

GRAHAM | & ASSOCIATES

PARCEL 1
19.81 AC±

PARCEL 2
16 AC±

35.81± ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

FARMERSVILLE, CA

OFFERING MEMORANDUM



PARCEL 2
16 AC±

PARCEL 1
19.81 AC±

LISTED BY

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EXECUTIVE SUMMARY

This 35.81± acre residential development site consists of two contiguous parcels ideally situated in the growing community of Farmersville, California. The property is positioned near existing residential neighborhoods and local amenities, making it well-suited for a single-family subdivision or planned residential development.

Offered at \$3,759,000 (\$105,000 per acre), the site presents a strong opportunity for developers seeking to capitalize on continued housing demand in Tulare County and the Central Valley market.

Investment Highlights

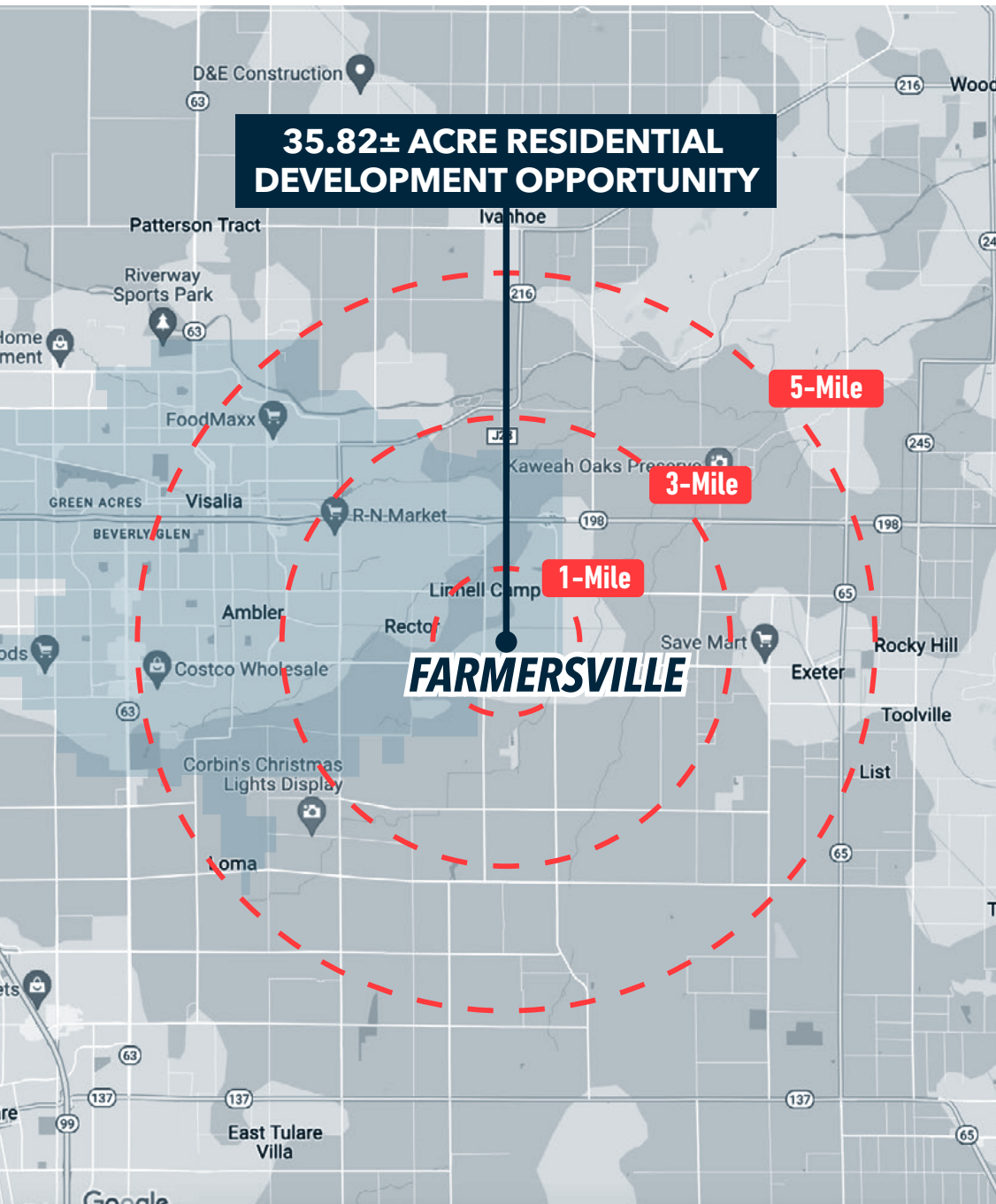
- Residential Development Opportunity
- Two (2) parcels totaling 35.81± acres
- Offered at \$3,759,000 (\$105,000 per acre)
- Prime infill location near established residential neighborhoods, schools, shopping, and community amenities with convenient access via N Virginia Ave
- Excellent development potential in a high-demand Central Valley housing market, ideal for a single-family residential subdivision



MARKET AERIAL



AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2019 Total Population	-	-	-
2024 Population	-	-	-
Pop Growth 2019-2024	-	-	-
Average Age	-	-	-
HOUSEHOLDS			
2019 Total Households	-	-	-
2019 HH Growth 2019-2024	-	-	-
INCOME			
Average Household Inc	-	-	-
Median Household Inc	-	-	-





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