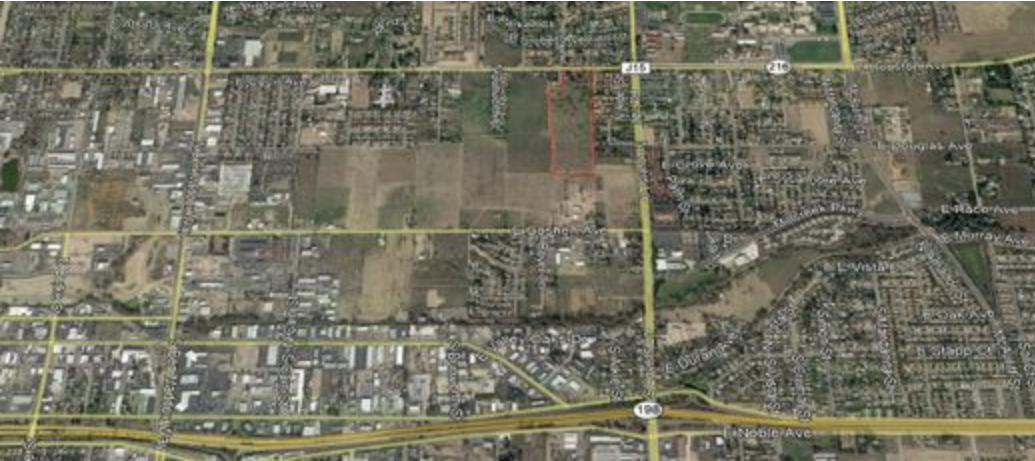


# GOLDEN WEST 19 ACRES | 2607 E HOUSTON, VISALIA, CA 93292

## Executive Summary



**SALE PRICE**

**\$2,150,000**

## OFFERING SUMMARY

Zoning:

RM 2

Market:

Visalia

Price / SF:

\$2.57

## PROPERTY OVERVIEW

19 Acres with RM2 Zoning 1 unit per 3,000 ft , adjacent to Large Multi Family Projects with Several Streets that end at the subject property, perfect for continuing into your project. Close to Visalia Adult school and Golden West High School and Golden Oak Elementary as well. close to Bus stops..... Owner will consider all Offers.. Please submit for review....



**KYLE RHINEBECK SIOR**

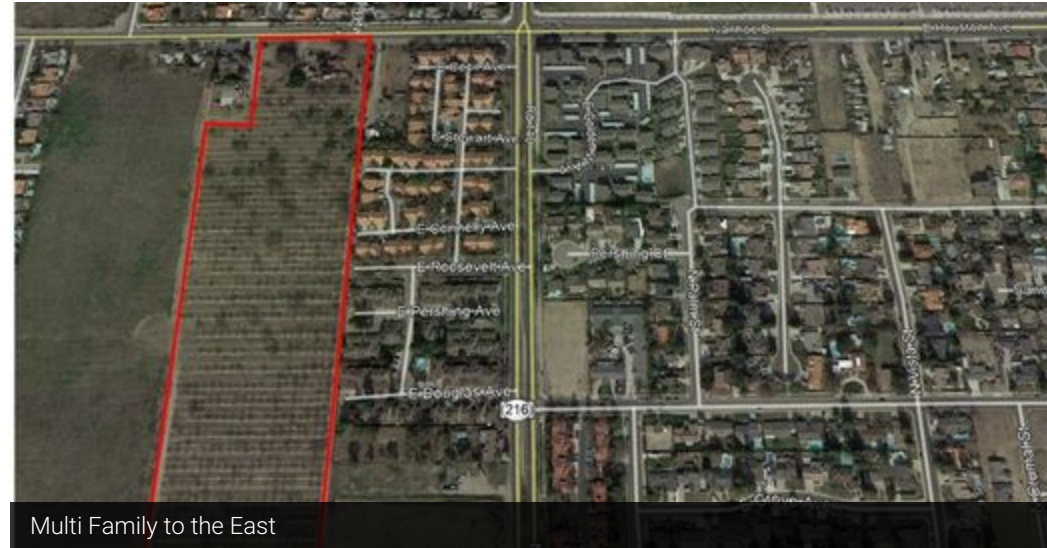
559.625.2128 x14  
callkyle@callkyle.com  
CalDRE #00928751

132 N Akers St  
Visalia, CA 93291-5121  
559.625.2128 | zeebre.com

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Sewer & Water



Multi Family to the East



Looking South Golden West Education Complex

2019

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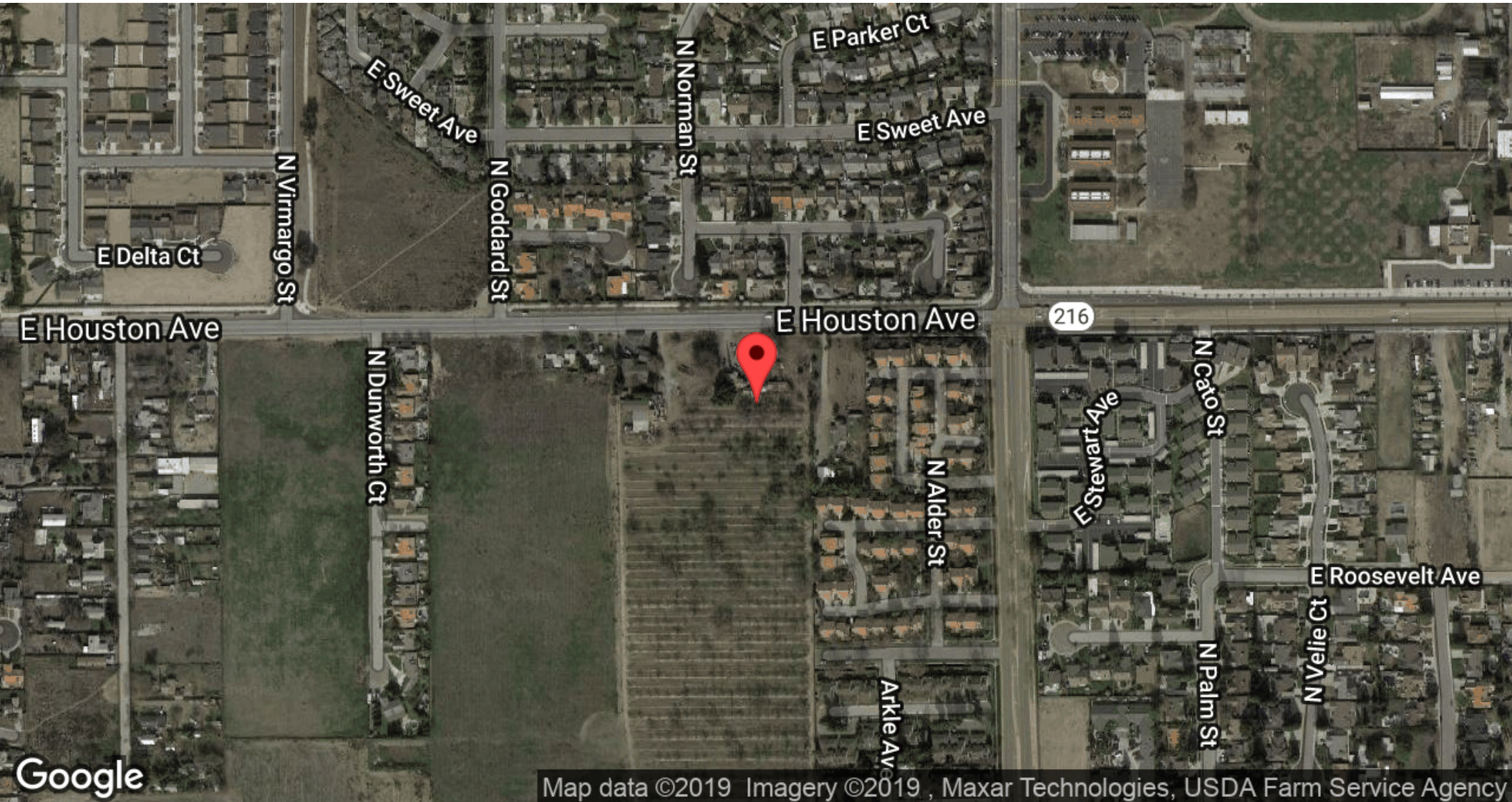
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Location Maps



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## GOLDEN WEST 19 ACRES | 2607 E HOUSTON, VISALIA, CA 93292

### 17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to eighty (80) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;
- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of [Chapter 17.48](#);
- I. The keeping of household pets, subject to the definition of household pets set forth in Section [17.04.030](#);
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner;
- L. Transitional or supportive housing as defined by California Health and Safety Code Section 50675.2(h) and 53260(c);
- M. Single-room occupancy (SRO), as follows:
  - 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
  - 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30, 1996: prior code § 7291)

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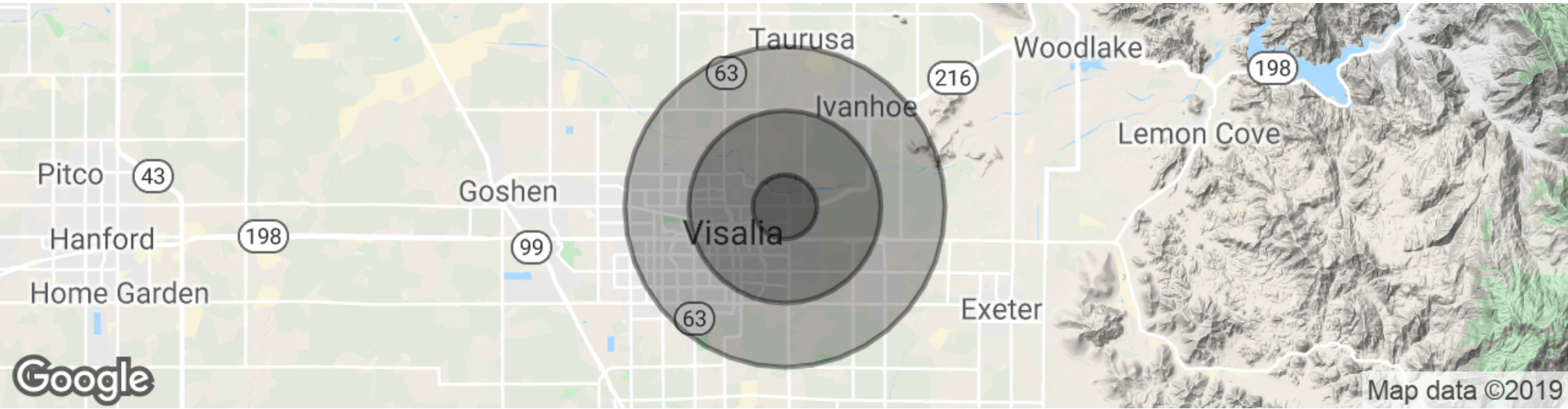
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,153	59,341	109,925
Median age	28.5	28.9	31.2
Median age (Male)	28.0	28.0	30.7
Median age (Female)	30.1	31.2	32.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,244	18,043	35,142
# of persons per HH	3.3	3.3	3.1
Average HH income	\$68,277	\$60,317	\$65,784
Average house value		\$224,707	\$276,182

\* Demographic data derived from 2010 US Census

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