



7227 W Doe Ave | Visalia, CA

Property For Sale in Opportunity Zone

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address: 7227 W Doe Ave | Visalia, CA

APN: 077-130-012 | 10.05 +/- Acres
 077-130-085 | 10.00 +/- Acres
 077-130-086 | 19.92 +/- Acres

Parcel Size: 20 +/- Acres of Land with 2,000 ft. of Railway + 2 Rail Spurs

Zoning IH | Heavy Industrial
 LOCATED IN AN OPPORTUNITY ZONE

Sales Price **Undisclosed** *Owner Financing Available*



Additional Comments:
 Unique chance to own **RAIL SERVED**, heavy industrial land in the OPPORTUNITY ZONE! Primely located in the heart of the Visalia Industrial Park. This property has Goshen Ave frontage and has TWO LARGE RAIL SPURS! Situated within close proximity to both Highway 198 and CA 99 Freeway. Please call for more details.



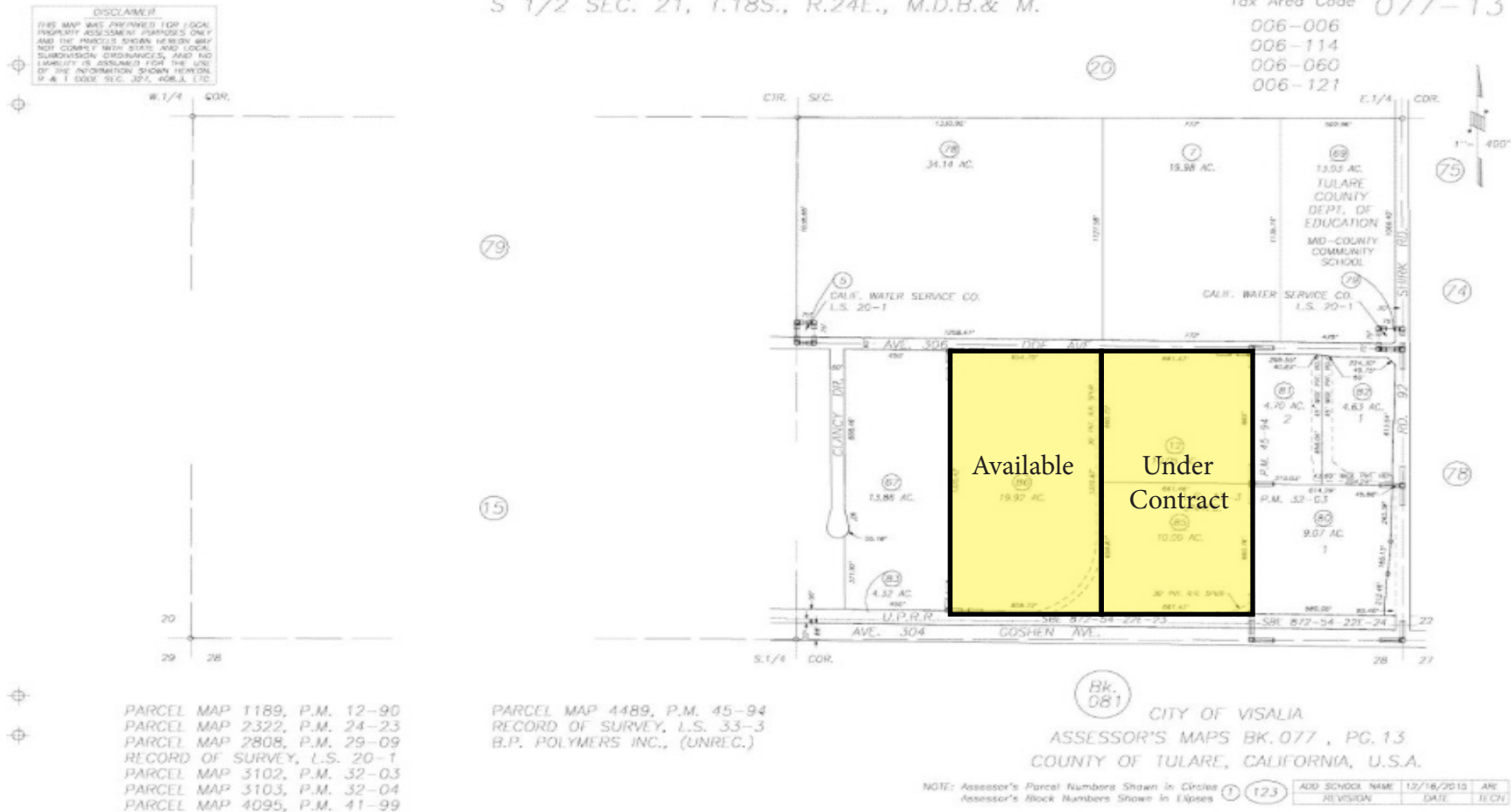
Contact Broker:
 Matt Graham
 Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

TAX MAP



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LOCATION MAP



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PROPERTY PHOTOS

