

# ASKY ALMONDS | 14899 AVENUE 295, VISALIA, CA 93292

## Executive Summary



### SALE PRICE

**\$1,800,000**

### OFFERING SUMMARY

Available SF:

Lot Size: 40.63 Acres

Zoning: AE 20

Price / SF: \$1.02

### PROPERTY OVERVIEW

This young Almond orchard just is coming into production. Independence 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.

### PROPERTY HIGHLIGHTS

- 2yr old Independence Almonds
- Orchard on Drip Irrigation
- Adjacent to City of Visalia - Path of development

**MARTY ZEEB SIOR**  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

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

**ZEEB**  
Commercial Real Estate

# ASKY ALMONDS | 14899 AVENUE 295, VISALIA, CA 93292

## Additional Photos



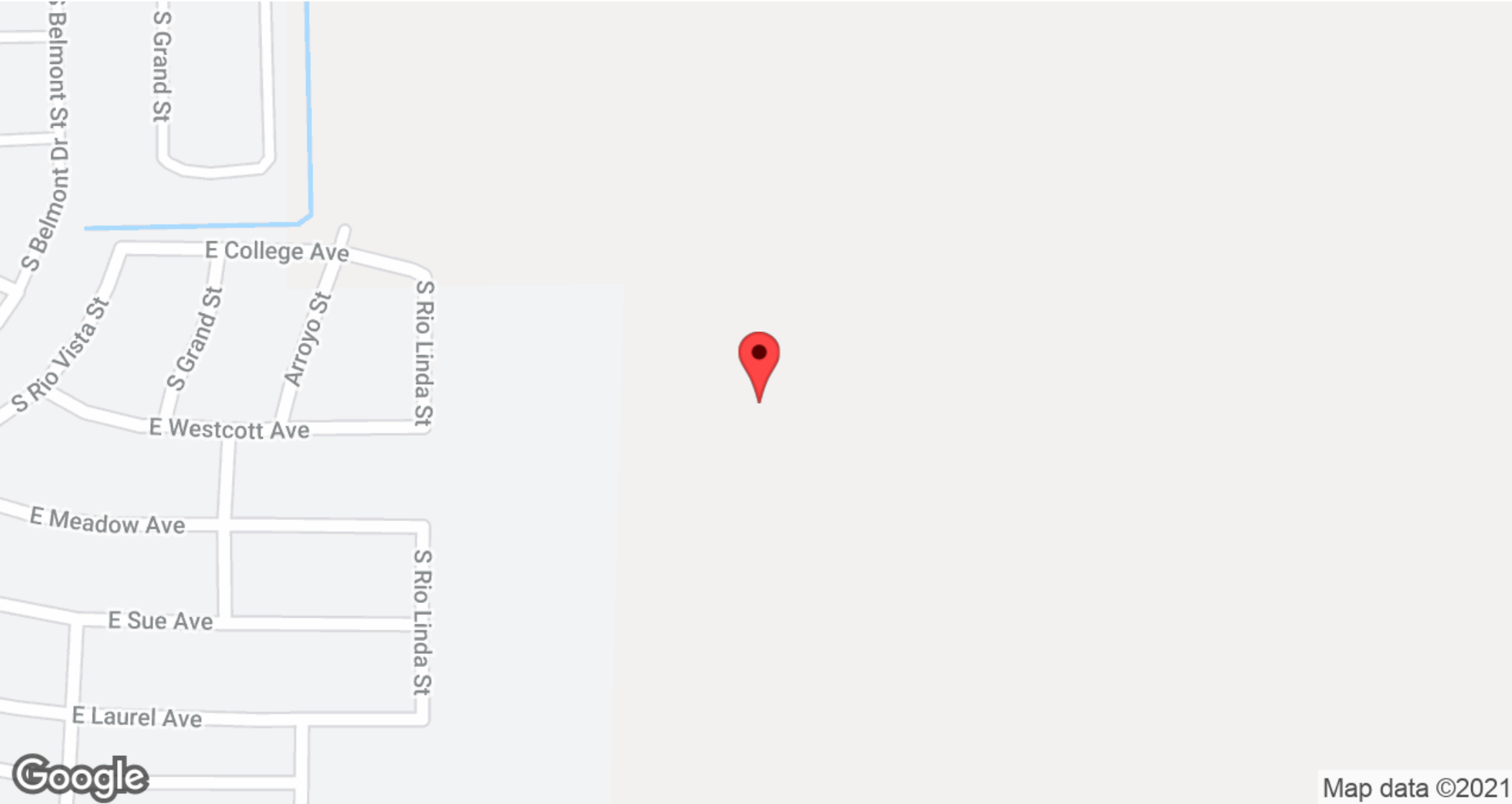
**MARTY ZEEB SIOR**  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

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

**ZEEB**  
Commercial Real Estate

# ASKY ALMONDS | 14899 AVENUE 295, VISALIA, CA 93292

## Location Map



MARTY ZEEB SIOR  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

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

**ZEEB**  
Commercial Real Estate



# ASKY ALMONDS | 14899 AVENUE 295, VISALIA, CA 93292

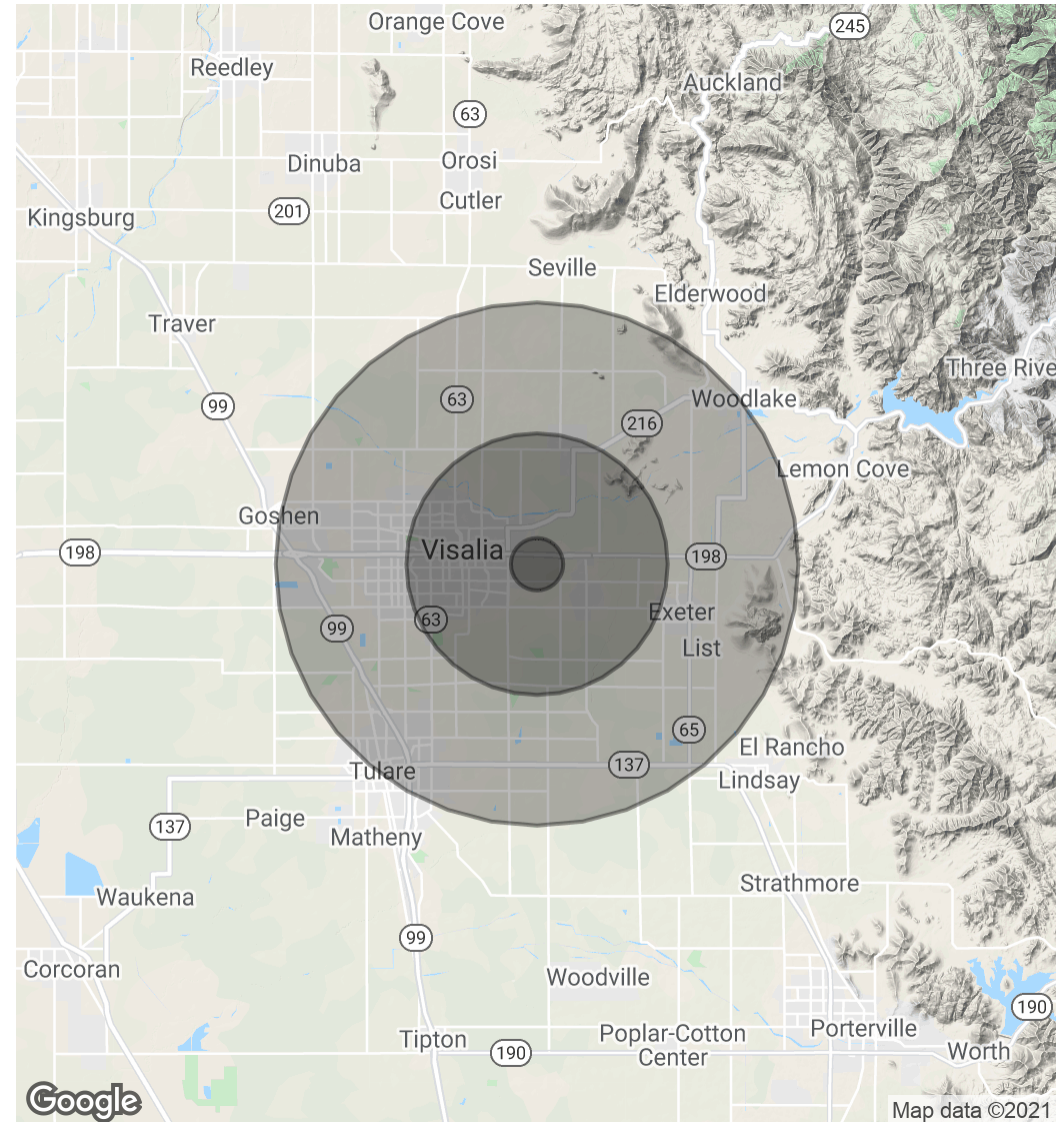
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,919	78,672	194,472
Average age	30.8	29.0	31.3
Average age (Male)	30.1	28.4	30.7
Average age (Female)	33.8	30.8	32.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	934	23,554	61,985
# of persons per HH	3.1	3.3	3.1
Average HH income	\$68,202	\$60,112	\$65,574
Average house value		\$249,917	\$278,567

\* Demographic data derived from 2010 US Census



MARTY ZEEB SIOR  
 +15596252128 x11  
 zeeb@aol.com  
 CalDRE #00847045

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

**ZEEB**  
 Commercial Real Estate