

# LAND - FOR SALE - \$1,025,000 in Opportunity Zone

Zoned General Commercial - Curb & Sidewalks in Place

Farmersville Blvd & Walnut Ave - Farmersville, CA 93223



FOR SALE • 9.4 AC FARMERSVILLE • GENERAL COMMERCIAL

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**ZEEB**  
Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm  
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## LISTING HIGHLIGHTS

Commercial Development Land located in the heart of the City of Farmersville, CA available for sale. Zoned C-G (General Commercial) allows for many commercial uses. Curb and sidewalks already in place along Farmersville Blvd. Located in the Opportunity Zone this parcel is an excellent opportunity for development.



## 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

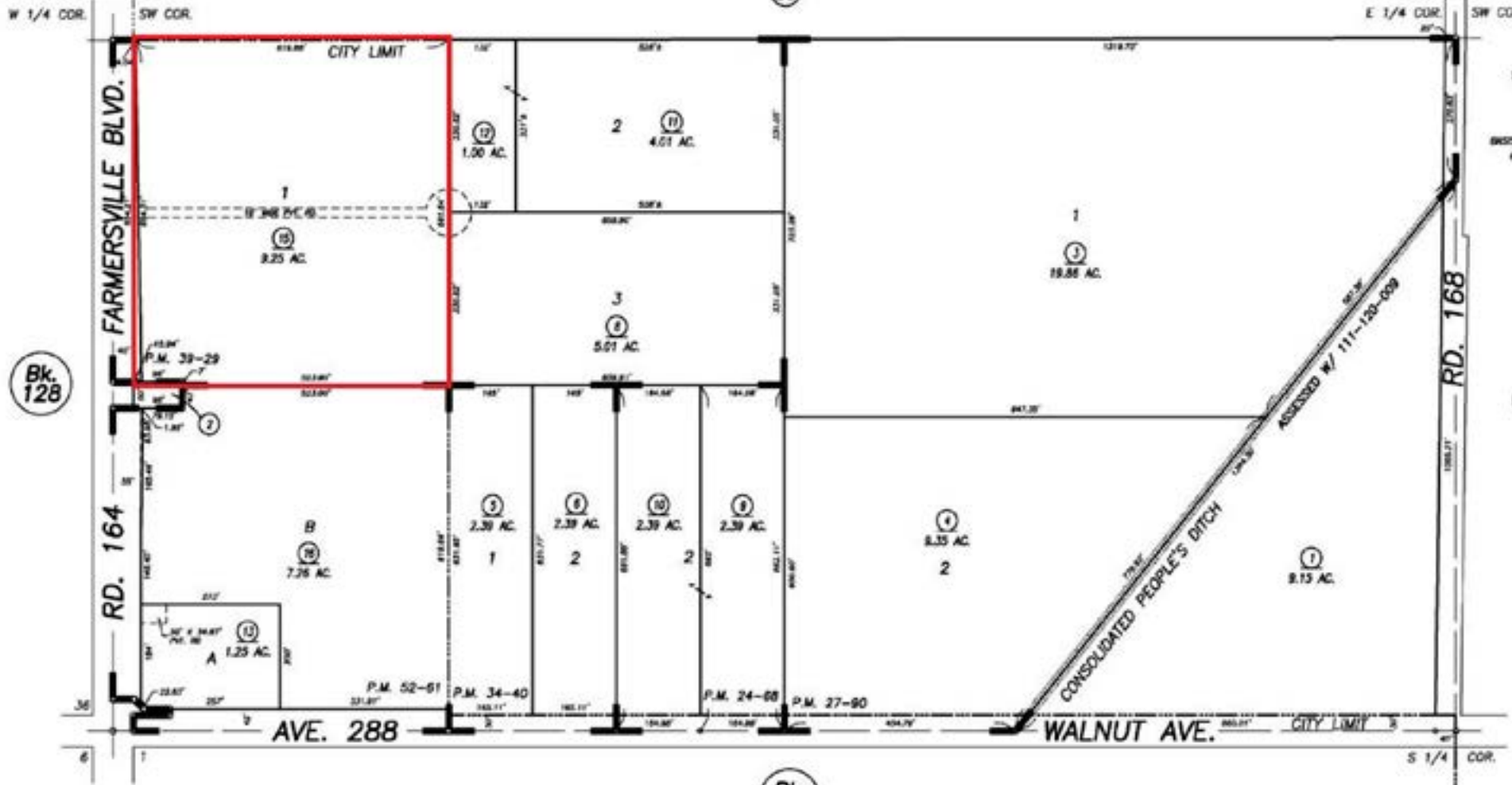
### HOUSEHOLDS

	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

S1/2 OF SW1/4 SEC.31, T.18S., R.26E., M.D.B.&M.

Tax Area Codes 111-29  
008-020 008-027  
008-021 087-003  
008-022 153-027

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND LIABILITY IS ASSIGNED FOR THE LOSS OF THE INFORMATION SHOWN HEREON BY & T CODE SEC. 307, 408.3, ETC.



Bk. 128

Bk. 129

PARCEL MAP NO. 2367, P.M. 24-68  
PARCEL MAP NO. 2689, P.M. 27-90  
PARCEL MAP NO. 3338, P.M. 34-40  
PARCEL MAP NO. 3828, P.M. 39-29  
POR. RECORD OF SURVEY, L.S. 39-72 (RD. 164, ETC.)  
PARCEL MAP NO. 5154, P.M. 52-61

VICINITY OF FARMERSVILLE  
ASSESSOR'S MAPS BK. 111, PG. 29  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)  
Assessor's Block Numbers Shown in Ovals (128) (129)

2020-0026507	9/16/2020	NPL
REVISION	DATE	TECH