



21 Acres - River Run Ranch | Visalia, CA

Property For Sale

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

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
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to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Entitlement:	Phases 6 & 7 of River Run Ranch
Address:	Open Contiguous Land off of N McAuliff and St Johns Pkwy
APN:	103-020-068, 072
Acres Available:	21.25 +/- Acres
Zoning	R16
Sales Price	\$1,593,750.00

Additional Comments:

Open, entitled land for sale in Northeast Visalia. This land is ready to be built into Phases 6 and 7 of River Run Ranch. It's prime for development with the close proximity to Golden West High School and the Visalia Adult School. Please call for further details.

Nestled in the foothills below the majestic Sierra Nevada, Visalia is the Gateway of Sequoia and Kings Canyon National Parks. The city's charm and strong community welcome visitors year-round for an experience filled with live entertainment, stunning art, rich history, and world-class restaurants. Population continuing to increase, along with the need for more housing.

**Contact Broker:**

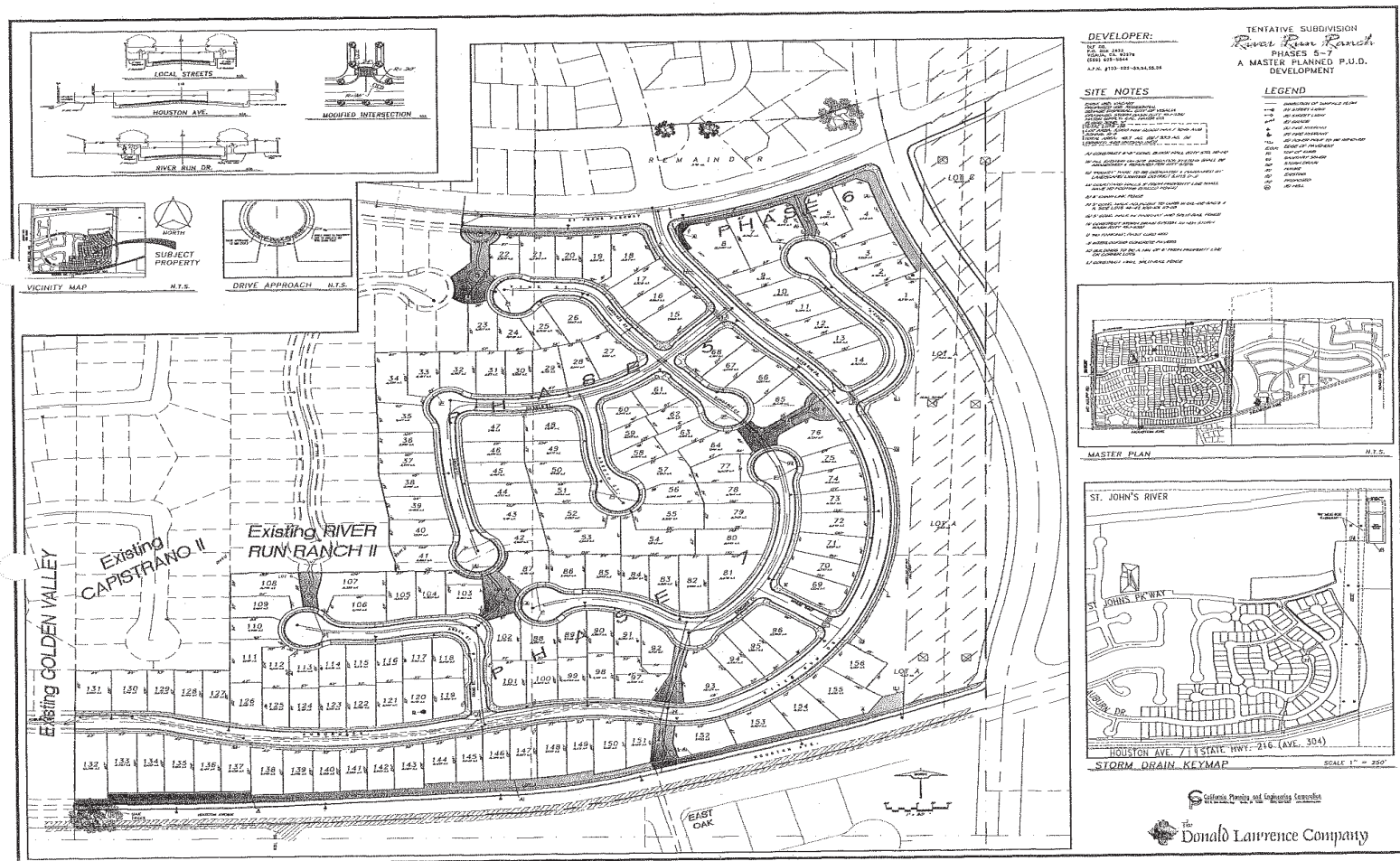
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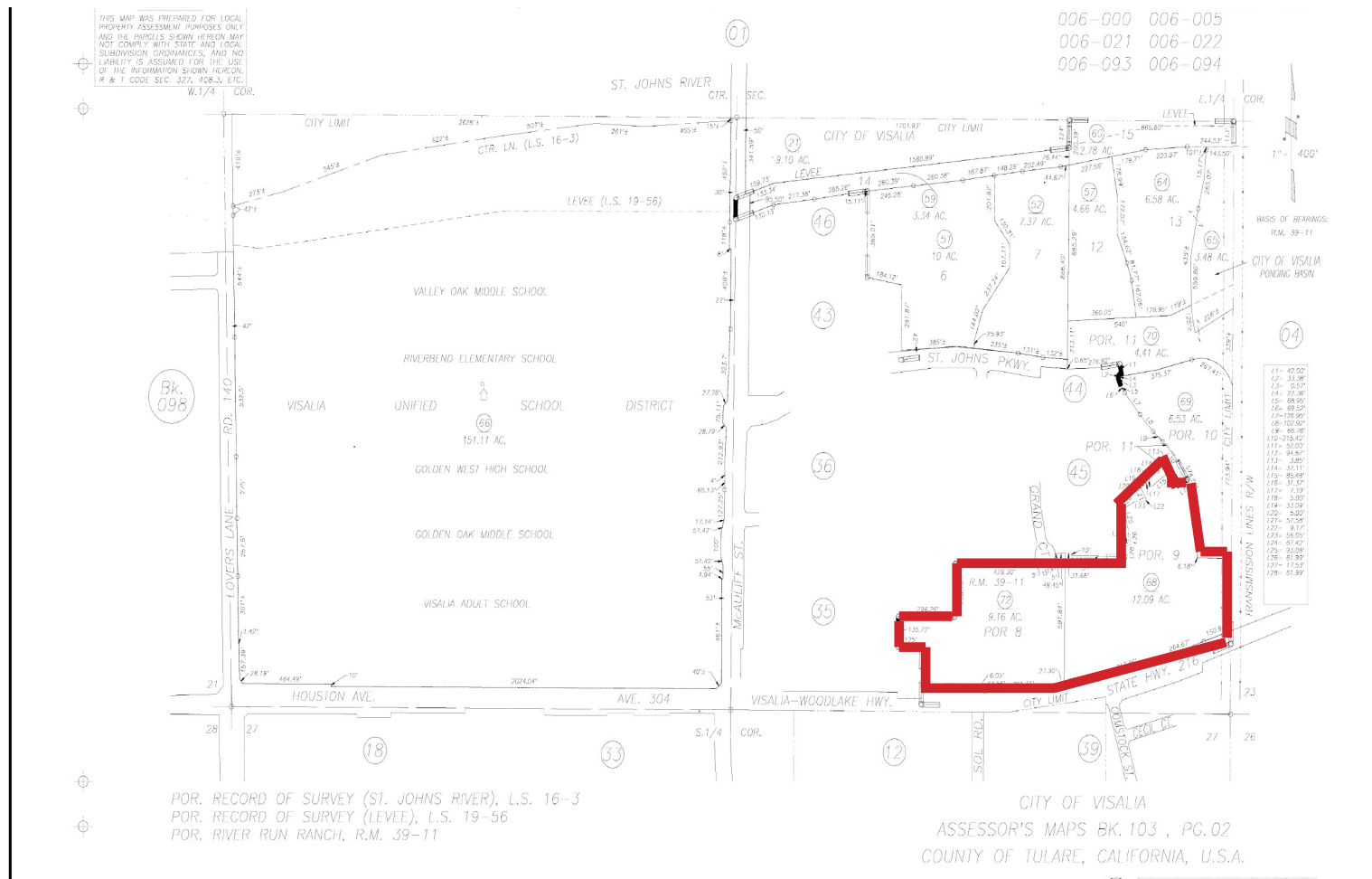
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ENTITLEMENT MAPS



TAX MAP



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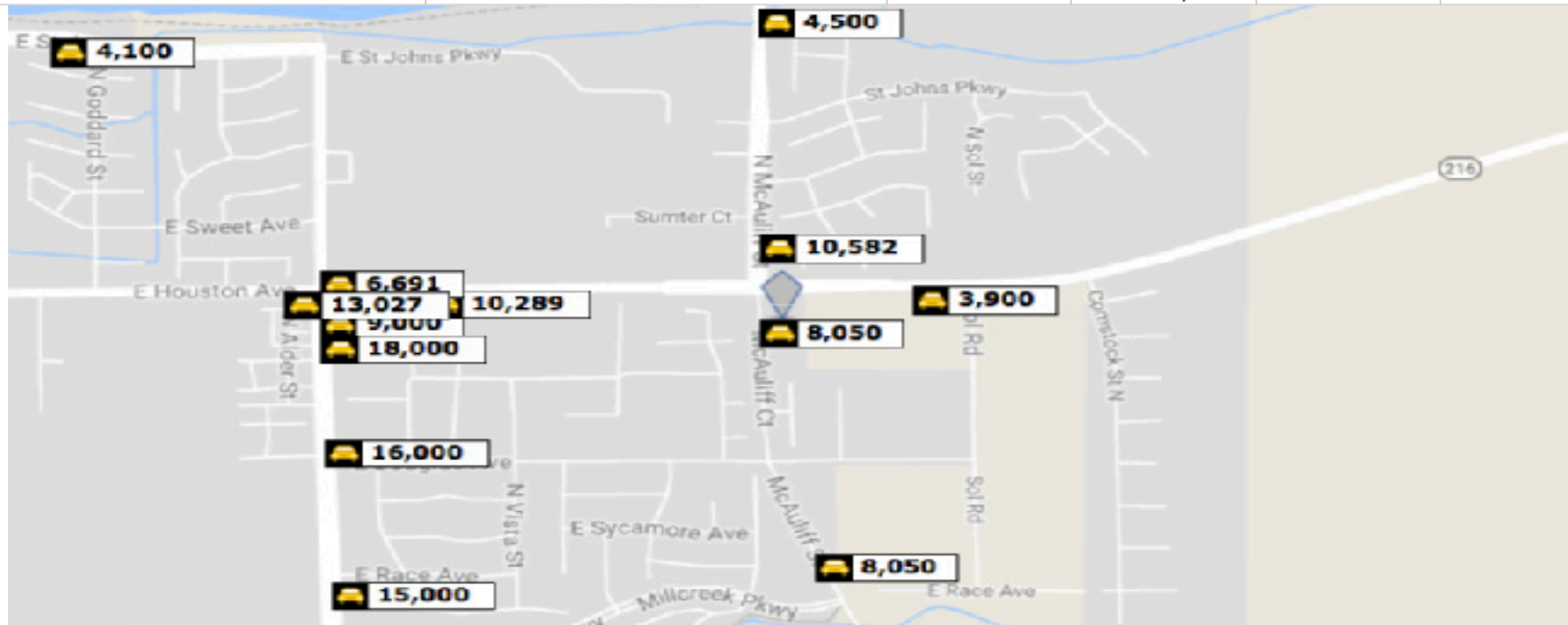
DEMOGRAPHICS - NORTHEAST VISALIA

Address ▲	2017 Population	% Pop Grwth 2010-2017	% Pop Grwth 2017-2022	2017 Med HH Inc	2017 Median Home Value
<u>Burrel Dr</u>	7,707	3.45	2.18	60,065	173,529
<u>2800 E Douglas Ave</u>	9,681	3.91	2.7	53,073	172,931
<u>4018 E Douglas Ave</u>	7,492	2.76	2.48	54,285	177,479
<u>3223 E Houston</u>	8,998	3.45	2.61	53,345	173,458
<u>620 E Houston Ave</u>	18,201	1.56	2.27	35,956	149,191
<u>2635 E Houston Ave</u>	-			-	-
<u>Ivanhoe Dr & Road 10</u>	9,948	4.94	2.89	52,570	176,066
<u>Ivanhoe Dr & Road 10</u>	9,430	4.68	2.84	51,579	173,498
<u>1410 N Liberty St</u>	17,324	1.71	2.3	36,273	149,365
<u>Lovers Ln @ Lovers Ln</u>	10,004	3.77	2.68	54,189	172,751
<u>800 N Lovers Ln</u>	10,434	3.59	2.65	54,337	172,820
<u>3433 E Manzanita Dr</u>	9,223	3.85	2.69	55,333	178,097
<u>2632-2638 N Saint Johns...</u>	11,298	3.22	2.58	49,693	158,909
<u>2642-2648 N Saint Johns...</u>	11,142	3.3	2.59	49,983	159,345
<u>E St Johns Pky</u>	9,927	4.57	2.83	52,640	162,394
<u>1720 E St. Johns Pky</u>	10,014	4.48	2.81	52,352	161,682
<u>2901 E Stewart Dr</u>	9,481	3.9	2.7	53,112	173,292
<u>N Sumter Ct</u>	8,105	2.97	2.53	54,065	175,441

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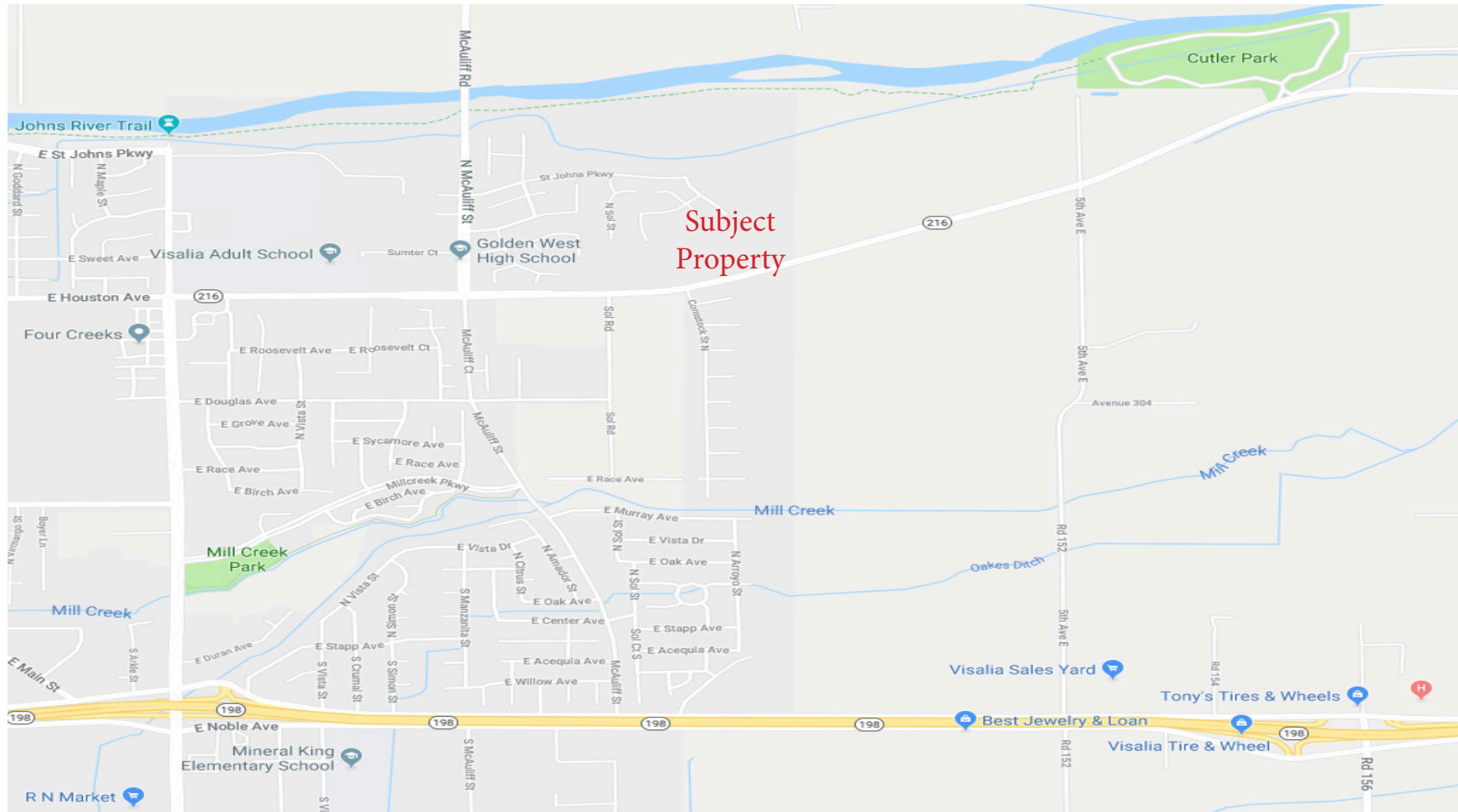
TRAFFIC COUNTS - NORTHEAST VISALIA

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
N McAuliff St		0.00	8,050	2013	0.03
N McAuliff Rd	E Houston Ave	0.08 S	10,582	2011	0.13
N McAuliff St	E Harold Ave	0.08 N	9,316	2016	0.13
E Houston Ave	Sol Rd	0.07 E	3,900	2016	0.15
N McAuliff St	McAuliff Ct	0.15 NW	8,050	2013	0.34
E Houston Ave	N Cato St	0.04 E	10,289	2011	0.41
E Houston Ave	Rd 140	0.12 W	9,200	2016	0.41
McAuliff Rd	N McAuliff St	0.02 S	4,500	2013	0.46
N McAuliff St	E Janelli Ave	0.12 SE	5,400	2013	0.49
Rd 140	E Stewart Ave	0.02 S	18,000	2016	0.53



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LOCATION MAP



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