## FOR SALE - 40 AC Adjacent to City of Visalia 3yr old Independance Almonds, Orchard on Drip Irrigation 14899 Ave 295, VISALIA, CA 93291



FOR SALE • 40 AC - Independance Almonds, Orchard

MARTY ZEEB | ZEEB COMMERCIAL BROKER

DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com



Visalia's Most Respected Commercial Real Estate Firm 132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## **EXECUTIVE SUMMARY**

PRICE REDUCED, CALL FOR PRICE. This young Almond orchard just is coming into production. Independance variety, Nemaguard rootstock, planted 2019, 21'x14' spacing. Proximity adjacent to City of Visalia may provide future long-term appreciation. Trees are irrigated via a drip system with sand media fillers.

3yr old Independence Almonds Adjacent to City of Visalia-Path of Development Orchard on Drip Irrigation

SALE PRICE: **CALL FOR PRICING** 

TYPE: LAND LAND AC: **40 AC** 



## PICS









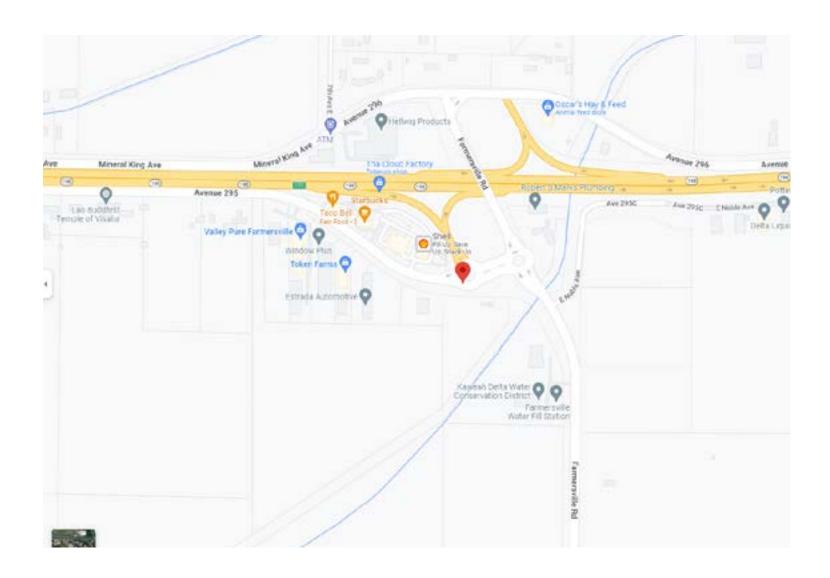


## **DEMOGRAPHICS**

POPULATION	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893





132 N. Akers St., Visalia, CA 93291 · (559) 625-2128