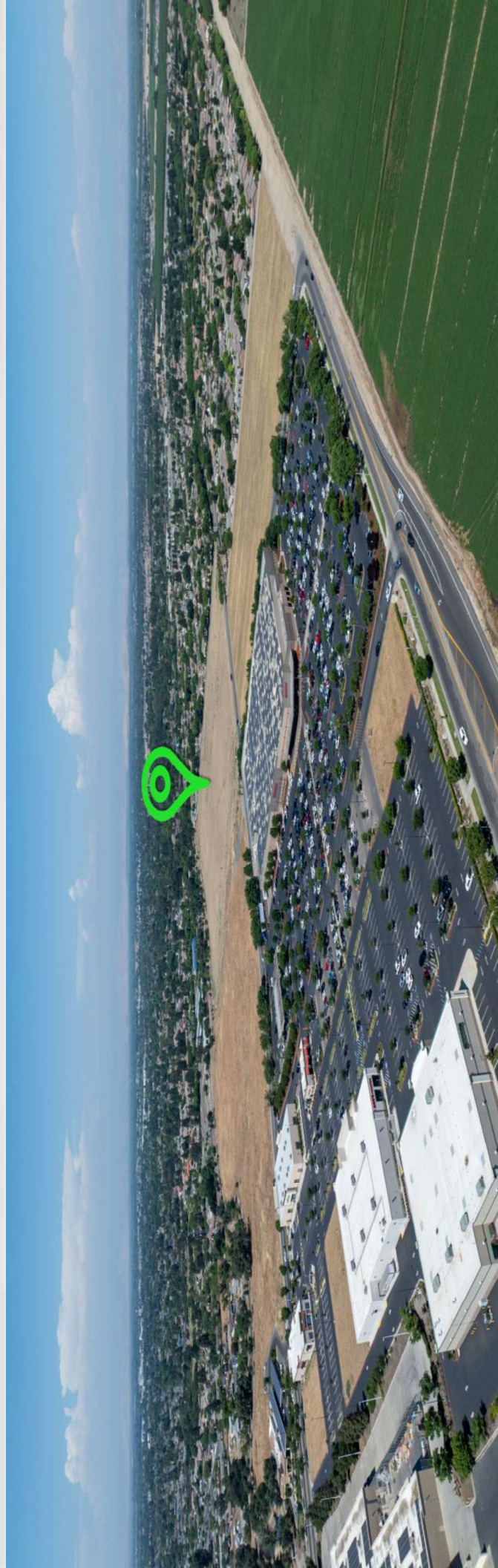
CITY OF VISALIA HIGHLIGHTS



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 18.41 +/- Acres



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COMMERCIAL.