

AVAILABLE FOR SALE  
6.07± ACRES OF RETAIL COMMERCIAL LAND

# CALDWELL AVENUE AND COURT STREET

VISALIA, CALIFORNIA



MARTIN ZEEB, SIOR  
SENIOR VICE PRESIDENT  
t 559-625-2128  
zeeb@aol.com  
CA RE Lic. #00847045

**ZEEB**  
PEARSON COMMERCIAL

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

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# 6.07± ACRES CALDWELL AVENUE & COURT STREET

VISALIA, CA

## PROPERTY INFORMATION

<b>Lot Size:</b>	6.07± acres
<b>Zoning:</b>	C-3 (Community Commercial)
<b>APN:</b>	126-870-038, 041, 048, 049 (Tulare County)
<b>PRICE:</b>	\$1,800,000 <i>(Parcels can be purchased together or separately)</i>
<b>Parcel 1 (35,283± SF):</b>	
<b>Parcel 2 (19,602± SF):</b>	
<b>Parcel 3 (97,574± SF):</b>	
<b>Parcel 4 (111,949± SF):</b>	
	<i>Contact Broker for individual parcel prices.</i>

### PROPERTY DESCRIPTION

Four parcels for sale located on the southwest corner of Caldwell Avenue and S. Court Street. Property is curbed and guttered, utilities stubbed with sidewalks. Possible uses include retail, fast food, sit down restaurant and specialty grocery store. Fully signalized intersections exist at both Caldwell and Court Street and Caldwell and West Street. Parcels can be sold separately, call for pricing.

### LOCATION DESCRIPTION

The subject property is located at the southwest corner of Caldwell Avenue and Court Street in Visalia, CA. Caldwell Avenue is the major east/west traffic carrier for the south Visalia area including the nearby cities of Exeter, Farmersville, Porterville and Lindsay.



**\$1,800,000**

ASKING PRICE / PARCELS CAN BE PURCHASED TOGETHER OR SEPARATELY.

# **6.07± ACRES CALDWELL AVENUE & COURT STREET VISALIA, CA**

# APN MAP

SD BRASS DISC STAMPED:  
6852 PER P.M. NO 541

ANSI P287M NO. 5141

CALDWELL AVE.

PARCEL 1  
126-870-038  
0.81± AC

PARCEL 2  
126-870-041  
0.45± AC

PARCEL 4  
126-870-048  
2.24± AC



STARBUCKS  
NOT A PART

The logo for ARCO ampm, featuring the word "ARCO" in a blue box above the "ampm" logo, which consists of a stylized orange and blue swoosh above the lowercase letters "ampm".

NOT A PART

PARCEL 3  
126-870-049  
2.57± AC

LLA 2020-03

- KIMBALL AVE



*For information, please contact:*

E Caldwell Ave

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