

Colliers

Accelerating success.

LAND FOR SALE | ±14 ACRES

Lemoore Landing

Lemoore, CA

198

±14 Acres

Iona Ave

19th Avenue

Buk Wagner, SIOR
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Charlie Schuh, CCIM
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Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

Lemoore Landing Lemoore, CA

Property Information



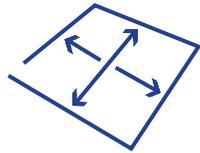
Zoning:
IL, City of Lemoore



Parcel Size:
±14 Acres



Sale Price:
Contact Broker

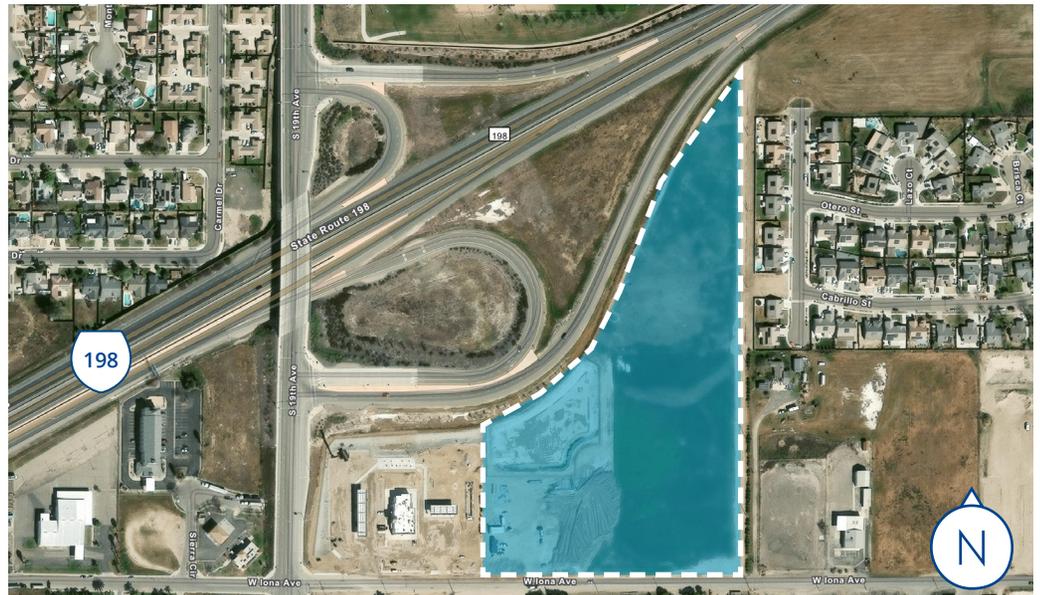


APN:
023-310-012-000



.96 miles from
Freeway 198

FOR SALE



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Lemoore is experiencing steady business growth supported by rising demand for small- to mid-size industrial facilities, making it particularly well-suited for the development of a family business park. The market has seen increased activity from local owner-users, service contractors, light manufacturers, and ag-related businesses seeking functional, affordable industrial space that is increasingly scarce across the Central Valley. Recent industrial sales and lease transactions reflect growing absorption and a widening tenant base, while relatively low land costs and a business-friendly entitlement environment support feasible subdivision and phased development strategies. For a buyer, this creates multiple exit paths, including selling individual pads, developing and selling small buildings to owner-users, or holding stabilized product for long-term cash flow. Combined with regional employment stability and ongoing infrastructure investment, Lemoore offers a lower-risk entry point with strong fundamentals for a scalable industrial land subdivision.

▲ Fresno & HWY 99
30 Miles

Visalia & HWY 99
23 Miles

Hanford
8 Miles

±14 Acres

198

41

▼ Kettleman City
27 Miles

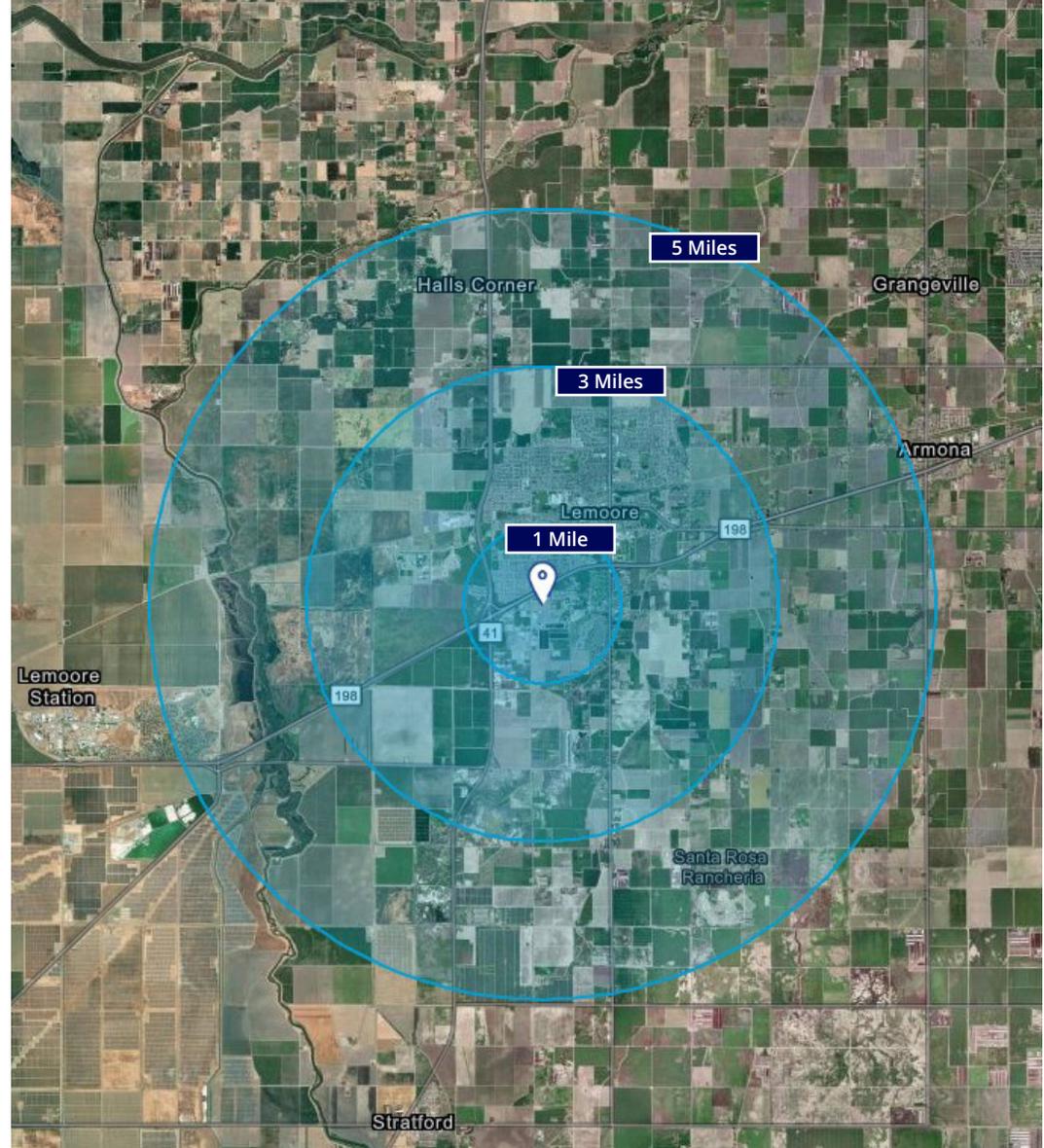
▼ Paso Robles
95 Miles



Lemoore Landing Lemoore, CA

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	7,095	28,371	34,039
2030 Projected Population	7,100	28,497	34,194
Estimated Households	2,309	9,809	11,519
2030 Projected Households	2,340	9,986	11,729
Average Household Income	\$99,966	\$91,019	\$89,433
Median Household Income	\$78,958	\$77,245	\$76,002
Average Home Value	\$381,073	\$380,668	\$385,203
Median Age	34.2	32.8	31.9
Age 21+	4,910	19,709	23,428
Housing Units	2,397	10,290	12,191
Owner Occupied	1,535	5,550	6,172
Renter Occupied	755	4,191	5,288
Vacant	89	481	672
Daytime Population	5,391	21,968	26,787
Daytime Population: Workers	1,156	6,058	7,570
Age 16+ Labor Force	3,039	12,915	14,550



Key Demographics Facts 5 Mile Radius



34,039

Total population



\$350,347

Median home value



599

Businesses



26,787

Daytime population



31.9

Median age



7.1%

Population Change Since 2010



\$76,002

Median household income



\$30,223

Per capita income



2.9

Avg household size