

# TULARE INDUSTRIAL GATEWAY

± 89.56 AC MASTER DEVELOPMENT OPPORTUNITY & POTENTIAL ASSEMBLAGE

Tulare, CA

BLOCKS AWAY FROM CA 99 FREEWAY



THE YAMZON TEAM

P R E S E N T E D B Y :



## THE YAMZON TEAM

### JORGE YAMZON

Remax Commercial

Senior Vice President / Director

Direct: 626-786-5869

Email: [Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)

CA DRE LICENSE #01359483

### DEREK ING

Remax Commercial

Senior Sales Associate

Direct: 626-272-0948

Email: [Derek.ing.remaxcre@gmail.com](mailto:Derek.ing.remaxcre@gmail.com)

CA DRE LICENSE #02041751

### DISCLAIMER

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

# BLOCKS AWAY FROM CA 99 FREEWAY



## PROPERTY DESCRIPTION

Lot Size: **± 89.56 AC**

Zoning: **M2**

APN: **187-030-007, 008, 009, 010, 011,  
187-040-013, 014, 015**

## HIGHLIGHTS

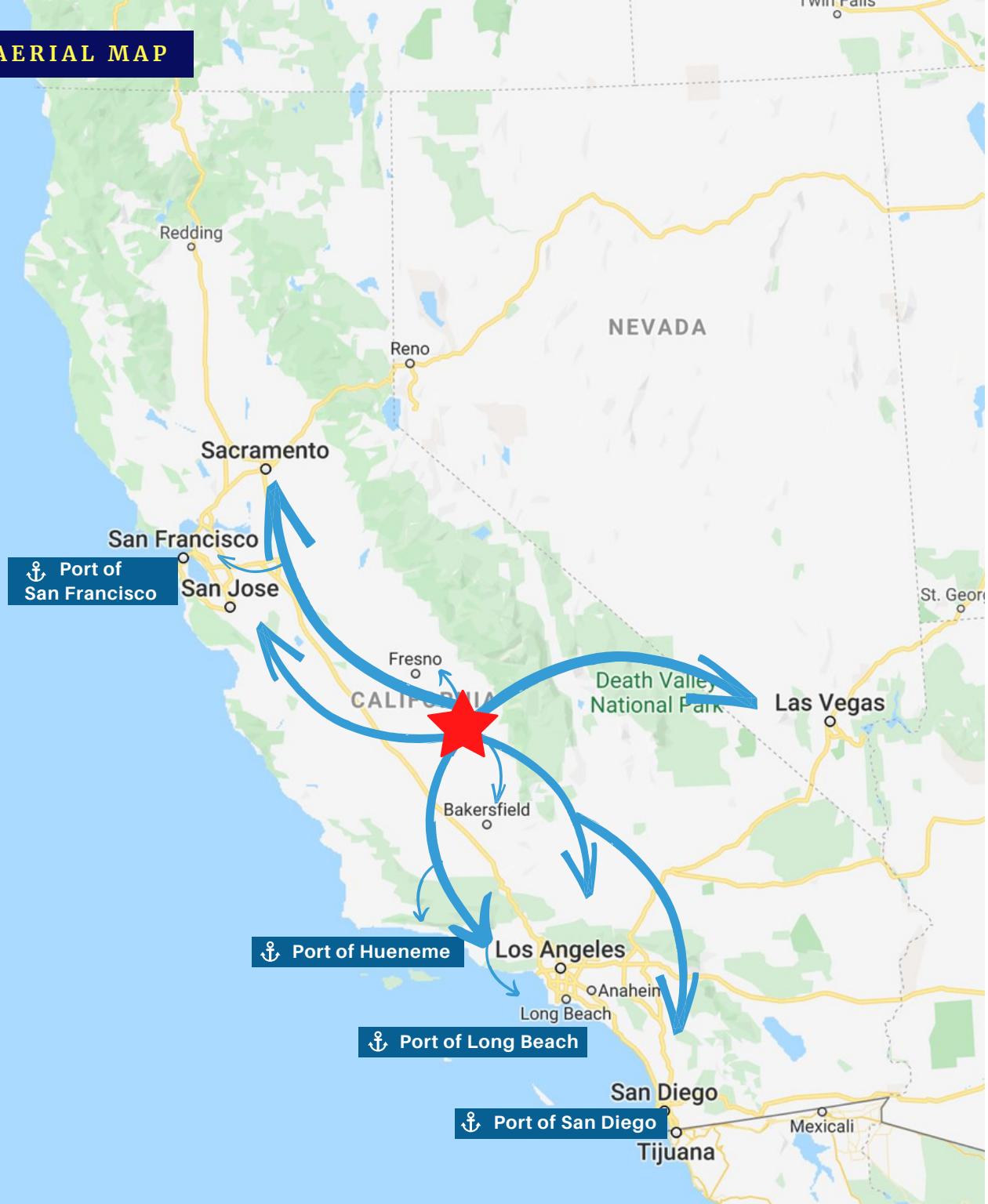
- Prime Site, Located at the Central Industrial District
- Enterprise Zone with State Tax Credits Available
- City Development Incentives may Include Tax Rebates & Stream Line Development Process
- Paige st. is a Designated State Truck Route
- Proximity to the 99 Freeway (The "Golden State Highway")
- Most Ideal Central East Logistical Center for West Coast Operations
- Tulare is the Host of the World's Largest Agricultural Expo
- Located Ten Minutes from Tulare's Fashion Mall
- Flat Topography

## DEVELOPMENT POTENTIAL

Built To Suit, Central Industrial park/Logistical Center, Big Box distribution or Land Sale. Seller may also entertain a land lease or Joint venture.



## AERIAL MAP



## TULARE COUNTY

Tulare County is in the center of a robust and world class agriculturally-related region within a few hours of major metropolitan markets.

The County is strategically located to accommodate agriculturally-related industries focused on food transportation facilities, food processing facilities and ever growing commodity warehouse - distribution centers.

Industrial development opportunities are apparent along Tulare County highway corridors and select unincorporated communities, making Tulare a prime opportunity as an ideal logistical center to service California and beyond.

## CENTRAL GATEWAY TO MAJOR MARKETS

<b>Los Angeles</b>	170 Miles
<b>Sacramento</b>	200 Miles
<b>Las Vegas</b>	345 Miles
<b>Oxnard</b>	185 Miles
<b>San Francisco</b>	221 Miles
<b>San Jose</b>	195 Miles
<b>San Diego</b>	290 Miles
<b>Port of Hueneme</b>	186 Miles
<b>Port of Long Beach</b>	199 Miles
<b>Port of San Francisco</b>	229 Miles
<b>Port of San Diego</b>	292 Miles

## ONE EXIT AWAY FROM THE WORLD AG EXPO



### THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION

World Ag Expo is the largest annual outdoor agricultural exposition with over 1,450 exhibitors and an attendance of more than 100,000 people each year.

The Expo started in 1968 and outgrew its home and moved to its current permanent location where it occupies 2.6 million square feet of exhibit space.

It has officially been designated by the US Department of Commerce as an affiliate of the Foreign Buyer Program, which encourages export-made American made goods.

# WORLD AG EXPO®



# NATIONAL COMPANIES THAT MANUFACTURED IN TULARE



Since 1954, strong tradition and unwavering passion have driven the continuous growth of this Company.

- 9,800 Employees
- 46 Plants Globally
- 15 Plants Nationally
- 12th Largest Dairy Processor in the World
- Largest Dairy Processor in Canada

Haagen-Dazs has been a part of Tulare for more than 20 years. Today, the company manufactures more than 30 different flavors and is enjoyed in 54 countries around the world.

In 1985, Haagen-Dazs opened its plant in Tulare.

The Tulare facility is one of only two in the nation to produce Haagen-Dazs products, and they employ approximately 300 people locally.

United States Cold Storage is dedicated to being the leader in providing highly reliable and cost-effective logistics solutions to the frozen and refrigerated food industry.

Two ultra-modern facilities in Tulare offer the highest quality distribution services available. With more than 20 million cubic feet total of storage space, USCS Tulare handles the full spectrum of dry, refrigerated, and frozen products.



The Tulare plant is part of the Morning Star Division. The parent company - Dean Foods is one of the leading food and beverage companies in the United States and a European leader in branded soy foods and beverages.

The Tulare facility's primary products are cottage cheese and sour cream.

The Company's Fresh Dairy Direct-Morningstar segment is the largest US processor and distributor of milk, creamer, and cultured dairy products. The offerings are marketed under more than 50 local and regional dairy brands



Land O'Lakes, Inc. is one of America's premier member-owned companies. In 1998 the cooperative bolstered in West Coast Operations by merging with Dairyman's Cooperative Creamery Association of Tulare, CA.

Dairyman's had 240 members and annual revenues of about \$800 million.

Today, the Land O'Lakes manufacturing facility in Tulare, CA, remains among the largest and most productive dairy plants in the nation.

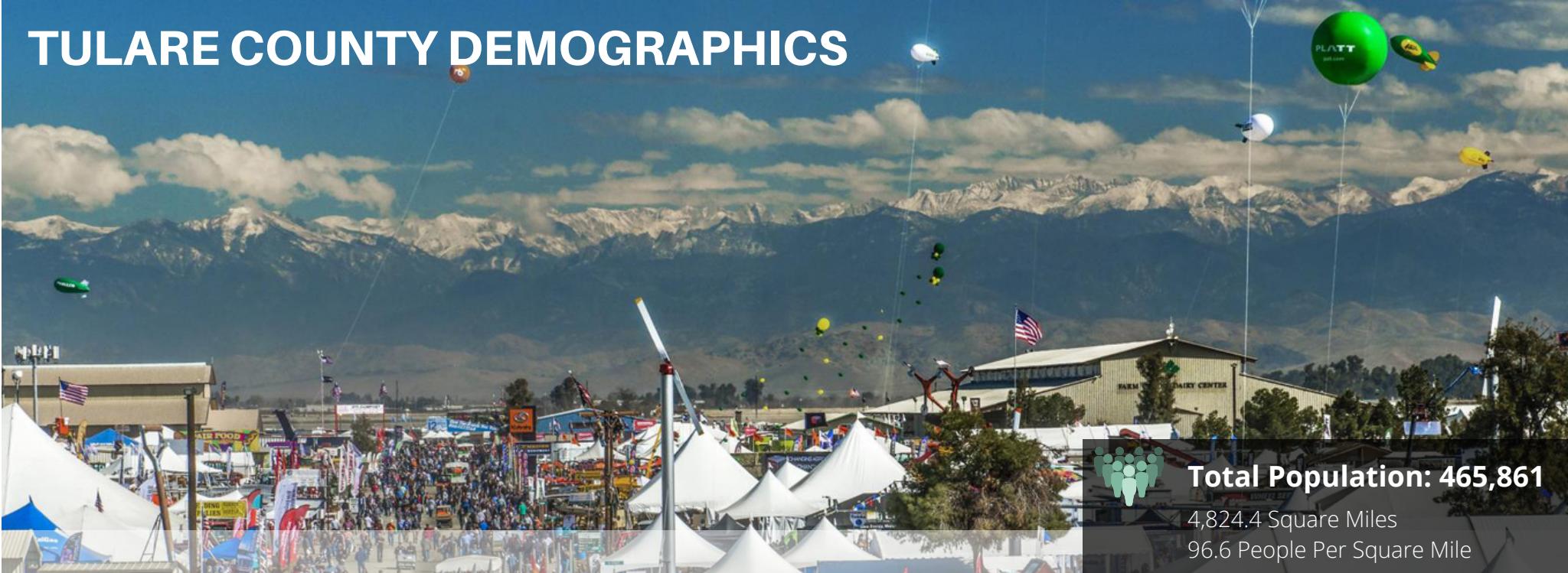
- More than 550 employees processes
- More than 10-million pounds of milk from 229 local producer-members every day.



## NATIONAL COMPANIES THAT MANUFACTURED IN TULARE



# TULARE COUNTY DEMOGRAPHICS



**Total Population: 465,861**

4,824.4 Square Miles  
96.6 People Per Square Mile

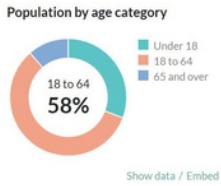
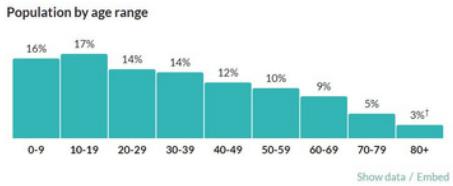
## Age

**31.4**

Median age

about 90 percent of the figure in California: 36.7

about 80 percent of the figure in United States: 38.2



## Units & Occupancy

**150,217**

Number of housing units

California: 14,277,867

United States: 138,539,906

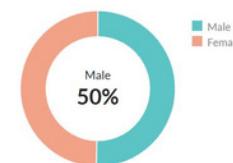
Occupied vs. Vacant



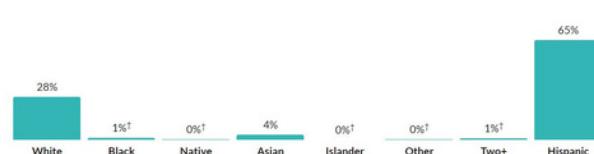
Ownership of occupied units



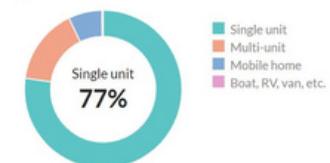
## Sex



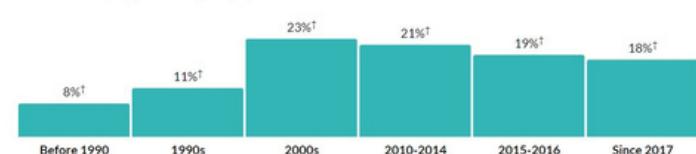
## Race & Ethnicity



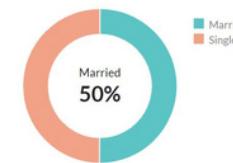
## Types of structure



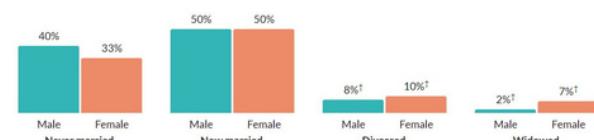
## Year moved in, by percentage of population



## Marital status



## Marital status, by sex



## Households

**139,197** ±1,618

Number of households

California: 13,072,122 ±21,485

United States: 121,520,180 ±153,217

**3.3**

Persons per household

about 10 percent higher than the figure in California: 3

about 25 percent higher than the figure in United States: 2.6

## Population by household type





# THE YAMZON TEAM CONTACT

## **JORGE YAMZON**

Remax Commercial  
Senior Vice President / Director  
Direct: 626-786-5869  
Email: [Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)  
CA DRE LICENSE #01359483

## **DEREK ING**

Remax Commercial  
Senior Sales Associate  
Direct: 626-272-0948  
Email: [Derek.ing.remaxcre@gmail.com](mailto:Derek.ing.remaxcre@gmail.com)  
CA DRE LICENSE #02041751