

High Visibility Retail/ Office/ Development Site For Sale

286 W Visalia Rd, Farmersville, CA



COMMERCIALSM

\$60,000

Subject Property



Prime Commercial Land in Farmersville, CA

- Located off Major Corridors (Visalia Rd and Farmersville Blvd)
- Located in High Traffic Area Near Signalized Intersection
- Visalia Road Frontage - Main Corridor to Downtown Farmersville
- Zoned General Commercial with 26,243 Cars Per Day
- Great Signage / 80 Feet Visalia Road Frontage and 140 Feet Deep

FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis
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559-302-8698

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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Property Information:

Parcel Size: 11,756 Square Feet (0.27 Acres)

Dimensions: 80 Feet Visalia Road Frontage and 140 Feet deep

Zoning: CG: General Commercial

APN: 128-071-024

Sale Price: \$60,000

Lease Rate: Negotiable

Demographics: 1 Mile 3 Mile 5 Mile

Population: 10,532 19,870 61,528

Avg HH Income: \$37,509 \$48,101 \$59,670

Households: 2,769 5,782 20,318

Work Population: 1,012 3,230 16,855

Traffic Counts: Farmersville Road: 17,999 Cars Per Day
Visalia Road: 8,244 Cars Per Day
Total: +/- **26,243** Cars Per Day

Comments: Property has Visalia Road frontage which leads directly into the downtown Farmersville area. Visalia Road is one of Farmersville's few major corridors. The Site is suitable for many uses including retail, office, food, general commercial, a shopping center, and more (see attached list of Allowed Uses).

Location: Property is well located on Visalia Road, just West of the signalized intersection of Farmersville Blvd, South of Highway 198, and East of Highway 65 in Farmersville, CA.

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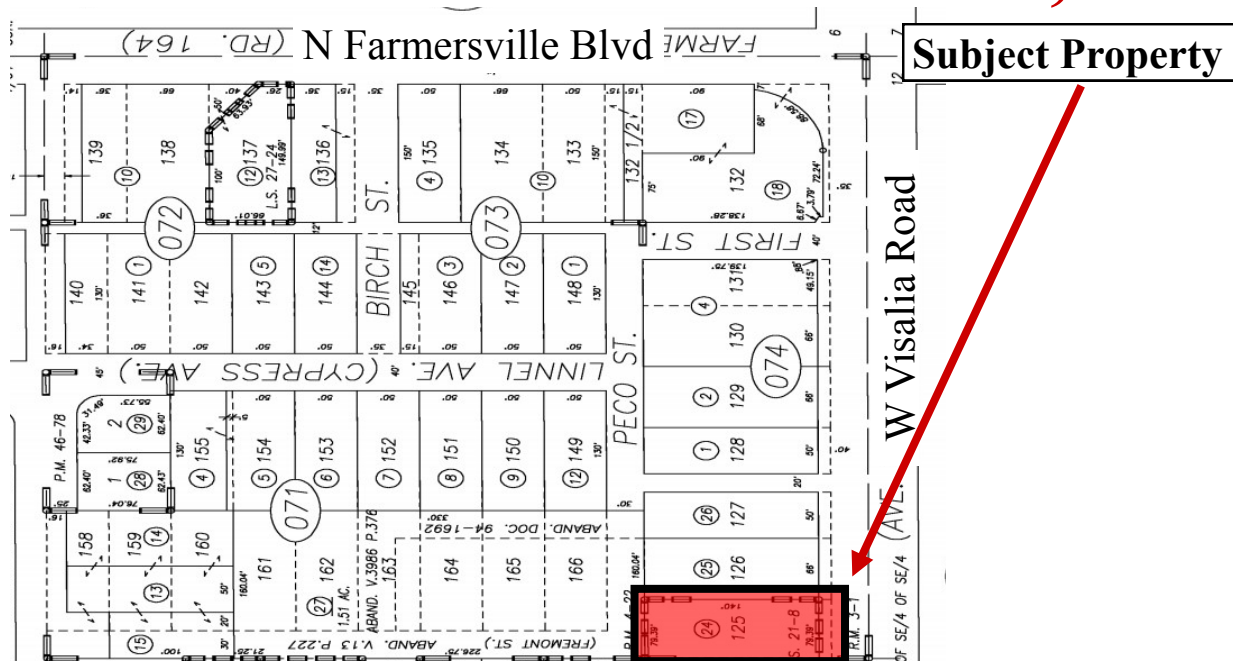
286 W Visalia Rd, Farmersville, CA

Parcel Map:

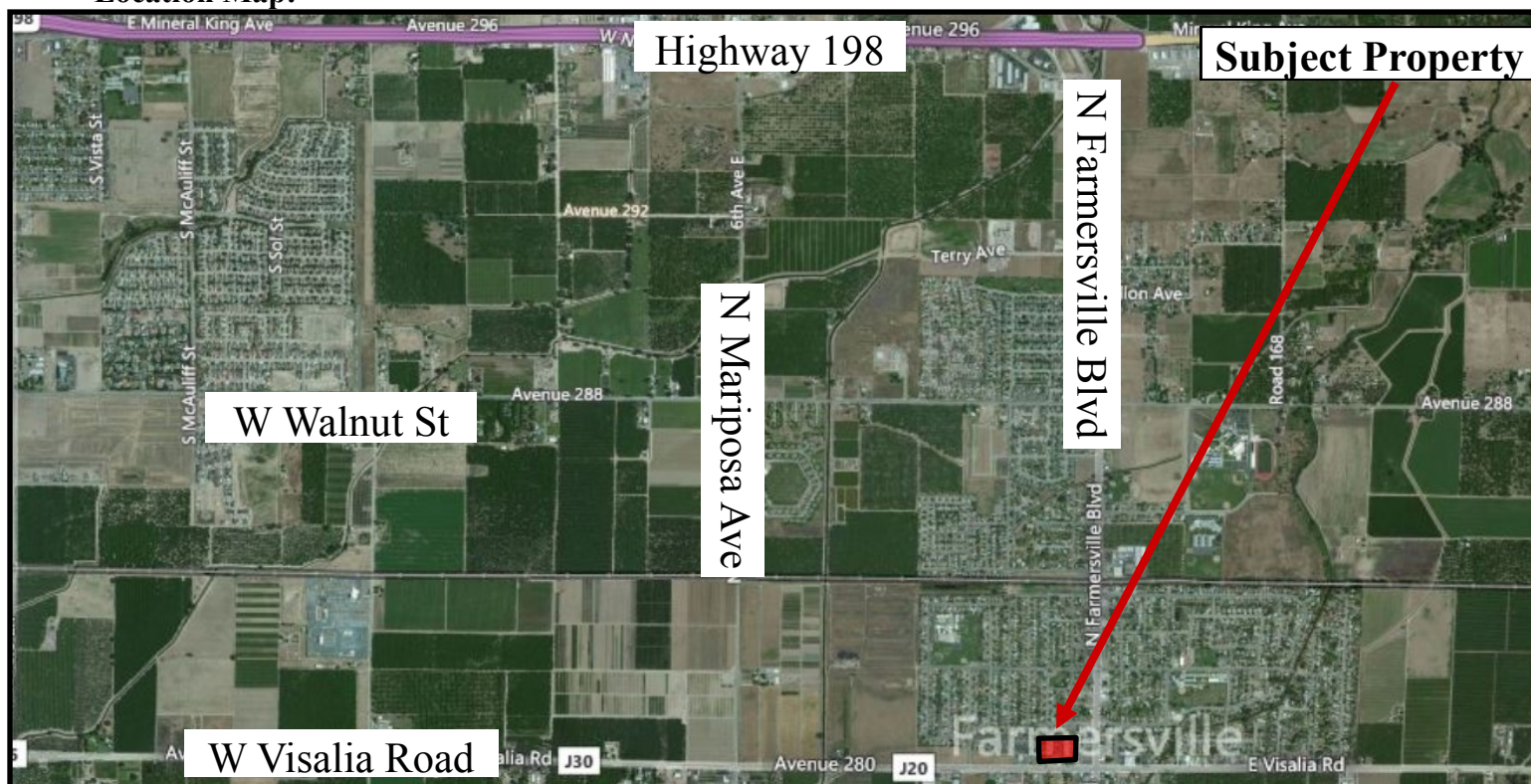


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Location Map:



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Allowed Uses:

Accessory buildings

Appliance sales, service, supply

Auto leasing, truck and trailer rentals Auto parts sales

Auto sales, service and repair, new and used, including boat, motorcycle, RV, trailer and trucks, and repair garages

Auto and truck service stations Bakeries Barber and beauty shops Boarding and rooming houses

Cafes, coffee shops and restaurants, except drive-in, fast food, self-service and take out restaurants

Cargo containers*

Drug stores and pharmacies

Electrical sales, service and supply

Film processing pick-up stations

Financial institutions

Florists

Food and grocery stores

Funeral homes and mortuaries

Gift shops

Glass sales, service and supply

Hardware stores

Laundry, self service

Locksmiths

Medical and dental clinics

Medical laboratories Offices

Opticians Parking facilities

Plumbing sales, service and supply

Pool service and supply

Prescription pharmacies Public and private schools

Public and quasi-public buildings and uses appropriate to the area

Retail stores and shops

Shopping centers less than 20 acres

Social halls, lodges, fraternal organizations and clubs

Swimming, tennis and racquetball clubs, health clubs

Taxicab service

Technical, trade and craft schools and studios

Temporary construction storage

Temporary outdoor uses

Tire recapping

Upholstery shops

Variety stores

Video game centers

Video games

Video movie rental shops

Thrift shops, used merchandise stores

Ambulance Service

Bars, cocktail lounges and taverns

Bowling alleys

Card rooms

Car washes

Catering trucks and mobile food vendors

Churches

Clothes cleaning, laundry pick up

Communication and public utility

Drive-in, drive-thru or drive-up businesses, including, but not limited to fast food, beverage, financial institutions, pharmacies etc

Dance halls

Heating and air conditioning sales, service and supply

Hospitals Hotels and motels

Liquor sales, on and off sale

Massage businesses Miniature golf

Multi-use developments

Palm readers, fortune tellers, hypnotists

Passenger terminals

Pool halls

Produce stands

Shopping centers

Skating rinks

Smoke shops/tobacco shops

Tattoo and piercing shops

Theaters

Veterinary offices and clinics

AND MORE!

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