

**Mixed-use Development
Opportunity for Sale in Visalia**

1716 E Goshen Ave Visalia CA

SUBJECT PROPERTY

**APN: 098-050-035-000
098-050-023-000
1716 E Goshen Ave, Visalia, CA**



FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

PROPERTY SUMMARY

1716 E Goshen Avenue presents a compelling mixed-use development opportunity in Visalia, California, consisting of two contiguous parcels totaling approximately ±6.09 acres. Strategically positioned along Goshen Avenue, one of Visalia's primary east-west corridors, the property offers excellent visibility, prominent street frontage, and convenient access to surrounding residential neighborhoods, commercial services, and major transportation routes.

The site benefits from generally flat, usable topography and a configuration that supports efficient planning, circulation, and future development. With two separate parcels and individual APNs, the property also provides flexibility for phased development or potentially distinct commercial and residential components.

The site includes an existing office/shop building and benefits from strong visibility, convenient access, and proximity to established residential neighborhoods, retail, schools, and major transportation routes. With its combination of commercial and residential potential, the property is well suited for developers, investors, or owner-users seeking a flexible opportunity in a growing Visalia market.



Offering Summary

Sales Price:	\$669,900
Parcel Numbers:	098-050-023-000 and 098-050-035-000
Lot Size:	6.09 AC

Highlights

- Easy Access to Major Arterials and Highway 99
- Two Separate Parcels with Individual APNs
- Neighborhood Commercial — Prime Frontage on Goshen Road
- Ideal for Apartment Development
- Excellent Visibility and Signage Potential commercial areas
- High-Traffic Corridor Serving Established Neighborhoods
- Strong Demand for Housing in Growing Visalia Market
- Rare Large-Scale Development Opportunity in Infill Growth Area
- Suitable for Mixed-Use, Retail, Medical, or Service Uses

PROPERTY FEATURES

- » **Dual-Zoned Site** – Combines Neighborhood Commercial frontage with multifamily-zoned land.
- » **±1.00 Acre Commercial Frontage** – Positioned along Goshen Avenue for strong visibility and commercial exposure.
- » **±5.09 Acres Multifamily Land** – Rear portion is positioned for apartment or residential development, subject to City approval.
- » **Existing ±4,000 SF Building/Shop** – Existing improvement offers additional flexibility for owner-user or redevelopment plans.
- » **High-Visibility Location** – Frontage along a major east-west Visalia commercial corridor.
- » **Mixed-Use Development Potential** – Opportunity to combine neighborhood-serving commercial uses with multifamily residential development.
- » **Convenient Highway Access** – Well connected to major arterials and Highway 99.
- » **Established Surrounding Area** – Near residential neighborhoods, multifamily communities, retail, and schools.
- » **Flat, Usable Site** – Terrain and configuration support efficient site planning and development.



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