



SCHUIL

AG REAL ESTATE



+/-54.32 Acres – Development Land – Visalia, CA

Ave 272 & S Mooney Blvd, Visalia, CA 93277,
USA • 54.32 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located on the northeast corner of Mooney Boulevard and Avenue 272 in Visalia, CA. Located within The City of Visalia's "Sphere of Influence".

SIZE:

+/-54.32 Assessed Acres

ZONING:

Property is zoned Regional Commercial. It is located within The City of Visalia's "Sphere of Influence" and within the Urban Development Boundary Tier 1. Please verify all zoning, usage and development requirements with the City of Visalia.

PLANTINGS:

Property is planted to Almonds and Open Ground.

WATER:

Property is located in Kaweah Delta Water Conservation District. A portion of the property receives water from the City of Visalia. The property is located in both Greater Kaweah GSA and Mid-Kaweah GSA.

HOMES:

Property features multiple homes. Please inquire for additional information.

LEGAL:

Tulare County APNs: 122-350-003, 122-350-005, 122-350-008, 122-350-009, 122-350-010, 122-350-011, 122-350-012 and 122-350-013

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/.

REMARKS:

The subject property features Regional Commercial zoning in Visalia's Sphere of Influence and Urban Development Boundary Tier 1. Positioned amidst new developments, including Aldi, Texas Roadhouse, with more on the way. This property sets the stage for your commercial development in a growing area.

Seller is a licensed real estate salesperson in California.

PRICE:

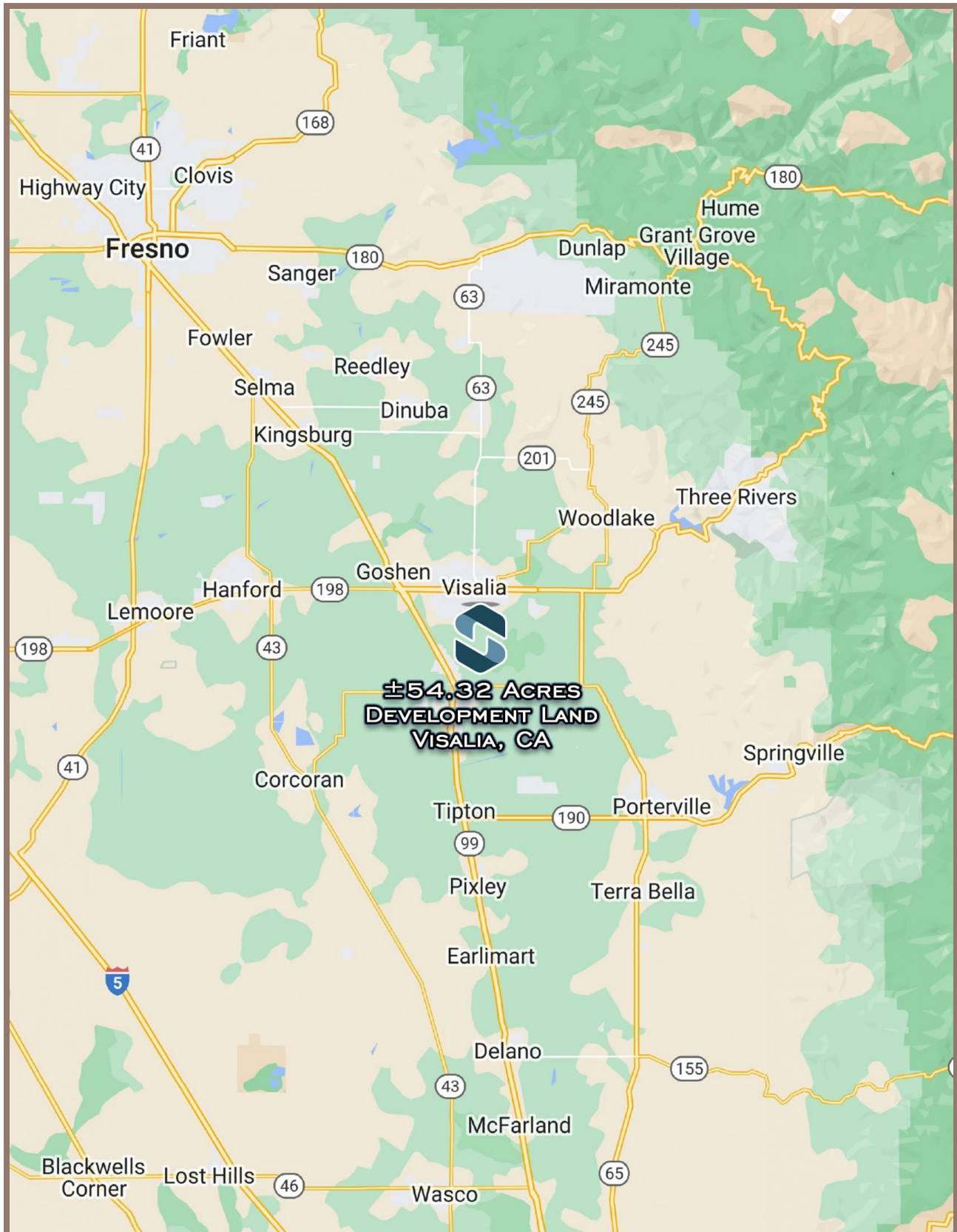
\$6,790,000

CONTACT:

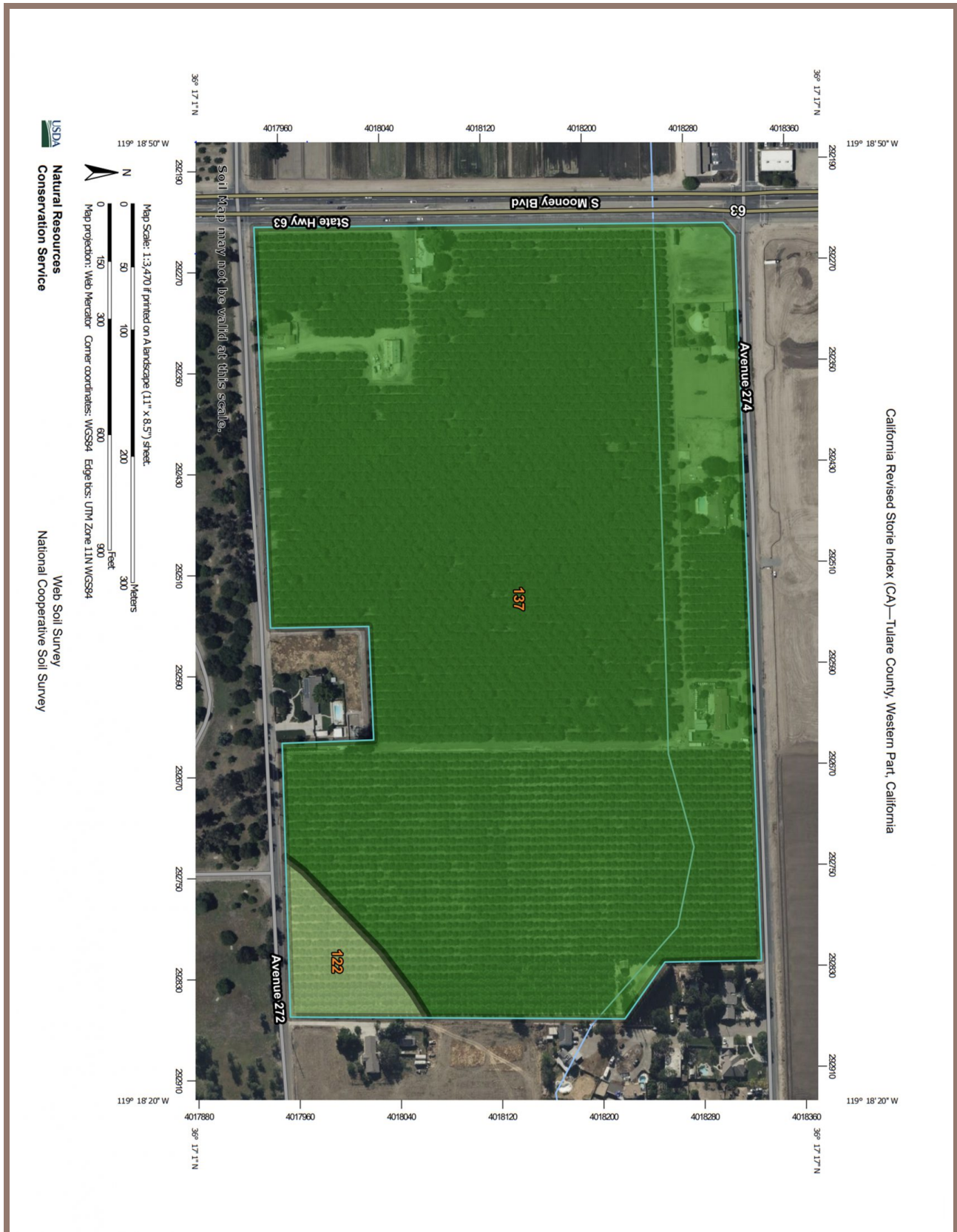
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California Revised Storie Index (CA)—Tulare County, Western Part, California

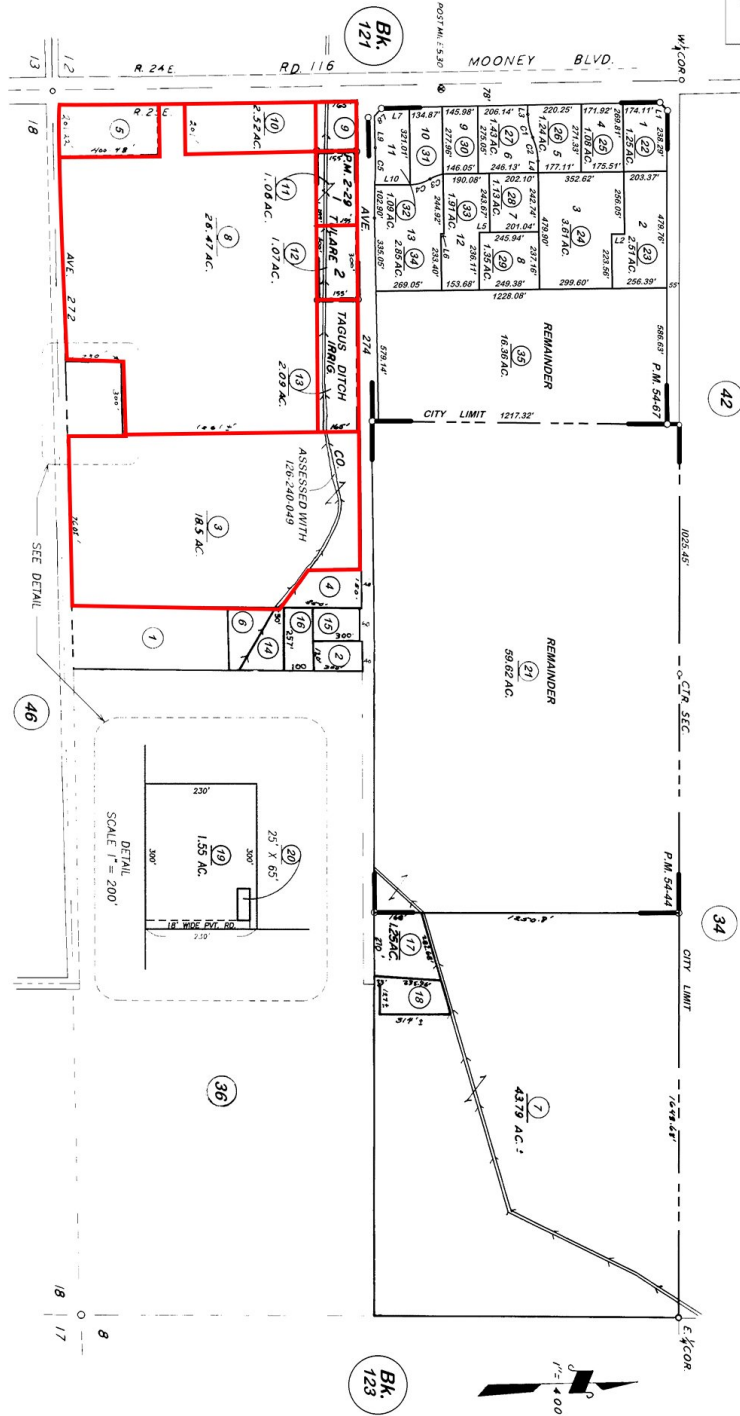
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
122	Grangeville sandy loam, drained, 0 to 2 percent slopes	Grade 2 - Good	Grangeville (90%)	1.9	3.4%
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent	Tagus (85%)	54.0	96.6%
Totals for Area of Interest				55.9	100.0%

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE LOCALITY ASSUMED FOR THIS MAP IS THE INFORMATION HEREON. THE LOCALITY ASSUMED FOR THIS MAP IS THE INFORMATION HEREON. REASON, BK 126 REMAP CAD TECH, JOS

Line	Table
L1	42.34'
L2	53.53'
L3	33'
L4	44.53'
L5	44.53'
L6	31.85'
L7	31.85'
L8	31.85'
L9	31.85'
L10	31.85'

Curve	Table
C1	100.00'
C2	100.00'
C3	100.00'
C4	100.00'
C5	100.00'



PARCEL MAP 129, P.M. 2-29
POR. RECORD OF SURVEY, L.S. 31-30 (STATE ROUTE 63)
PARCEL MAP 5336, P.M. 54-44
PARCEL MAP 5359, P.M. 54-67

S 1/2 SEC. 7, T.19S., R.25E. M.D.B. & M.

TAX CODE AREA
105-001
006-013
006-227

122-35

VICINITY OF VISALIA
ASSESSOR'S MAPS BK. 122, PG. 35
COUNTY OF TULARE, CALIF.
NOTE - ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

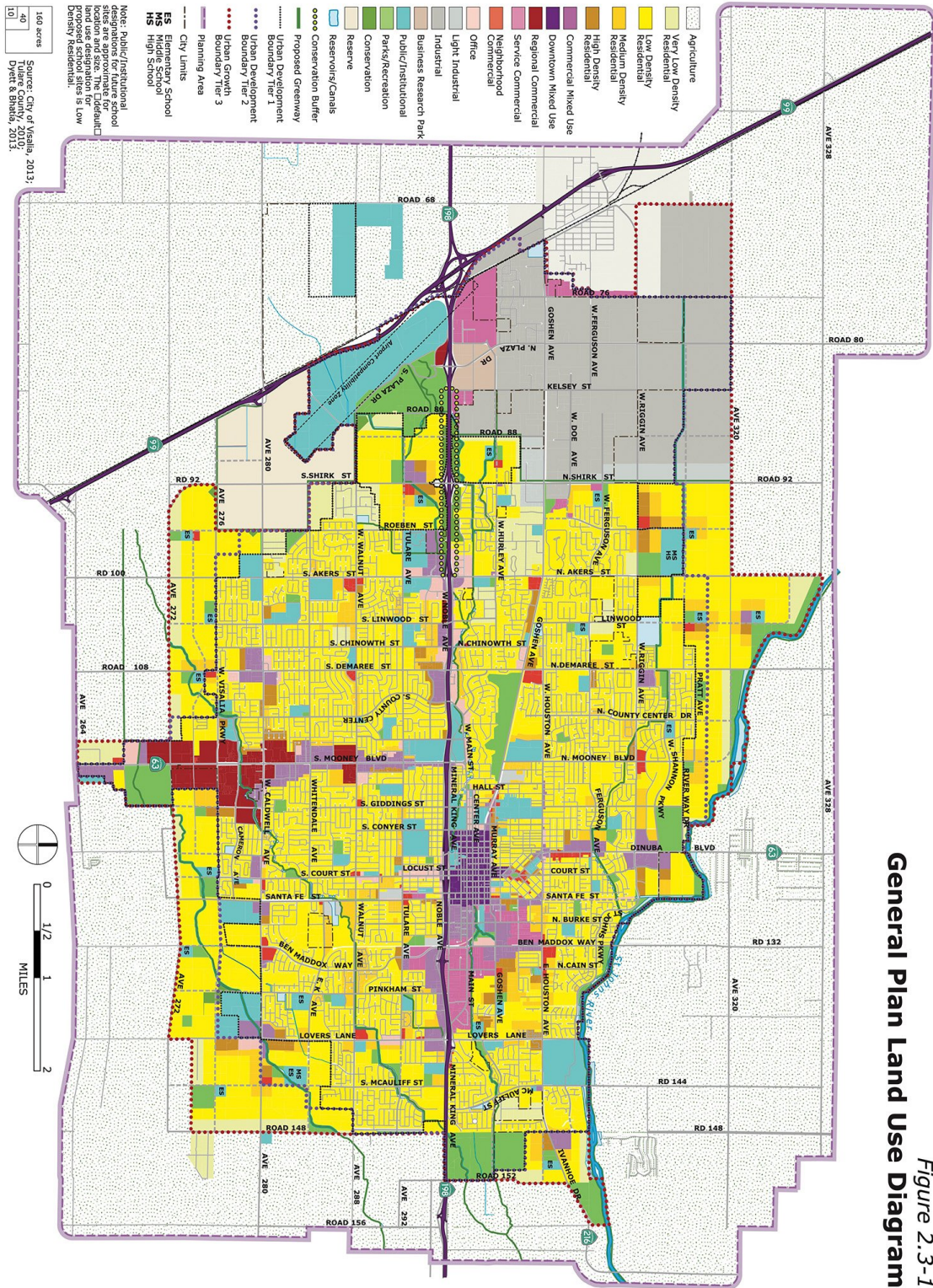


Figure 2.3-1
General Plan Land Use Diagram

