

## 30749 HWY 99 1.3 Acres Right on the Highway 99 High Visibility for Fast Food Or Retail



### **PROPERTY INFORMATION:**

- Prime Highway 99 Location
- Great Access and Visibility
- Great retail or restaurant Potential for development
- Great Retail or Fast Food Site
- Zoning: Commercial
- CalTrans putting in brand new curbs and gutters
- Two driveways
- **Right next to Harley Davison Dealership**

### FOR MORE INFORMATION CONTACT:

<u>For Sale</u> \$610,000

#### Zeeb Commercial Real Estate

132 N. Akers Rd. Visalia, CA 93291 Tel: 559.625.2128 Fax: 559.625.4832 www.zeebre.com

## **Marty Zeeb**

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.



# Surrounding Neighborhood Arial & Traffic Count



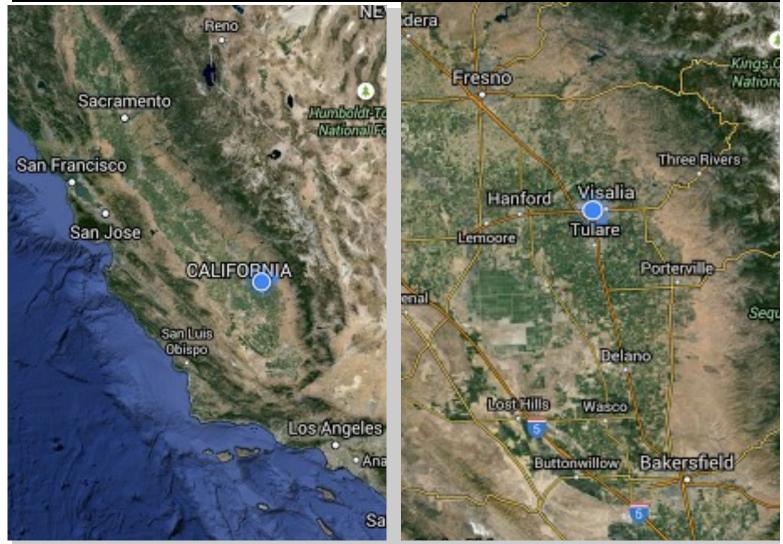
## **Traffic Count**

Highway 99 Average of 55,000 cars per day as of 2013

Visalia's Industrial Park just a mile away where thousands of employees work everyday.



# **Geographical Location Central Valley Highway 99**



Ideally Located Half way in between the bustling cities of Fresno and Bakersfield. The heart of the central valley where the booming agriculture has developed a strong infrastructure for commerce.