



# Valley Real Estate

*Comprehensive Real Estate Services*

## Multi Family Acreage In Tulare

**2970 E. Bardsley Avenue  
Tulare, California 93274-6119**

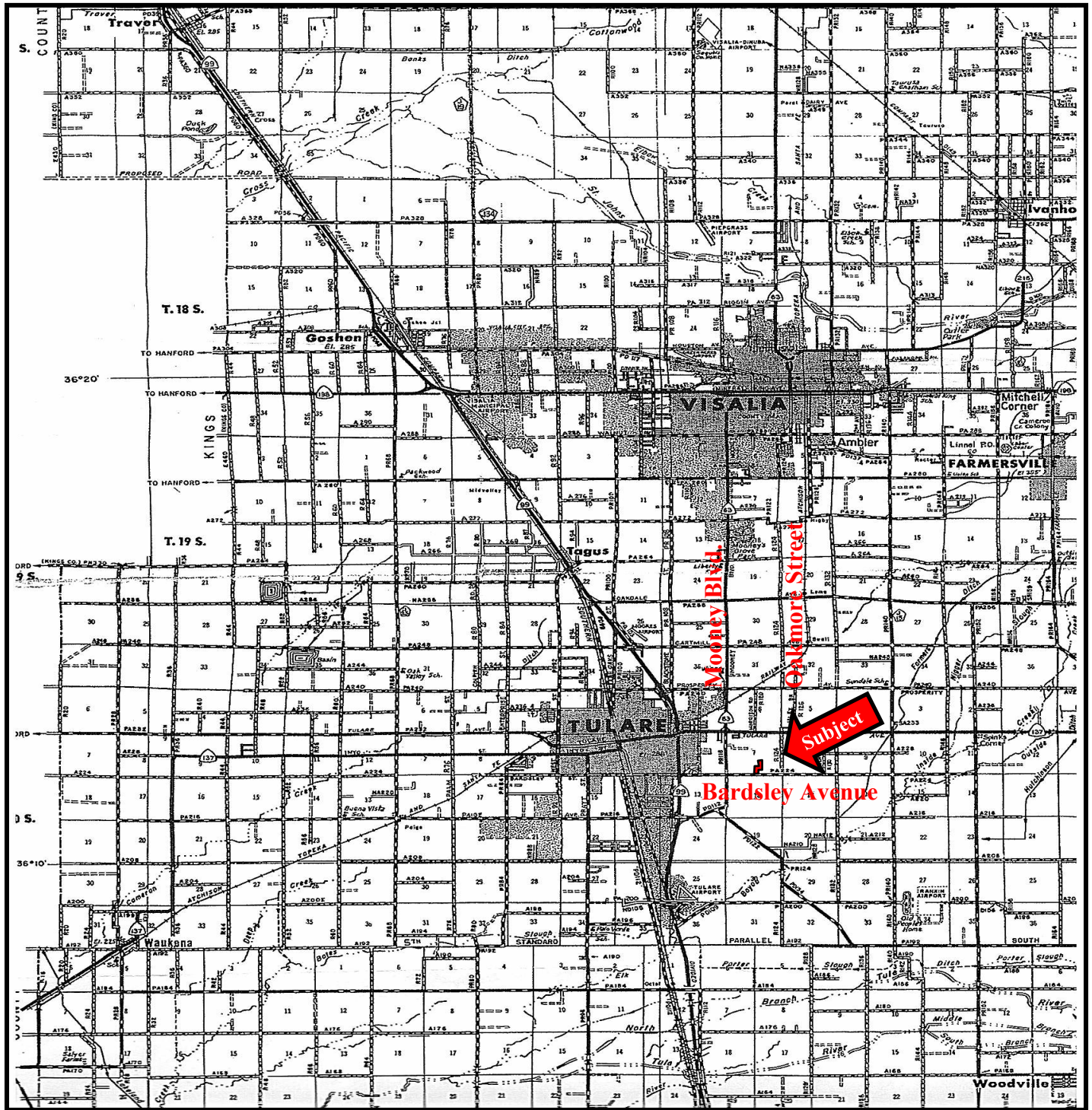
<b>Acreage:</b>	<b>4.27 Acres</b>
<b>APN:</b>	<b>172-040-073</b>
<b>Directions:</b>	<b>From Mooney Boulevard, travel east 1/2 mile on Bardsley Avenue to the south/west corner of the property. The property is located on the north side of Bardsley Ave.</b>
<b>Zoned:</b>	<b>RM4 (High Density Residential)</b>
<b>Use Code:</b>	<b>Multi-Family Up To 29 Units Per Acre!</b>
<b>Zoning Change:</b>	<b>In the city limits of Tulare! This is a fast growing area. Two new schools: Alpine Vista School and Mission Oak High School, along with several new home subdivisions. The city has rezoned this property to RM4, allowing for high density residential development (up to 29 units per acre). This is the perfect opportunity to contribute to an already popular family destination!</b>
<b>Misc. Buildings:</b>	<b>Buildings on the land are being sold “as is, where is” with no guarantees or warranties.</b>
<b>Price:</b>	<b>\$695,000 (Buyer to confirm all zoning possibilities with Tulare City Planning).</b>

*Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.*





# Location of Property



*The above information has been obtained from sources deemed reliable, but not guaranteed.*

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