

LOT FOR SALE
Zoned for Office
\$125,000



2333 WEST MID VALLEY

VISALIA, TULARE COUNTY, CA

Property Features

- Size: 14,500 sq. ft. Lot (Could accommodate Building up to 3,500 sq. ft.)
- Zoning: PA (Commercial Office)
- Neighboring site is a medical office (tentative site plan on reverse side)

For more information:

Bill Whitlatch,

GRI, RE Masters™, CCIM

Real Estate Broker - DRE Lic. #00874715

559-679-6611 - bill@whitlatch.net



TENTATIVE SITE PLAN

PROJECT INFORMATION

1. PROJECT NAME: MID VALLEY AVENUE OFFICE BUILDING, 200 N. MID VALLEY AVE., SUITE 100, VISALIO, CA 93291
2. CLIENT: MID VALLEY AVE. DEVELOPMENT, INC.
3. ARCHITECT: MICHAEL BERRY ARCHITECT, 503 N. ORANGE ST., VISALIO, CA 93291
4. DATE PREPARED: OCT. 6, 2008
5. SHEET TITLE: TENTATIVE SITE PLAN
6. SHEET NUMBER: 1 OF 1
7. PREPARED BY: MICHAEL BERRY ARCHITECT
8. CHECKED BY: MICHAEL BERRY ARCHITECT
9. DATE CHECKED: OCT. 6, 2008
10. SCALE: 1" = 20'
11. SHEET SIZE: 24" X 36"
12. PROJECT LOCATION: 200 N. MID VALLEY AVE., VISALIO, CA 93291
13. PROJECT AREA: 1.5 ACRES
14. ZONING: COMMERCIAL
15. PROJECT DESCRIPTION: OFFICE BUILDING, 100,000 SQ. FT.
16. PROJECT PHASE: PRELIMINARY
17. PROJECT STATUS: TENTATIVE
18. PROJECT OWNER: MID VALLEY AVE. DEVELOPMENT, INC.
19. PROJECT CONTACT: MICHAEL BERRY ARCHITECT
20. PROJECT PHONE: (562) 441-1111
21. PROJECT FAX: (562) 441-1112
22. PROJECT WEBSITE: WWW.MIDVALLEYAVE.COM
23. PROJECT EMAIL: INFO@MIDVALLEYAVE.COM
24. PROJECT ADDRESS: 200 N. MID VALLEY AVE., VISALIO, CA 93291
25. PROJECT GPS COORDINATES: 36.811111, -120.011111
26. PROJECT UTM COORDINATES: 1180000, 4000000
27. PROJECT WGS84 COORDINATES: 36.811111, -120.011111
28. PROJECT UTM ZONE: 11N
29. PROJECT UTM PROJECTION: UTM
30. PROJECT UTM DATUM: WGS84
31. PROJECT UTM UNIT: METERS
32. PROJECT UTM AXIS: EASTING, NORTHING
33. PROJECT UTM SCALE FACTOR: 0.999609319
34. PROJECT UTM FALSE EASTING: 500000
35. PROJECT UTM FALSE NORTHING: 10000000
36. PROJECT UTM CENTERING POINT: 1180000, 4000000
37. PROJECT UTM CENTERING POINT UTM ZONE: 11N
38. PROJECT UTM CENTERING POINT UTM PROJECTION: UTM
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PRELIMINARY SITE PLAN KEYNOTES

1. GENERAL NOTES: REFER TO THE PRELIMINARY SITE PLAN FOR THE COMPLETE SET OF NOTES AND SPECIFICATIONS.
2. CONCRETE: ALL CONCRETE SHALL BE 4000 PSI.
3. LANDSCAPE: REFER TO THE LANDSCAPE ARCHITECTURE PLAN FOR THE COMPLETE SET OF NOTES AND SPECIFICATIONS.
4. EXISTING: ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
5. UTILITIES: ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
6. GRASS: ALL GRASS SHALL BE MAINTAINED AND PROTECTED.
7. FENCING: ALL FENCING SHALL BE MAINTAINED AND PROTECTED.
8. SIGNAGE: ALL SIGNAGE SHALL BE MAINTAINED AND PROTECTED.
9. LIGHTING: ALL LIGHTING SHALL BE MAINTAINED AND PROTECTED.
10. SECURITY: ALL SECURITY SHALL BE MAINTAINED AND PROTECTED.
11. ACCESS: ALL ACCESS SHALL BE MAINTAINED AND PROTECTED.
12. PARKING: ALL PARKING SHALL BE MAINTAINED AND PROTECTED.
13. TRAVEL: ALL TRAVEL SHALL BE MAINTAINED AND PROTECTED.
14. WALKWAYS: ALL WALKWAYS SHALL BE MAINTAINED AND PROTECTED.
15. BIKEWAYS: ALL BIKEWAYS SHALL BE MAINTAINED AND PROTECTED.
16. PLAY: ALL PLAY SHALL BE MAINTAINED AND PROTECTED.
17. SPORTS: ALL SPORTS SHALL BE MAINTAINED AND PROTECTED.
18. RECREATION: ALL RECREATION SHALL BE MAINTAINED AND PROTECTED.
19. CULTURAL: ALL CULTURAL SHALL BE MAINTAINED AND PROTECTED.
20. HISTORIC: ALL HISTORIC SHALL BE MAINTAINED AND PROTECTED.
21. ENVIRONMENTAL: ALL ENVIRONMENTAL SHALL BE MAINTAINED AND PROTECTED.
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