

± 30.97 AC MASTER PLAN DEVELOPMENT OPPORTUNITY

N WEST ST & PLEASANT AVE, TULARE, CA



**LOCATED ON
N WEST BLVD
THE GATEWAY
TO VISALIA**

**THE MOST DESIRABLE
HIGH DENSITY
LAND IN TULARE CA**

**± 30.97 AC
HIGH DENSITY
MASTER PLAN
DEVELOPMENT
OPPORTUNITY**

TULARE OUTLET MALL

ANN TAYLOR, Auntie Anne's, AÉROPOSTALE, BANANA REPUBLIC, Baskin Robbins, COACH, Columbia, CONVERSE, Daniels, Kate Spade, KAY, LEVI'S, EXPRESS, FAMOUS, FOREVER 21, GAP, GONG CHA, Lids, Mat Management, maunices, MICHAEL KORS, ZALES, O'NEILL, OSHKOSH, Petsense, ROCKEY, TILLYS, TOGOS, UNDER ARMOUR, VANS, NikeFactoryStore

HARBOR FREIGHT TOOLS, BIG LOTS, dds, ROSS, DOLLAR TREE, Jamba, AMERICAN TIRE DEPOT, IHOP, Quality, Holiday Inn Express

Walmart, Foods Co, GameStop, BIG 5, CHIPOTLE, SUPER CUTS, FedEx, SONIC, verizon

Denny's, MOUNTAIN MIKE'S, KFC, BURGER KING, APPLE ANNIES, 6, Best Western, OVALLETA

LOWE'S, Chevron, IN-N-OUT, TARGET, Fairfield, Panera, Dutch Bros, VSC, Smart&Final, CVS pharmacy, T-Mobile, AT&T, Curlington, FarmerBoys, SUBWAY, K, Starbucks, CB

McDonald's, DOLLAR TREE, cricket, Little Caesars, GROCERY OUTLET, H&R BLOCK

PLEASANT ELEMENTARY SCHOOL, WESTERN HIGH SCHOOL



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THE YAMZON TEAM

± 30.97 AC MASTER PLAN DEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION

Subject Property: 907 N West St, Tulare, CA 93274

Total Lot Size: ± 30.97 AC (1,349,053 SF)

APN:
168-010-009
168-010-010
168-010-035

DEVELOPMENT DESCRIPTION

Zoning: RM-4

Possible Development: High Density Residential

- Multifamily
- Affordable Housing
- Senior Housing
- High Density SFR

UTILITY DETAILS

ELECTRICITY: SOCAL EDISON
GAS: SOCAL GAS
WATER/SEWER/TRASH/STROM DRAIN: CITY OF TULARE

INVESTMENT HIGHLIGHTS

- MASTER PLAN DEVELOPMENT OPPORTUNITY
- HOUSING IS IN STRONG DEMAND
- CITY IS VERY DEVELOPMENT FRIENDLY
- HIGH DENSITY AND HOUSING DEVELOPMENT INCENTIVES
- CLOSE PROXIMITY TO CA 99 HWY
- SURROUNDED BY SCHOOLS AND SUPPORT CENTERS
- LOCATED ALONG N WEST ST, A GATEWAY TO VISALIA

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.



HIGH DENSITY MASTER DEVELOPMENT OPPORTUNITY



Developing multifamily and residential properties in Tulare, CA, presents several potential advantages due to the city's location, demographics, and economic conditions. Here are some key reasons why investing in this type of development in Tulare may be beneficial:

1. Growing Population

Tulare has experienced steady population growth over recent years, driven by its proximity to larger cities like Fresno and Bakersfield and the affordability of living in the Central Valley. As more people move to the area, demand for housing naturally increases, making multifamily and residential developments attractive investments.

2. Affordability and Housing Demand

Housing prices in Tulare remain lower than in larger urban areas in California, which appeals to families, retirees, and young professionals looking for affordable homes. Multifamily developments, such as apartments, townhomes, and condos, can address the demand for affordable housing and rental units.

3. Proximity to Major Highways and Cities

Tulare's location along Highway 99, one of California's major transportation corridors, makes it attractive for residents who may commute to nearby cities. The ease of access to employment opportunities in Fresno, Visalia, and Bakersfield adds to the desirability of living in Tulare, boosting demand for residential development.

4. Economic and Agricultural Hub

Tulare's economy is largely driven by agriculture, particularly dairy farming, and related industries. This creates a steady need for housing for workers employed in these industries. Additionally, the annual World Ag Expo, the largest agricultural exposition in the world, brings economic activity to the region, spurring further growth and investment opportunities.

5. Job Growth and Economic Development

Tulare has been focusing on economic development and attracting new industries and businesses. As job opportunities grow, the need for more housing, especially rental properties and multifamily units, increases. Developing residential properties can capitalize on the city's efforts to expand its economy and attract a more diverse workforce.

By leveraging these factors, multifamily and residential development in Tulare, CA, can cater to the increasing demand for housing while providing solid investment opportunities.

PARCEL MAP



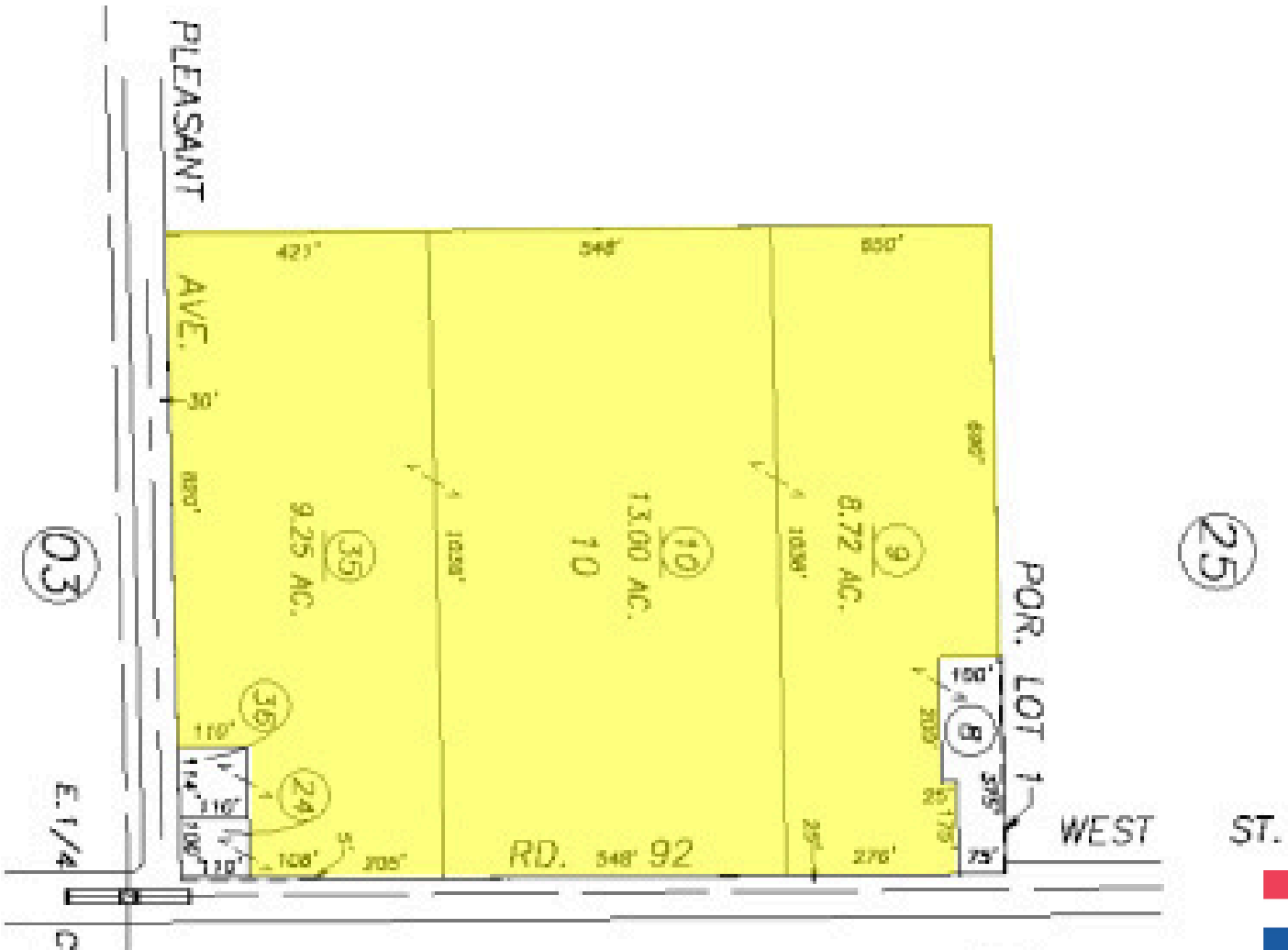
APN: 168-010-035
 Lot Size: ± 9.25 AC
 Zoning: RM4

APN: 168-010-010
 Lot Size: ± 13 AC
 Zoning: RM4

APN: 168-010-009
 Lot Size: ± 8.72 AC
 Zoning: RM4

W PLEASANT AVE

N WEST ST



RADIUS DEMOGRAPHICS



TULARE COUNTY, CA

Population: 477, 544

4,824 Square Miles

Population

	3 mile	5 mile	10 mile
2020 Population	49,647	86,917	241,979
2024 Population	51,975	91,759	254,793
2029 Population Projection	53,803	95,125	264,017
Annual Growth 2020-2024	1.2%	1.4%	1.3%
Annual Growth 2024-2029	0.7%	0.7%	0.7%
Median Age	33.2	32.6	33.4
Bachelor's Degree or Higher	11%	12%	18%
U.S. Armed Forces	120	140	399

Households

	3 mile	5 mile	10 mile
2020 Households	15,428	26,516	76,228
2024 Households	16,060	27,910	80,063
2029 Household Projection	16,612	28,924	82,943
Annual Growth 2020-2024	1.3%	1.7%	1.6%
Annual Growth 2024-2029	0.7%	0.7%	0.7%
Owner Occupied Households	9,901	17,472	50,696
Renter Occupied Households	6,711	11,451	32,247
Avg Household Size	3.1	3.2	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending...	\$530.4M	\$914.2M	\$2.7B

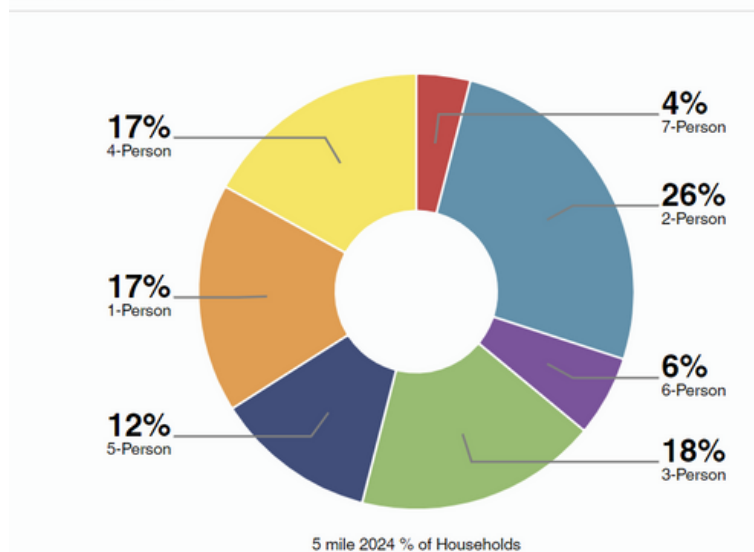
Population By Race

	3 mile	5 mile	10 mile
White	22,090	36,250	103,696
Black	1,699	2,820	6,239
American Indian/Alaskan Native	621	1,182	3,490
Asian	1,309	2,536	10,143
Hawaiian & Pacific Islander	10	17	58
Two or More Races	26,245	48,954	131,166
Hispanic Origin	30,857	57,345	152,525

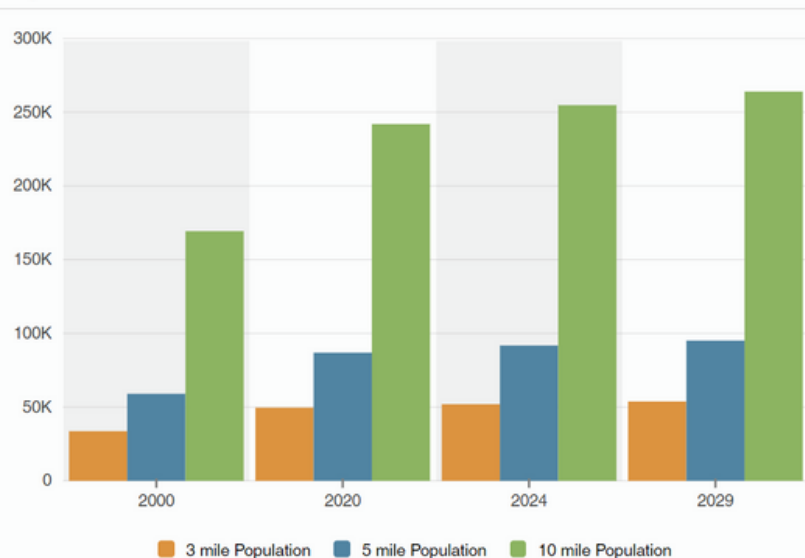
Housing

	3 mile	5 mile	10 mile
Median Home Value	\$290,482	\$283,473	\$289,111
Median Year Built	1985	1988	1987

Household Size



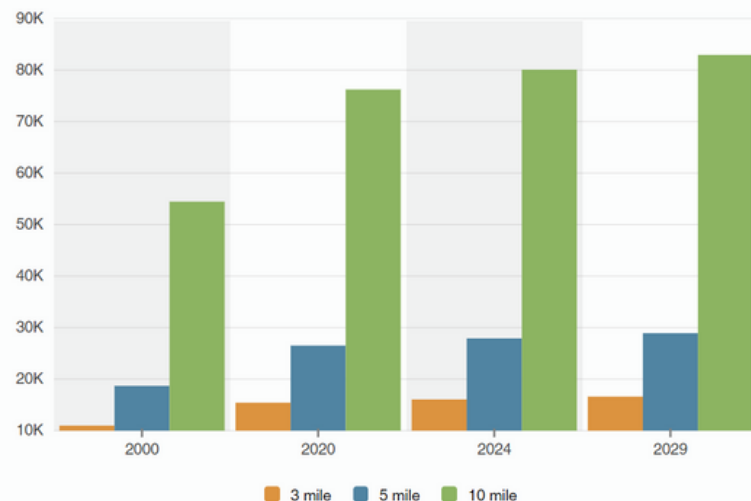
Population



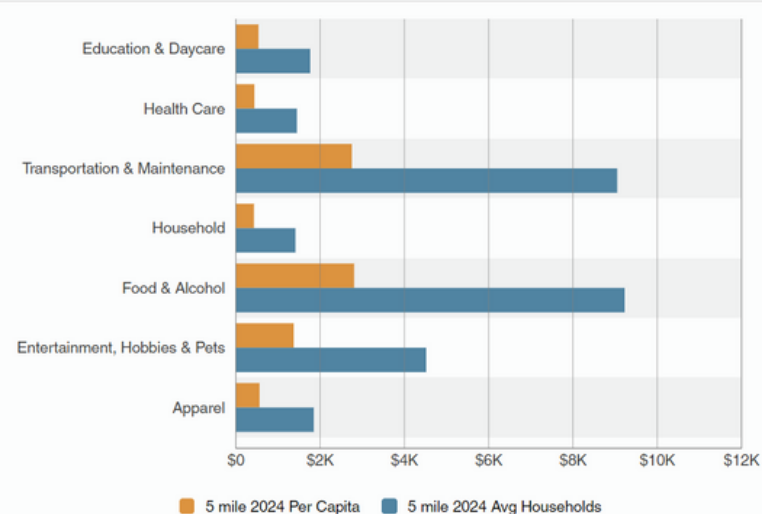
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$85,758	\$83,647	\$88,026
Median Household Income	\$67,196	\$64,970	\$66,745
< \$25,000	2,191	4,067	11,820
\$25,000 - 50,000	3,164	5,931	16,750
\$50,000 - 75,000	4,077	6,717	17,202
\$75,000 - 100,000	1,771	3,113	10,597
\$100,000 - 125,000	1,996	3,245	7,508
\$125,000 - 150,000	978	1,513	5,012
\$150,000 - 200,000	935	1,756	5,508
\$200,000+	950	1,569	5,667

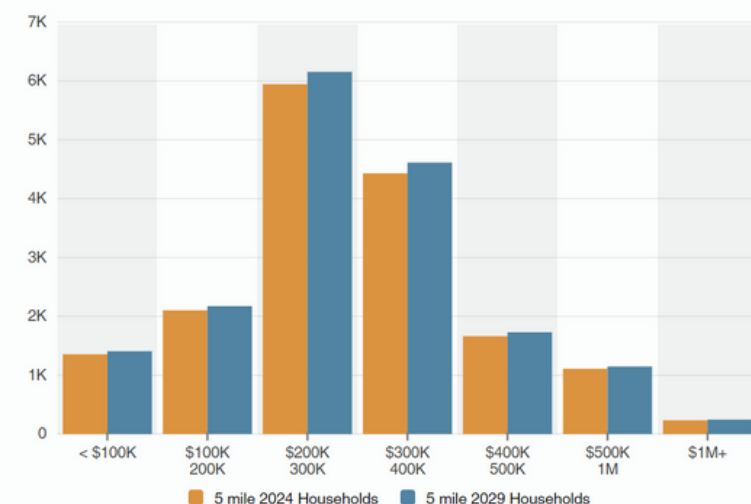
Households



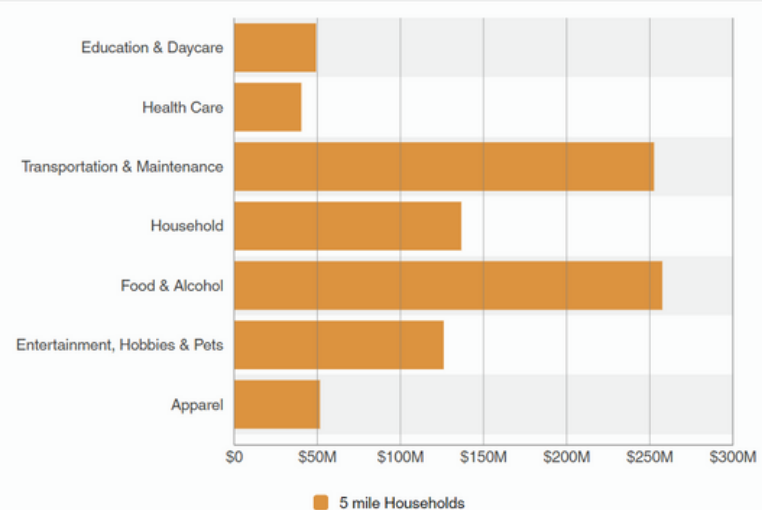
Per Capita & Avg Household Spending



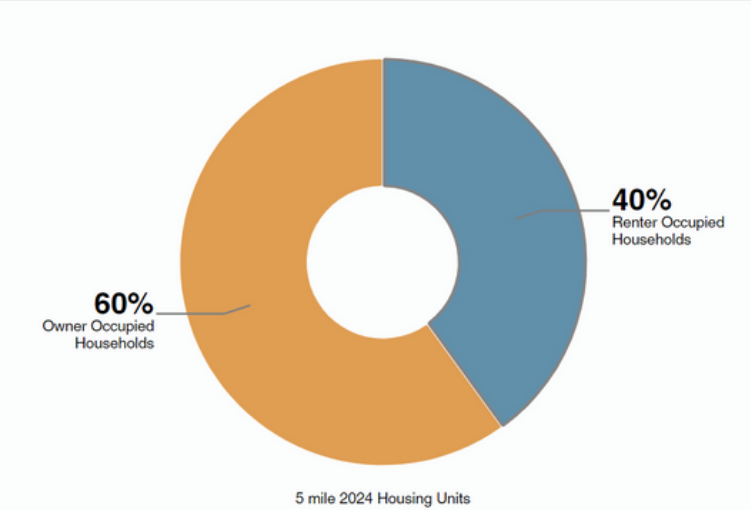
Home Values



Consumer Spending



Housing Occupancy



CONTACT

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