

# 33.3 Acres of Prime Entitled Commercial Land

## RARE UNDEVELOPED MOONEY BLVD PROPERTY

11590 Ave 272, VISALIA, CA 93277



Fully Zoned and Annexed. Ready to Develop!

MARTY ZEEB | ZEEB COMMERCIAL BROKER ASSOCIATE  
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**ZEEB**  
Commercial Real Estate

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



## LISTING HIGHLIGHTS

33.3 Acres of Prime entitled commercial land with S. Mooney Blvd frontage and Ave 272 access. One of the last commercial properties on Mooney Blvd., fully zoned and annexed. Ready to develop!

SALES PRICE:	\$3,500,000
PARCEL NO:	126-370-016-000
LAND AC:	33.3 AC
ZONING:	Commercial



## 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

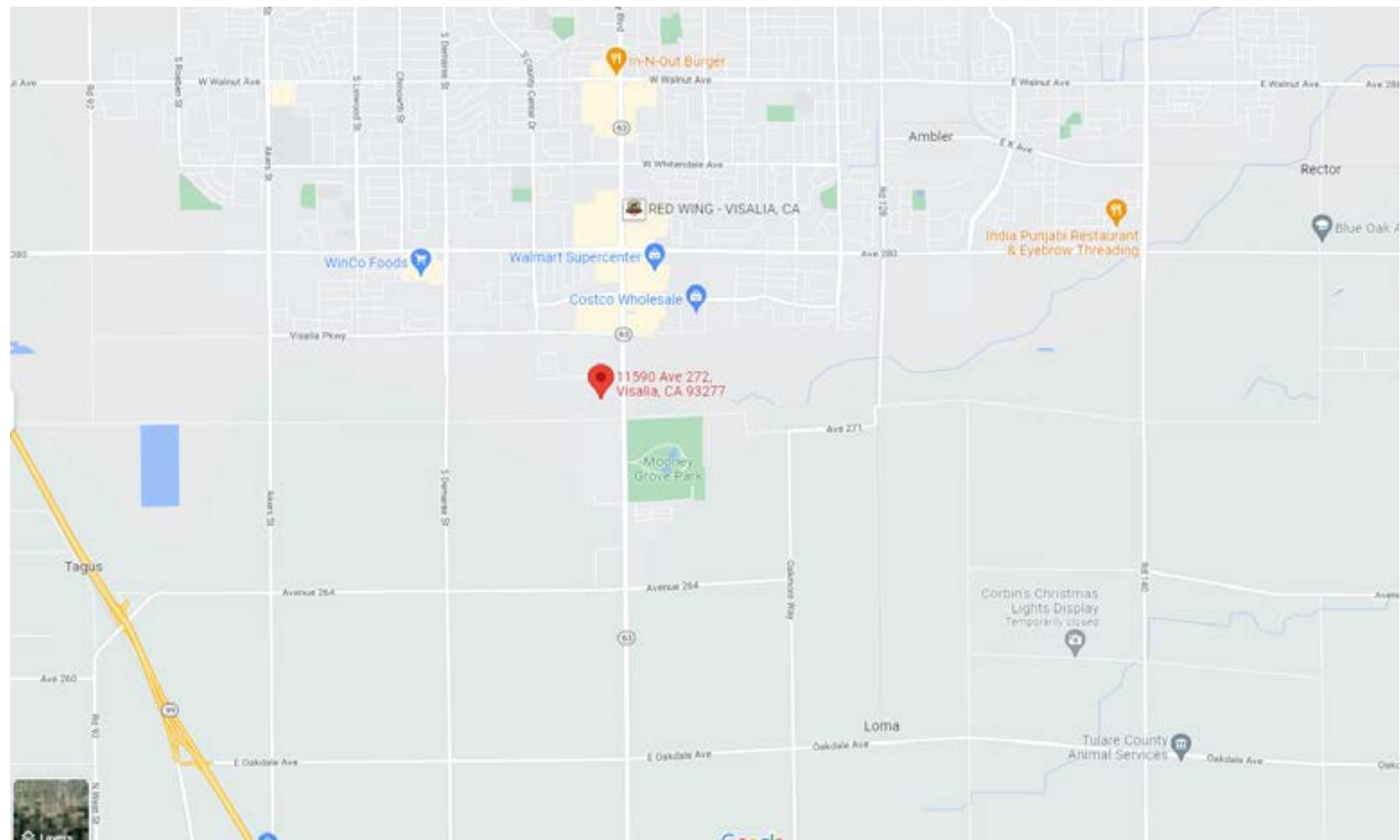
### HOUSEHOLDS

	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

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

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