FOR SALE: COMMERCIAL LOT in PORTERVILLE

High Traffic Exposure & Priced to Sell 855 N Main St, Porterville, CA 93257



For Sale • 33,768 SF LAND - PRICED TO SELL!

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

LISTING HIGHLIGHTS

Commercial Lot in Porterville with multiple possibilities, gas station, convenience store with EV station, small drive thru. Has high traffic exposure and access from both Henderson Avenue and Main Street, and priced to sell.

SALES PRICE:	\$220,000	DISCLAMEN		TAX CODE MEA 247-15
TYPE:	LAND	CHEVY THE ANALYSE J BHOMM HERVER	POR. SE 1/4 OF SE 1/4 SEC. 23, T2IS, R27E, M.D.B. &	2 M. 004-150 247-15
SF:	33,768 SF	COMPLETE IN ANDIANE FOR THE AND A COMPLETE AND A CO	SCENIC DRIVE	(a) .
AC:	.775 AC	RECORD OF RECORD OF RECORD OF POR POWER	NATURAL STATE OF STAT	BRIGHTWOOD COURT BRIGHTWOOD COURT BRIGHTWOOD BRIGHT BRIGHTWOOD BRIGHT BRIGHTWOOD BRIGHT BRIGHTWOOD BRIGHT



MARTY ZEEBZEEB COMMERCIAL BROKERDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity. Visalia's Most Respected Commercial Real Estate Firm <u>132 N. Akers</u> St., Visalia, CA 93291 • (559) 625-2128

HENDERSON BACK ACCESS





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

MARTY ZEEBZEEB COMMERCIAL BROKERDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

FOR SALE • 33,768 SF LAND - PRICED TO SELL! 855 N Main St, Porterville, CA 93257

MAIN ST.





MARTY ZEEBZEEB COMMERCIAL BROKERDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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





MARTY ZEEBZEEB COMMERCIAL BROKERDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity. Visalia's Most Respected Commercial Real Estate Firm 132 N. Akers St., Visalia, CA 93291+ (559) 625-2128

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
10,587	72,322	131,771
26.1	30.9	31.8
25.6	30.3	31.0
27.2	32.6	33.5
	10,587 26.1 25.6	10,587 72,322 26.1 30.9 25.6 30.3

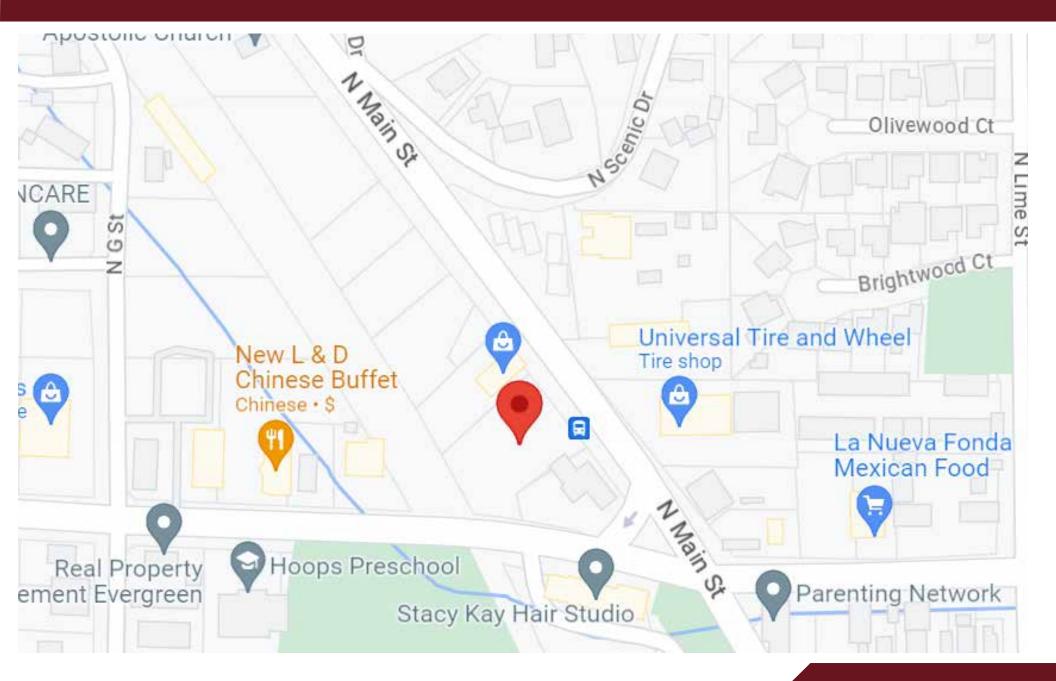
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893



MARTY ZEEBZEEB COMMERCIAL BROKER ASSOCIATEDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity. Visalia's Most Respected Commercial Real Estate Firm 132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

FOR SALE • 33,768 SF LAND - PRICED TO SELL! 855 N Main St, Porterville, CA 93257





MARTY ZEEBZEEB COMMERCIAL BROKERDRE# 00847045- 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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