

FOR SALE - 40 AC Adjacent to City of Visalia

3yr old Independence Almonds, Orchard on Drip Irrigation

14899 Ave 295, VISALIA, CA 93291



FOR SALE • 40 AC - Independence Almonds, Orchard

MARTY ZEEB | ZEEB COMMERCIAL BROKER
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

ZEEB

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EXECUTIVE SUMMARY

PRICE REDUCED, CALL FOR PRICE. 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.

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



FOR SALE - 40 AC ALMOND ORCHARD

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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

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