

Tulare County, California

\$3,500,000



- 

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**REALTY**  
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## VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

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100 YEARS  
PEARSON REALTY

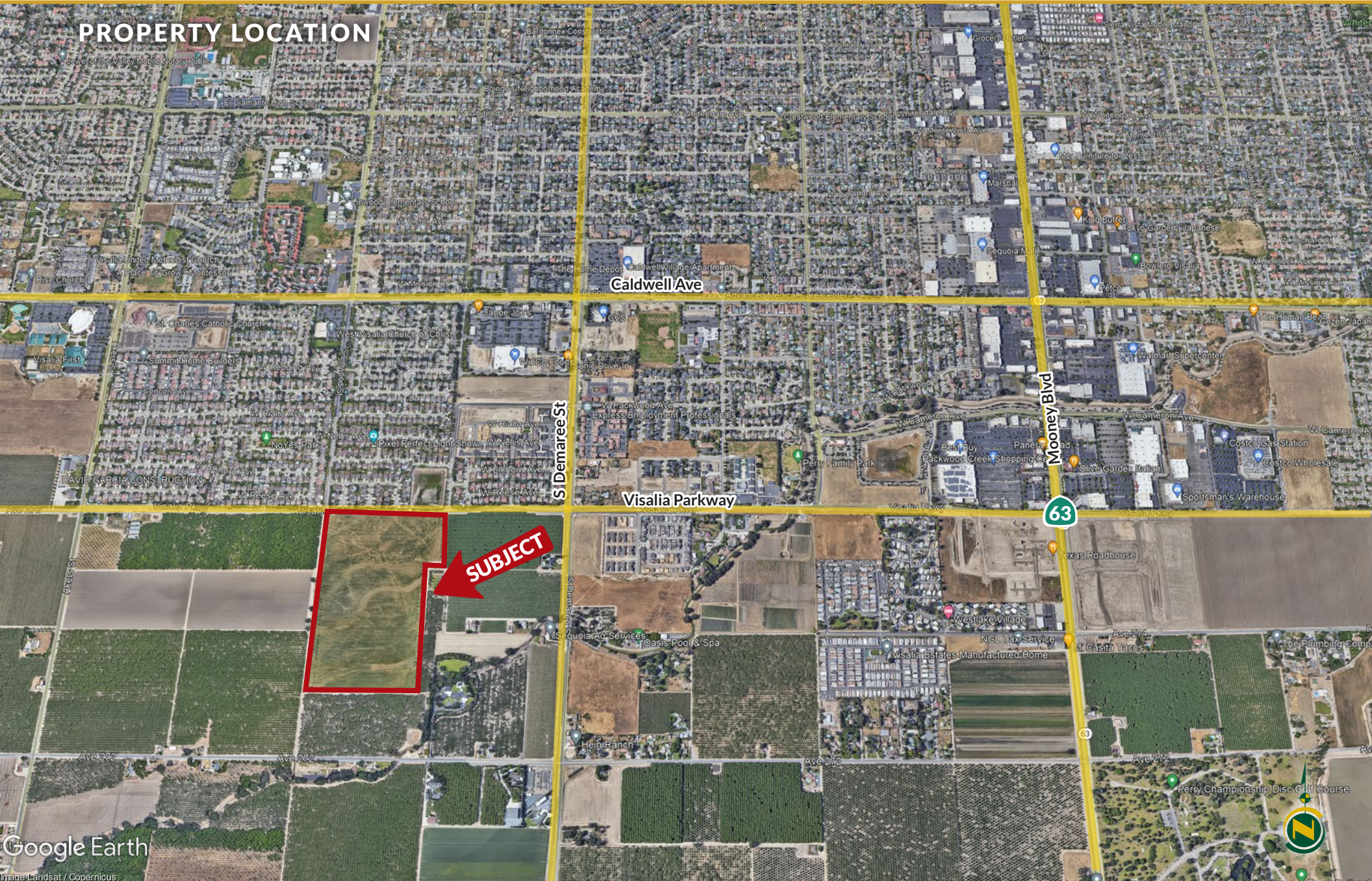


# VISALIA PARKWAY DEVELOPMENT LAND

55.80± Acres  
Tulare County, CA



## PROPERTY LOCATION





# VISALIA PARKWAY DEVELOPMENT LAND

55.80± Acres  
Tulare County, CA



## PROPERTY INFORMATION

### DESCRIPTION

This open land opportunity is located in the Visalia Sphere of Influence and Urban Development Boundary Tier 3, low density residential. Visalia has many new developments in the area. The buyer of this property could do some farming on the Grade 1 excellent soils and still have the benefits of future development. Residential neighborhood is already existing across the street from this offering. Seller states that sewer and water lines run across the north side of the property.

### LOCATION

The property has a great location on the south side of Visalia Parkway between Demaree street and Akers street.

### LEGAL

Tulare County APN 119-080-019 approximately 55.8± acres. The property is located in a portion of the S1/2 of Section 11, Township 19S, Range 24E, M.D.B. & M. Par 1 Par map 62 V1 p62 PM.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The property is not under the Williamson Act.

### PLANTINGS

Currently open ground.

### WATER

Kaweah Delta Water District, Greater Kaweah GSA. The property has one ag pump and well in unknown condition and does not receive district water.

### SOILS

Grade 1 - Excellent

Akers-Akers, saline -sodic complex 0 to 2% slopes.

Nord fine sandy loam, 0 to 2% slopes

### REMARKS

The Buyer should verify all zoning, land use, and development requirements with the city of Visalia.

### PRICE/TERMS

\$3,500,000 all cash or terms acceptable to Seller.



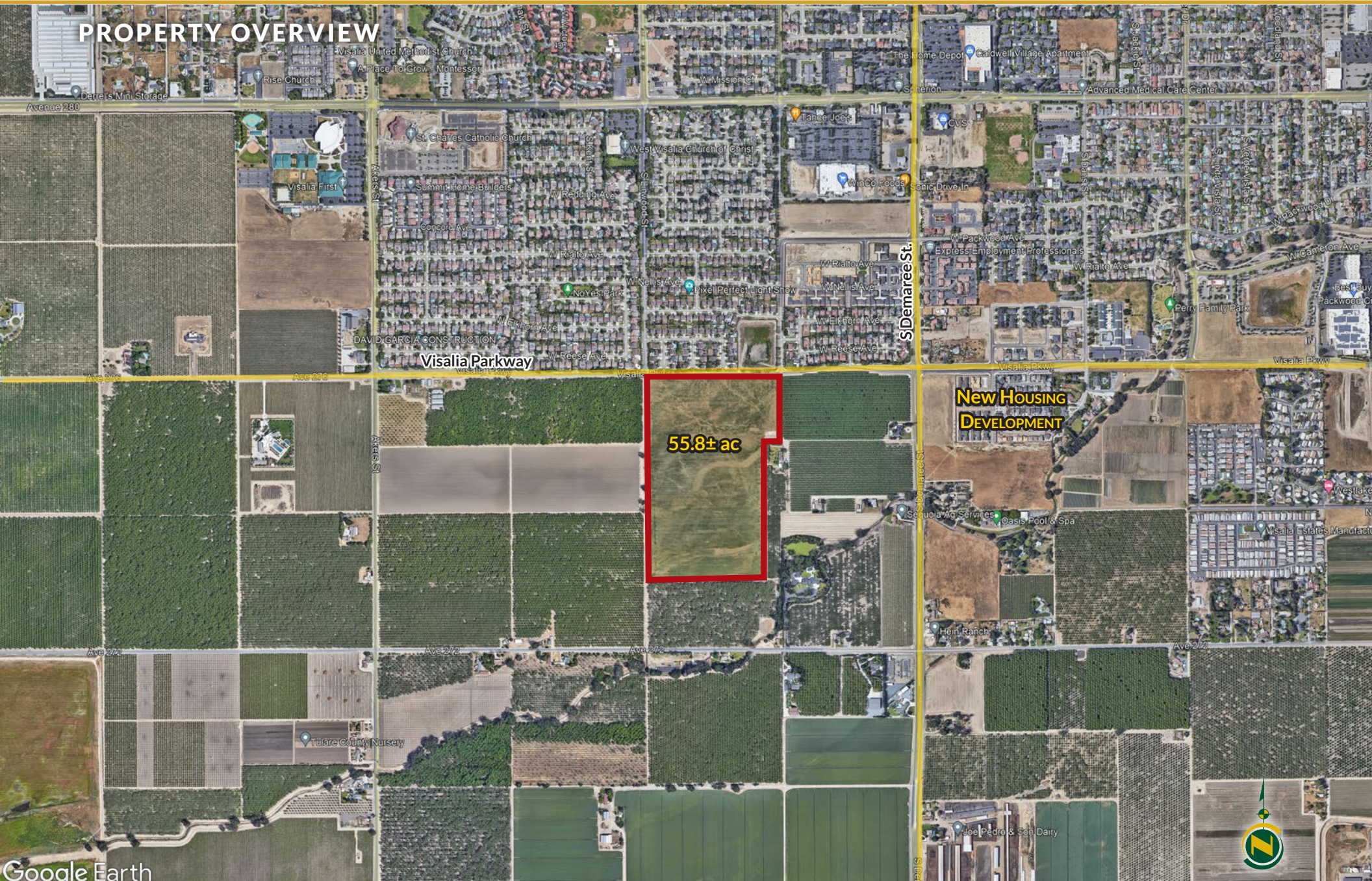


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## PROPERTY OVERVIEW



Google Earth

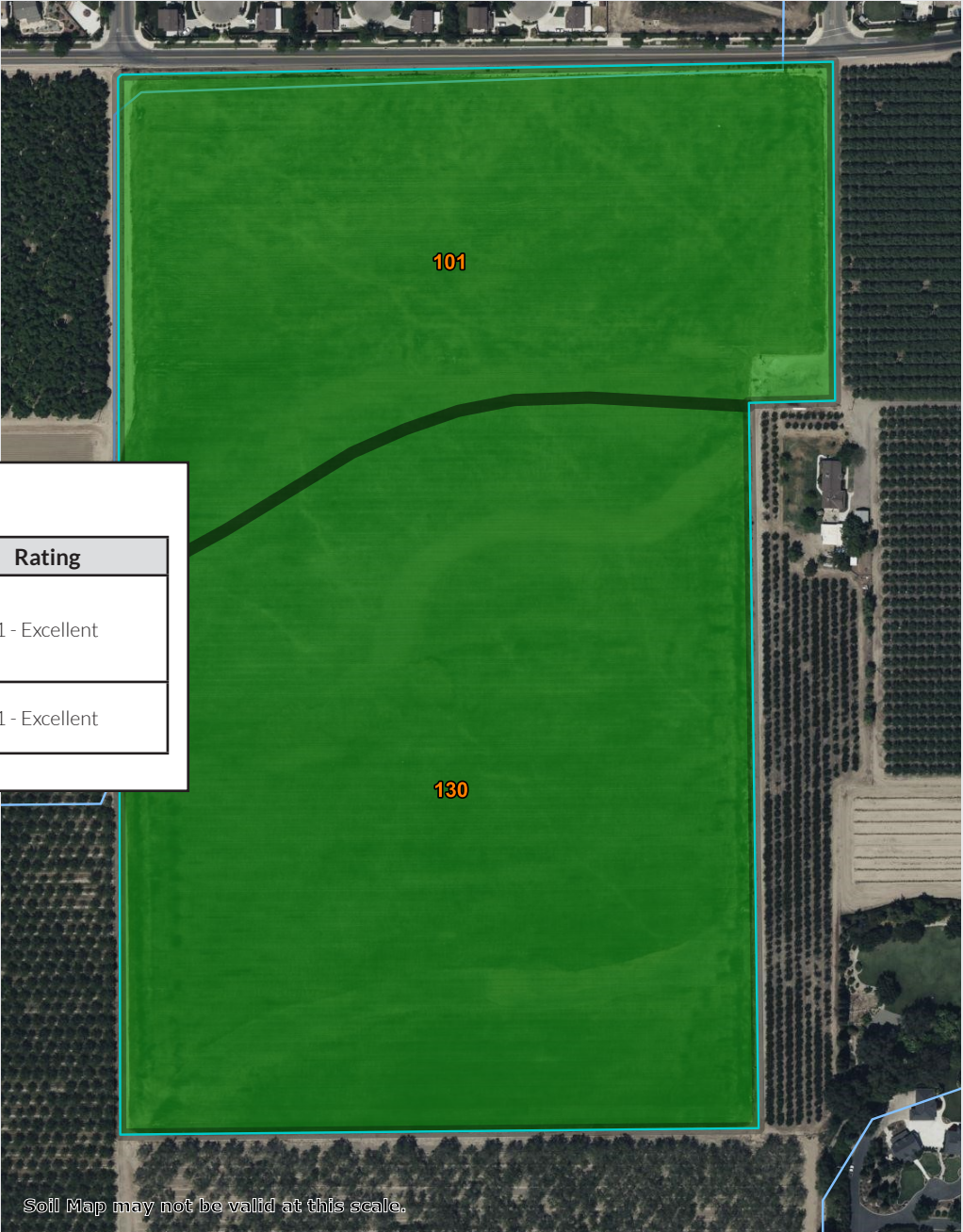


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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent

Soil Map may not be valid at this scale.



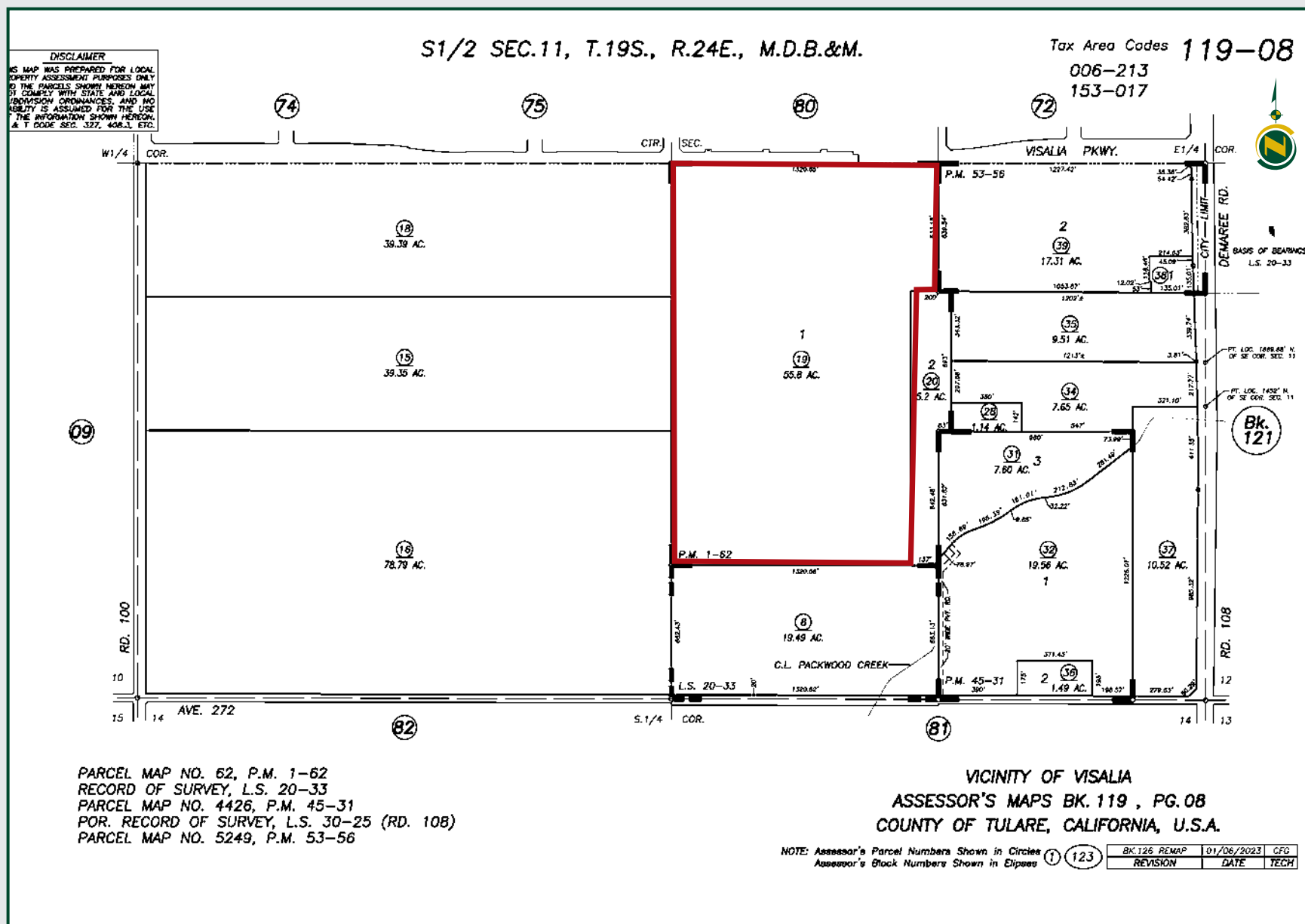


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## PARCEL MAP





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## PROPERTY PHOTOS



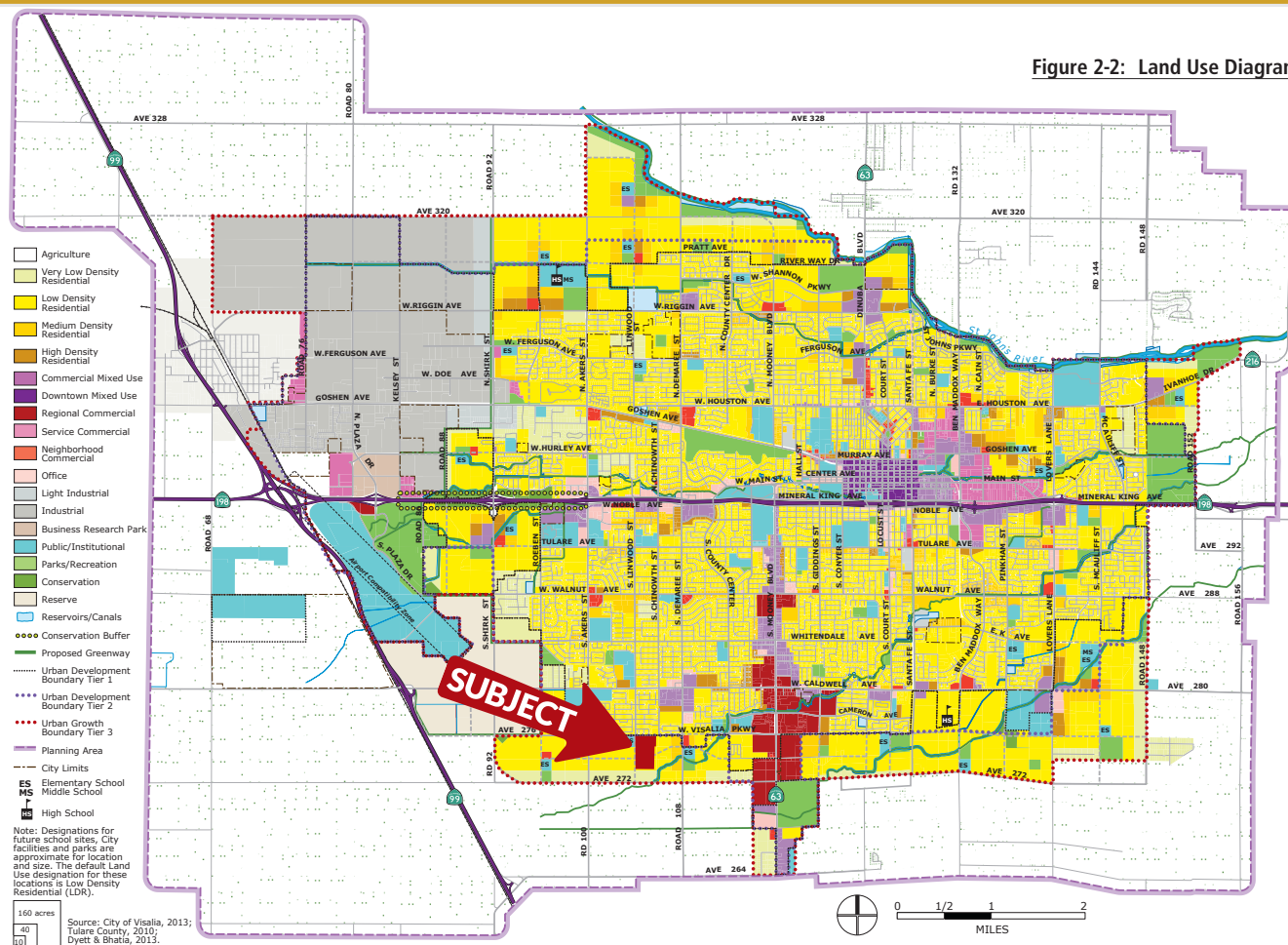


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Figure 2-2: Land Use Diagram



## Offices Serving The Central Valley

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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791  
**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.