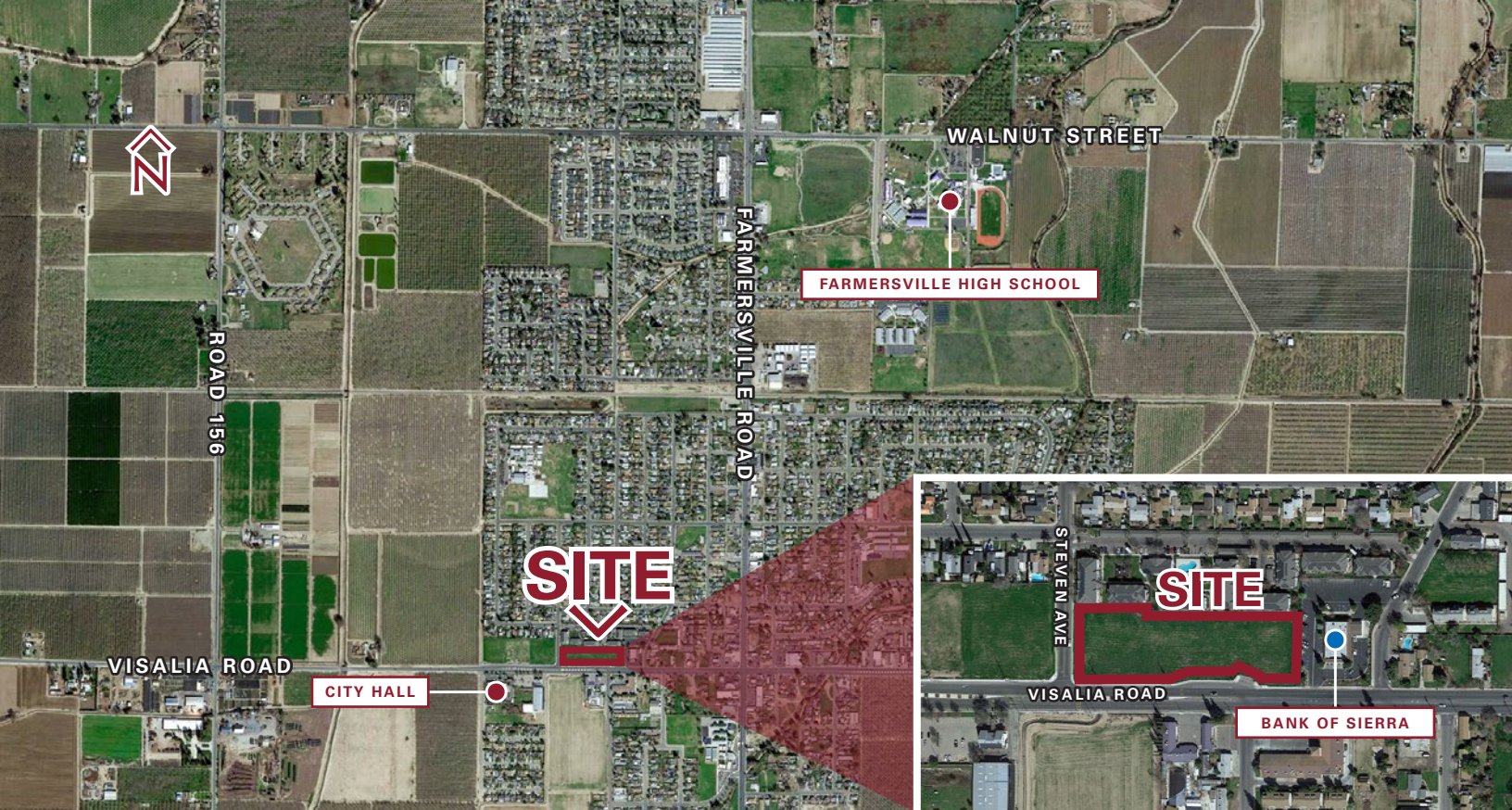




2.63± ACRES - RETAIL COMMERCIAL LAND

NEC of Steven Avenue & Avenue 280

Farmersville, CA

AVAILABLE FOR SALE

PROPERTY DETAILS

Price: \$575,000 (\$4.78 PSF)
Land Size: 2.63± acres
Zoned: Retail Commercial
APN(s): 128-140-038 and 039 (Tulare County)

HIGHLIGHTS

- Approved for 22,956± SF shopping center
- Across from City Hall
- Located on a 4 lane street

For information, please contact:

Kyle Rhinebeck, SIOR

Zeeb Pearson Commercial

t 559-696-2842

callkyle@callkyle.com

CA RE Lic. #00928751

VISALIA OFFICE

3447 S. Demaree St.

Visalia, CA 93277

t 559-732-7300

FRESNO OFFICE

7480 N. Palm Ave. #101

Fresno, CA 93711

t 559-432-6200

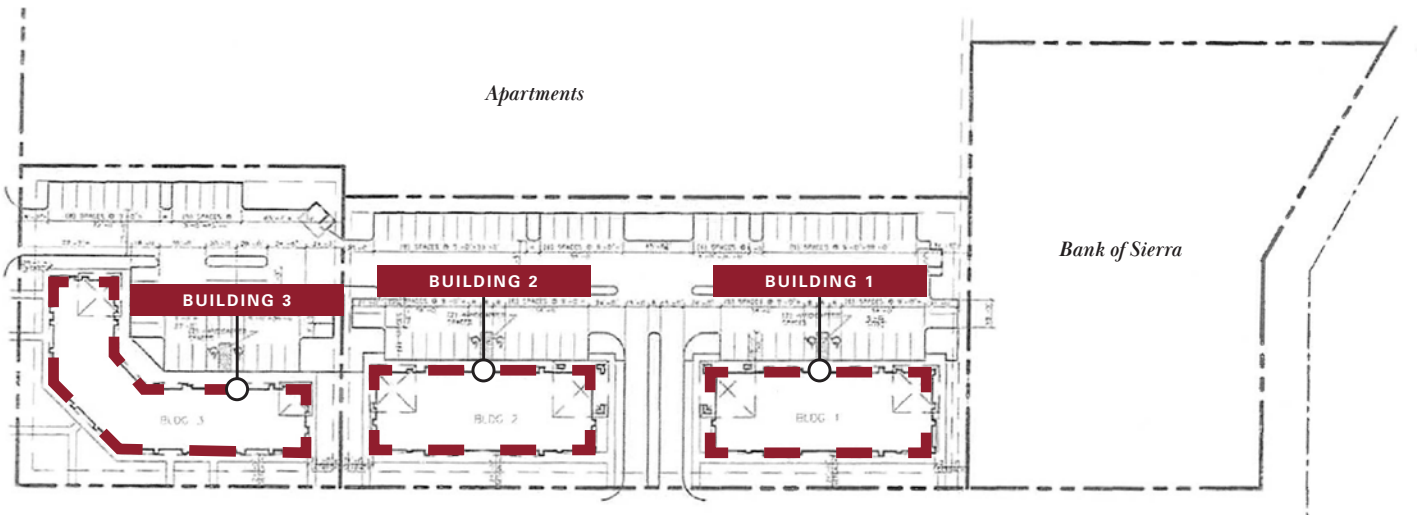
ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | zeebre.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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Proposed Site Plan



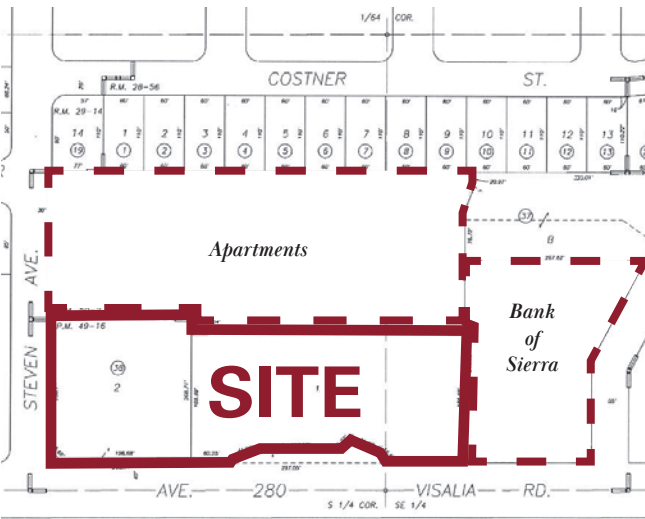
PROPERTY INFORMATION

<i>Building 1:</i>	7,158± SF
<i>Building 2:</i>	7,158± SF
<i>Building 3:</i>	8,640± SF
Total:	22,956± SF
Parking:	94 spaces

PROPERTY DESCRIPTION

The above is a proposed project that The City of Farmersville approved. Development can be something other than this, other possible uses are; mixed office, retail park with medical office. Subject to zoning.

Parcel Map



POPULATION

	1-MILE	2-MILES	3-MILES
2029 Projection:	9,351	12,785	24,984
2024 Estimate:	9,274	12,540	23,990

HOUSEHOLD INCOME

	5-MILE	10-MILE	40-MILE
2024 Est. Average:	\$91,246	\$95,720	\$86,684

Source: Claritas 2024

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