

# ±1.28 Acres Of Vacant Land In Visalia, CA

VISALIA, CA



0 W CROWLEY AVE.

**KW COMMERCIAL**  
400 E Main Street  
Visalia, CA 93291

FOR MORE INFORMATION, PLEASE CONTACT:

**LISETTE SABRINA**  
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CA #02110089

## LAND FOR SALE & LEASE

# ±1.28 ACRES OF VACANT LAND IN VISALIA, CA

0 W Crowley Ave., Visalia, CA 93291



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$900,000
<b>AVAILABLE SF:</b>	1.28 Acres
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	55,757 SF
<b>ZONING:</b>	BRP Business research park zone
<b>PRICE / SF:</b>	\$16.14

### PROPERTY HIGHLIGHTS

- ±1.28 Acres of Commercial Development Land
- Prime Development | Investment Opportunity
- Surrounded by Many National Tenants
- Adjacent to a Planned Hilton Home 2 and Cowboy Burger Franchise Restaurant
- 5-Minute Drive Away from Upcoming Amazon Fulfillment Warehouse
- Around the Corner from an Upcoming 113 Room, Hilton Garden Inn
- High Visibility | High Traffic Area
- Situated Near Many Existing & Planned Developments
- Quick Access | Growing Location in Town!

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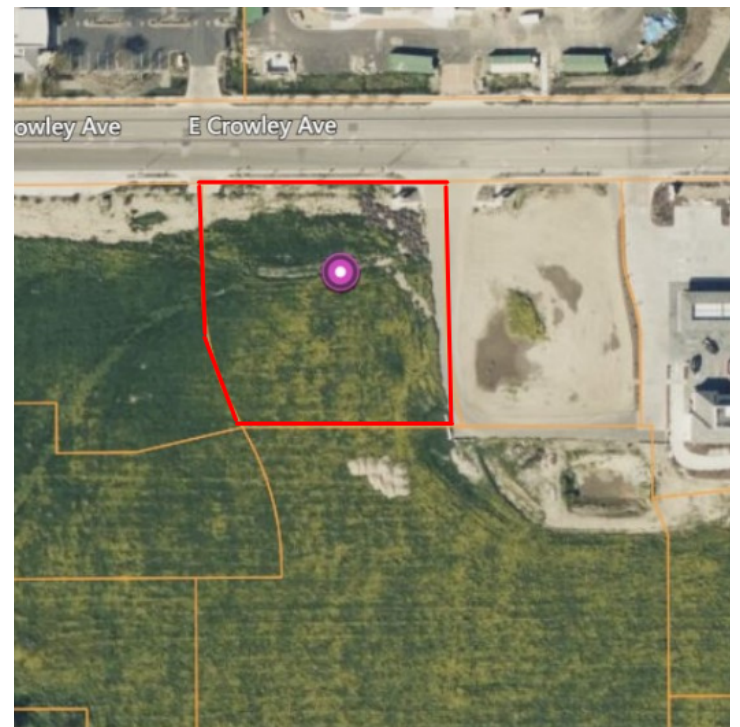
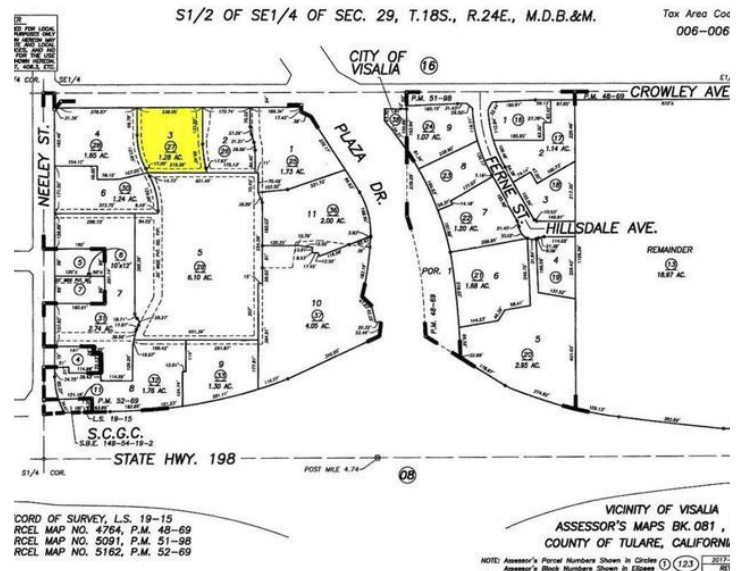


### PROPERTY OVERVIEW

Prime Development/ Investment Opportunity. ±1.28 Acres of Commercial development land. The parcel is across a newly constructed Residence Inn by Marriot, next to the busy Plaza Dr., and adjacent to a planned construction of a Home 2 by Hilton & Cowboy Burger Franchise Restaurant. Only a 5-minute drive away from a brand new 1.3 million sq. ft. Amazon fulfilling warehouse expected to open by summer 2021 & around the corner from a 113 Room Hilton Garden Inn currently under construction. This site is on the path of growth making it a strategic asset that will appreciate well into the future.

### LOCATION OVERVIEW

Strategically located off the 198 & 99 Highway in Visalia, CA. The parcel is North of Airport Drive, South of Goshen Ave., East of Neeley St. and West of Plaza Dr. Visalia, CA is located in Tulare County and is located 185 miles North of Los Angeles and 225 miles South of San Francisco. Visalia is growing city in the central valley between Fresno and Bakersfield.



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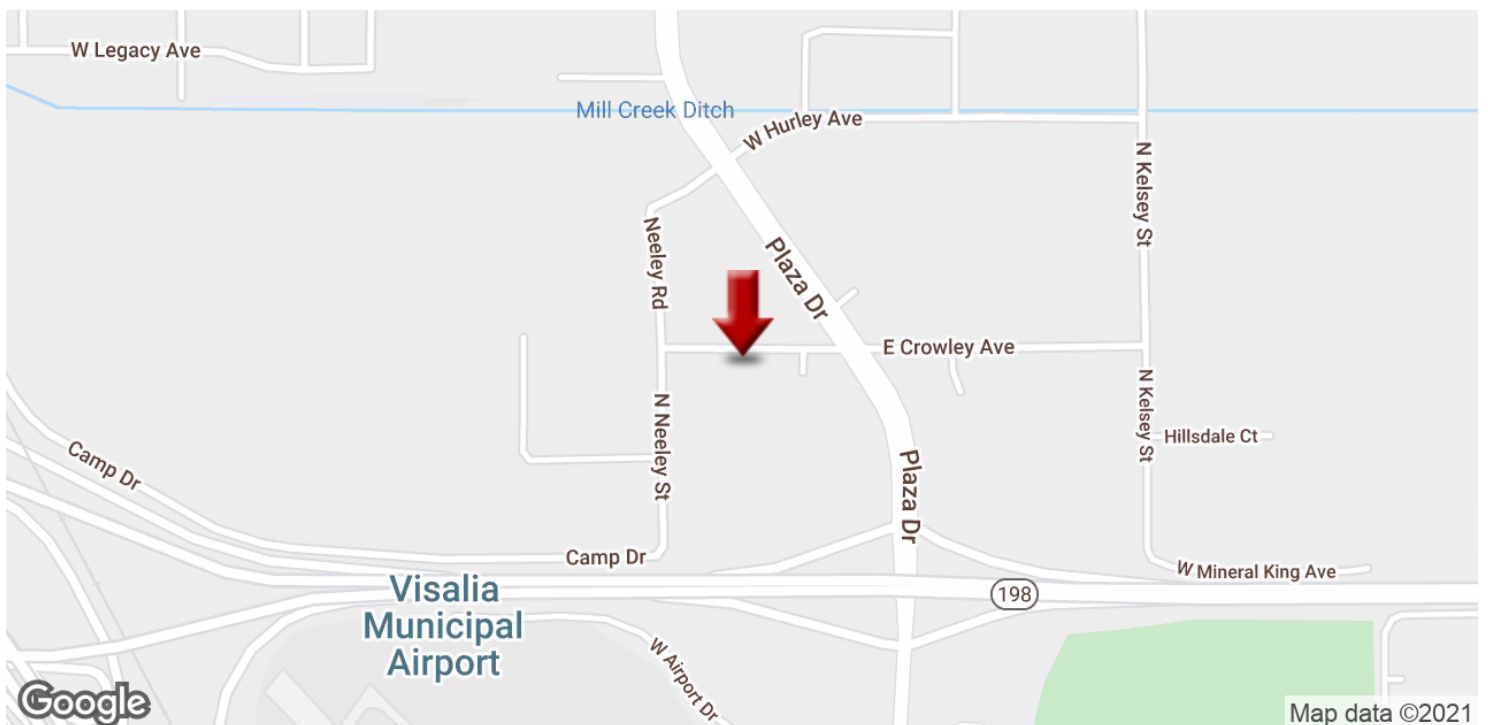
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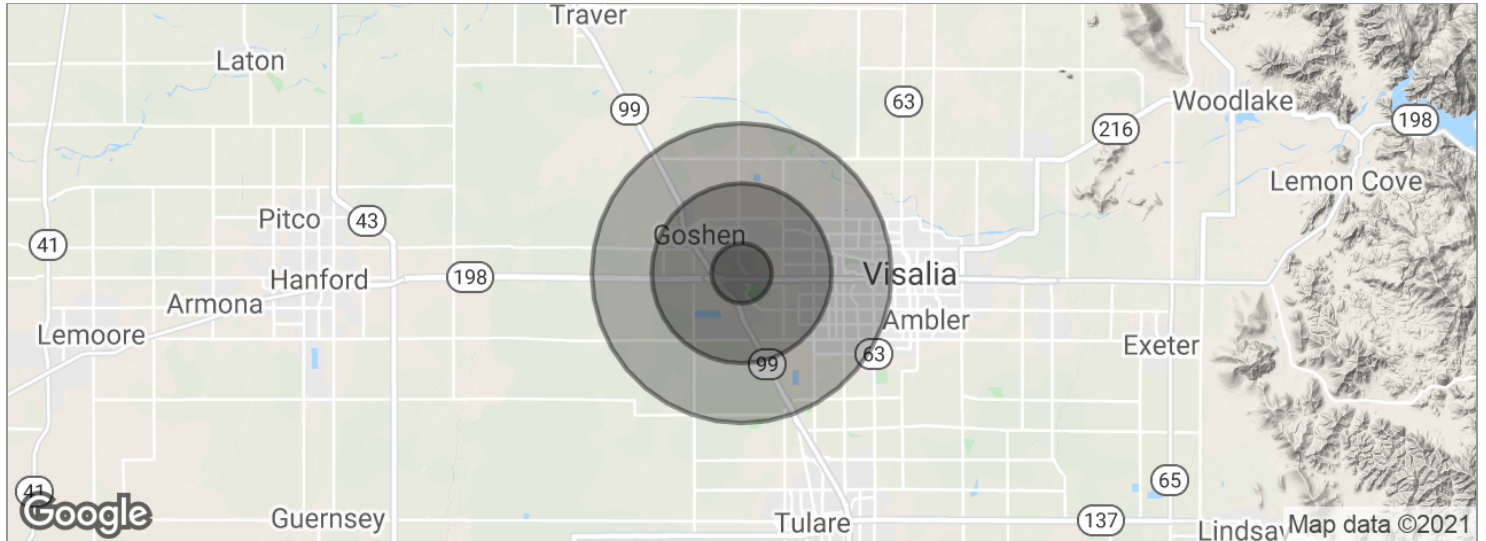
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,244	20,770	58,245
Median age	29.5	31.4	32.6
Median age (male)	29.8	31.3	31.9
Median age (Female)	29.1	31.5	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	951	6,425	19,447
# of persons per HH	3.4	3.2	3.0
Average HH income	\$96,338	\$94,087	\$76,858
Average house value	\$306,392	\$298,811	\$298,453
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	38.3%	36.6%	37.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	77.5%	78.9%	81.4%
Black	2.1%	2.4%	2.2%
Asian	9.9%	8.2%	5.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.5%	1.2%	1.0%
Other	6.6%	6.9%	6.5%

\* Demographic data derived from 2010 US Census

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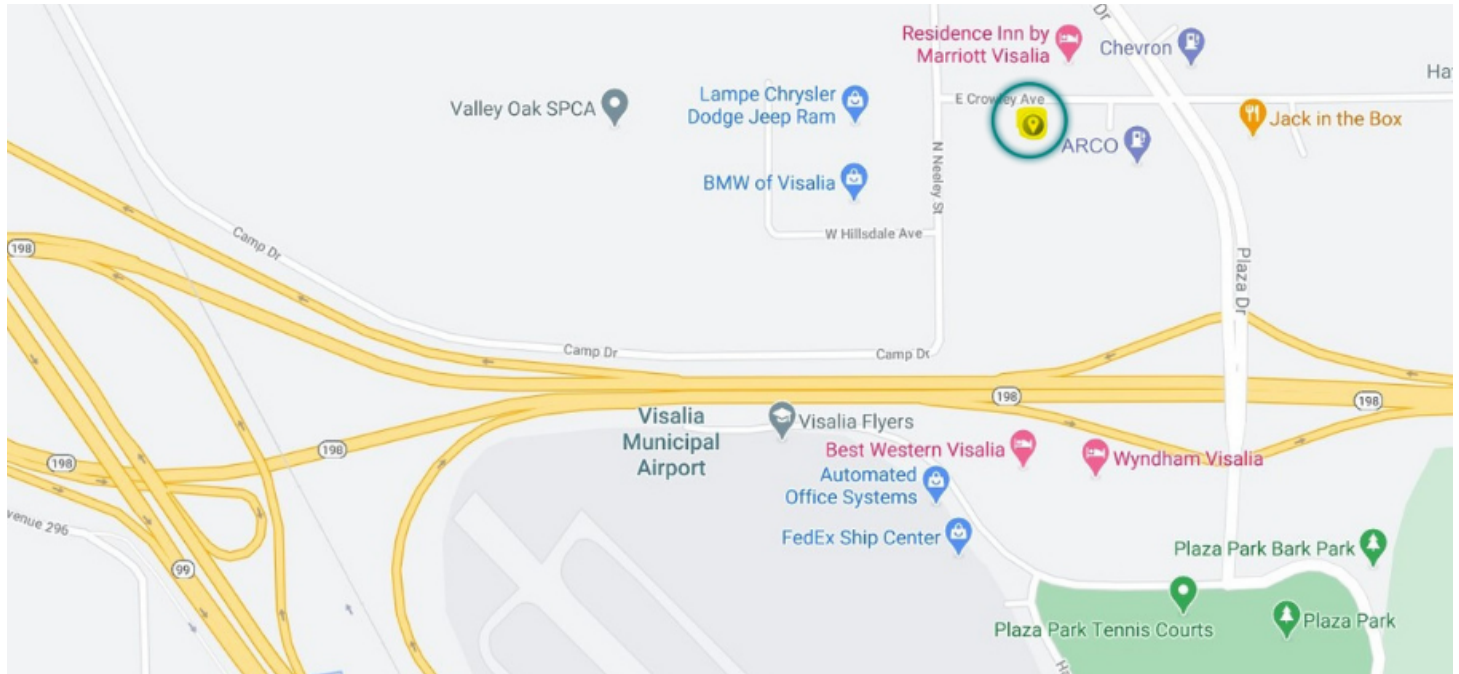
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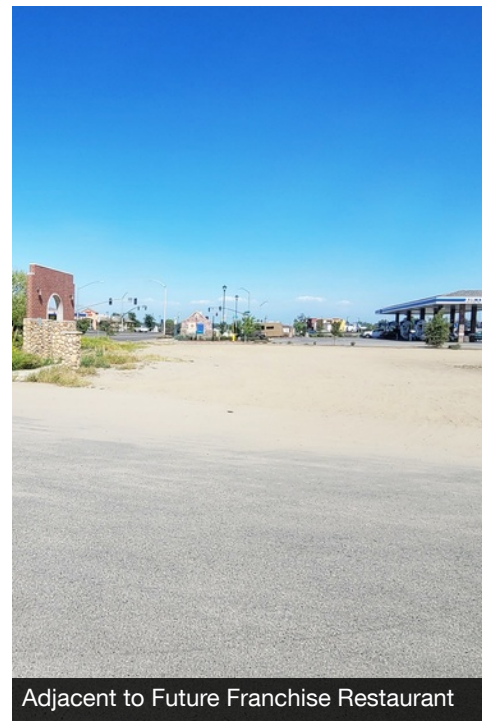
Located Near Highway 198 & 99



Built-In Arch Entry Way



Across New Residence Inn by Marriott



Adjacent to Future Franchise Restaurant

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### LOCATION INFORMATION

Building Name	±1.28 Acres of Vacant Land in Visalia, CA
Street Address	0 W Crowley Ave.
City, State, Zip	Visalia, CA 93291
County	Tulare
Cross-Streets	Plaza Dr & Crowley Ave

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	BRP Business research park zone
APN #	081-170-027

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Property Type	Land
Property Subtype	Other
Zoning	BRP Business research park zone
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Front View- Exterior Sidewalks



Side View- Across from BMW, Dodge, JEEP Retailers

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# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

**76**

2018 Est. daily traffic counts

Street: **Crowley Ave**  
Cross: **Plaza Dr**  
Cross Dir: **E**  
Dist: **0.06 miles**

Historical counts

Year	Count	Type
2003	76	AADT

2

**15,309**

2018 Est. daily traffic counts

Street: **Plaza Dr**  
Cross: **Crowley Ave**  
Cross Dir: **NW**  
Dist: **0.12 miles**

Historical counts

Year	Count	Type
2014	12,347	ADT
2013	16,900	AADT
2003	16,426	AADT
1999	12,400	ADT
1997	13,800	ADT

3

**45,468**

2018 Est. daily traffic counts

Street: **Ave 296**  
Cross: **State Hwy 198**  
Cross Dir: **W**  
Dist: **0.52 miles**

Historical counts

Year	Count	Type
2008	47,500	AADT
2004	30,000	AADT
2003	26,500	AADT
2000	29,500	AADT
1997	29,500	AADT

4

**4,461**

2018 Est. daily traffic counts

Street: **S Plaza St**  
Cross: **Plaza Dr**  
Cross Dir: **N**  
Dist: **0.08 miles**

Historical counts

Year	Count	Type
2014	5,060	ADT
2013	4,350	AADT
2008	4,600	AADT
2003	4,751	AADT
1999	6,300	ADT

5

**16,398**

2018 Est. daily traffic counts

Street: **Rd 80**  
Cross: **W Damsen Ct**  
Cross Dir: **NW**  
Dist: **0.04 miles**

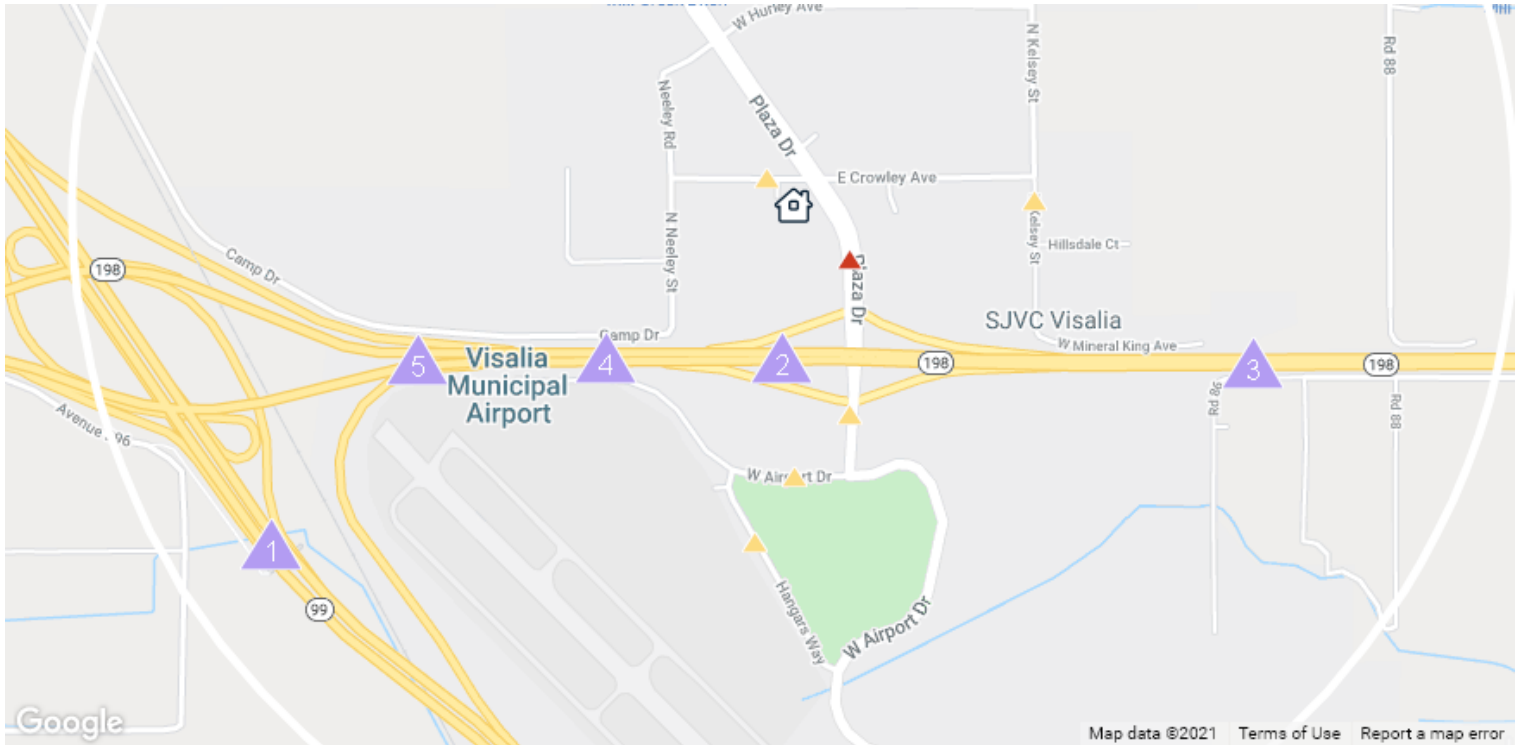
Historical counts

Year	Count	Type
2014	12,347	ADT
2013	16,900	AADT
2008	15,500	AADT
2007	13,620	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

**47,936**

2018 Est. daily traffic counts

Street: State Rte 99

Cross: –

Cross Dir: –

Dist: –

## Historical counts

Year	Count	Type
2008	49,500	AADT
2004	47,000	AADT
2003	45,000	AADT
2000	42,500	AADT
1997	38,500	AADT

2

**45,468**

2018 Est. daily traffic counts

Street: Ave 296

Cross: State Hwy 198

Cross Dir: W

Dist: 0.52 miles

## Historical counts

Year	Count	Type
2008	47,500	AADT
2004	30,000	AADT
2003	26,500	AADT
2000	29,500	AADT
1997	29,500	AADT

3

**45,036**

2018 Est. daily traffic counts

Street: Ave 296

Cross: Rd 86

Cross Dir: W

Dist: 0.05 miles

## Historical counts

Year	Count	Type
2017	61,000	AADT
2012	48,500	AADT
2004	46,000	AADT
2003	42,500	AADT

4

**42,326**

2018 Est. daily traffic counts

Street: Ave 296

Cross: State Hwy 198

Cross Dir: W

Dist: 0.28 miles

## Historical counts

Year	Count	Type
2017	58,000	AADT
2012	42,500	AADT
2011	48,500	AADT
2010	30,000	AADT
2009	30,000	AADT

5

**38,300**

2017 Est. daily traffic counts

Street: Ave 296

Cross: State Hwy 198

Cross Dir: W

Dist: 0.02 miles

## Historical counts

Year	Count	Type
2017	58,000	AADT
2012	42,500	AADT
2011	48,500	AADT
2010	30,000	AADT
2009	30,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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### UNDER CONSTRUCTION & FUTURE DEVELOPMENT

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Around the Corner from a Rising 113 Room Hilton Garden Inn Currently Under Construction

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