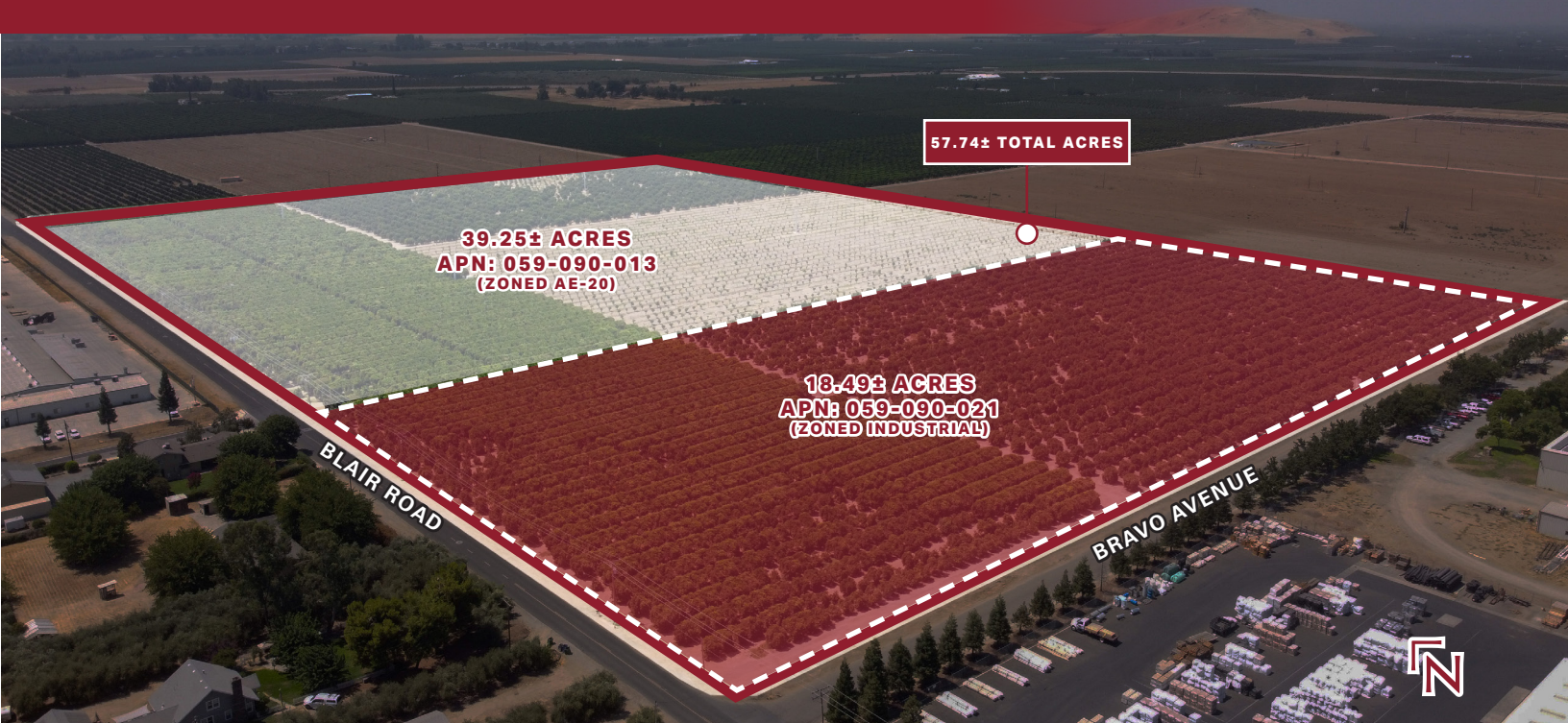


# INDUSTRIAL ZONED LAND - AVAILABLE FOR SALE



## AVAILABLE FOR SALE

# S. BLAIR ROAD & W. BRAVO AVENUE

WOODLAKE, CA

### LOCATION DESCRIPTION

The subject property is located approximately ¼ mile south of Avenue 344/ State Highway 216 on the northeast corner of Road 204 (*Blair Road*) and Bravo Avenue in the city of Woodlake, California.

### HIGHLIGHTS

- Industrial Zone
- Inside Woodlake City Limits
- City Sewer and Water

*For information, please contact:*

### KYLE RHINEBECK, SIOR

Zeeb Commercial Real Estate  
t 559-696-2842  
callkyle@callkyle.com  
CA RE Lic. #00928751

### SETH TILLERY

Pearson Realty  
t 559-333-4071  
stillery@pearsonrealty.com  
CA RE Lic. #02177104

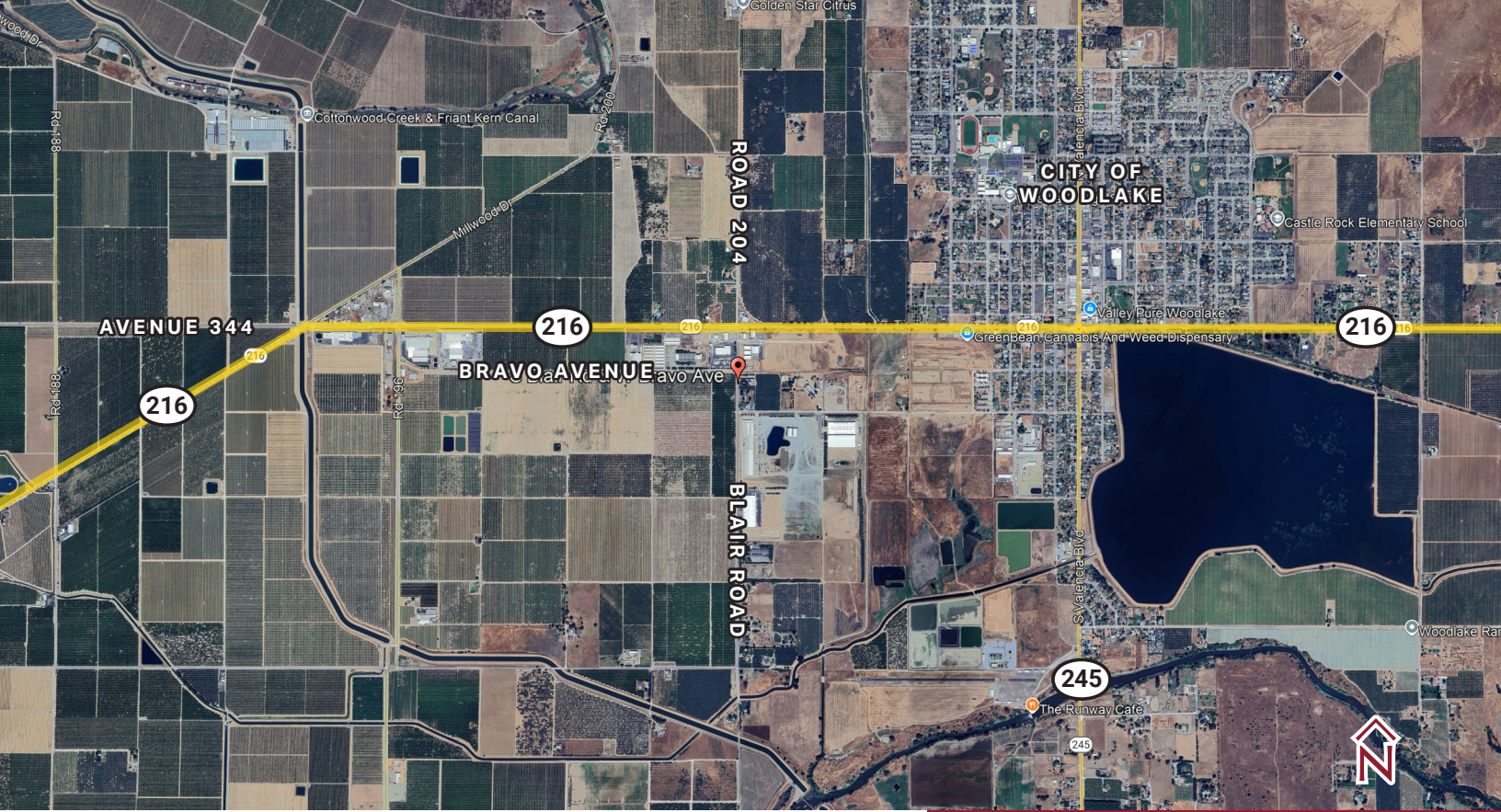
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**OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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## PROPERTY INFORMATION

<b>Availability:</b>	2 Lots
<b>Lot 1:</b>	39.25± Acres
<b>Lot 2:</b>	18.49± Acres
<b>Asking Price:</b>	57.74± Acres   \$2,673,750 ( <b>\$46,307± per acre</b> ) 18.49± Acres   \$1,300,000 ( <b>1.61± per square foot</b> )
<b>Zoning:</b>	
<b>Lot 1:</b>	AE-20 39.25± Acres
<b>Lot 2:</b>	Industrial 18.49± Acres
<b>APN(s):</b>	059-090-013 and 021 ( <i>Tulare County</i> )

## PROPERTY DESCRIPTION

57.74± acres of income producing citrus located within the expanding industrial zone in the City of Woodlake, CA. Situated on the southwest corner of W. Bravo Avenue and S. Blair Road (*Road 204*). This 57.74± acre piece of property has 18.49± acres that is zoned Industrial with 12" water main and 12" sewer lines running along the entire north frontage of Bravo Avenue and along the entire east frontage of Blair Road (*Road 204*).

In addition, SoCal Gas company has a high-pressure gas line running from Highway 216 (*Avenue 344*) south along Blair Road (*Road 204*) to the corner of Ropes Avenue. The 57.74± acres of citrus are farmed and irrigated by 4 Ag wells. The 18.49± acres within the city limits can be sold separately.

**Call Today For More Information.**

**For information, please contact:**

**KYLE RHINEBECK, SIOR**  
Zeeb Commercial Real Estate  
t 559-696-2842  
callkyle@callkyle.com  
CA RE Lic. #00928751

**SETH TILLERY**  
Pearson Realty  
t 559-333-4071  
stillery@pearsonrealty.com  
CA RE Lic. #02177104

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