

150.37 ACRE

DEVELOPMENT OPPORTUNITY
CHANDLER GROVE | TULARE, CA





LISTED BY

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EXECUTIVE SUMMARY

LISTING PRICE
\$19,550,000

ACRES
150.37

PRICE PER ACRE
\$130,000

Graham & Associates is pleased to present this 150.37-acre low to medium density development opportunity. The property currently has a master concept site plan, accommodating both low and medium-density single-family homes, with flexibility from the City of Tulare to revise lot sizes within the existing tentative subdivision parcel map. Annexation into the city of Tulare and the environmental impact report have both been recently completed, paving the way for immediate development. Tulare, CA, is undergoing rapid growth, driven by new distribution centers, infrastructure projects like the forthcoming International Agri-Center Way interchange, and a \$26 million broadband expansion focused on enhancing connectivity and economic development.

Investment Highlights

- **150.37-acre low to medium density development opportunity**
- **Utility studies have been completed and provided by the City of Tulare.**
- **Current master concept site plan (tentative subdivision parcel map) allows for both low and medium-density single-family homes**
- **City is open to revising lot sizes within the current tentative subdivision parcel map, providing flexibility for potential buyers**
- **Annexation into the city of Tulare has been recently completed**
- **Environmental impact report has been recently completed**
- **Tulare, CA, is experiencing rapid growth, driven by new distribution centers, infrastructure projects like the upcoming International Agri-Center Way interchange, and a \$26 million broadband expansion to enhance connectivity and economic development**



MARKET AERIAL



MARKET COMPS AERIAL

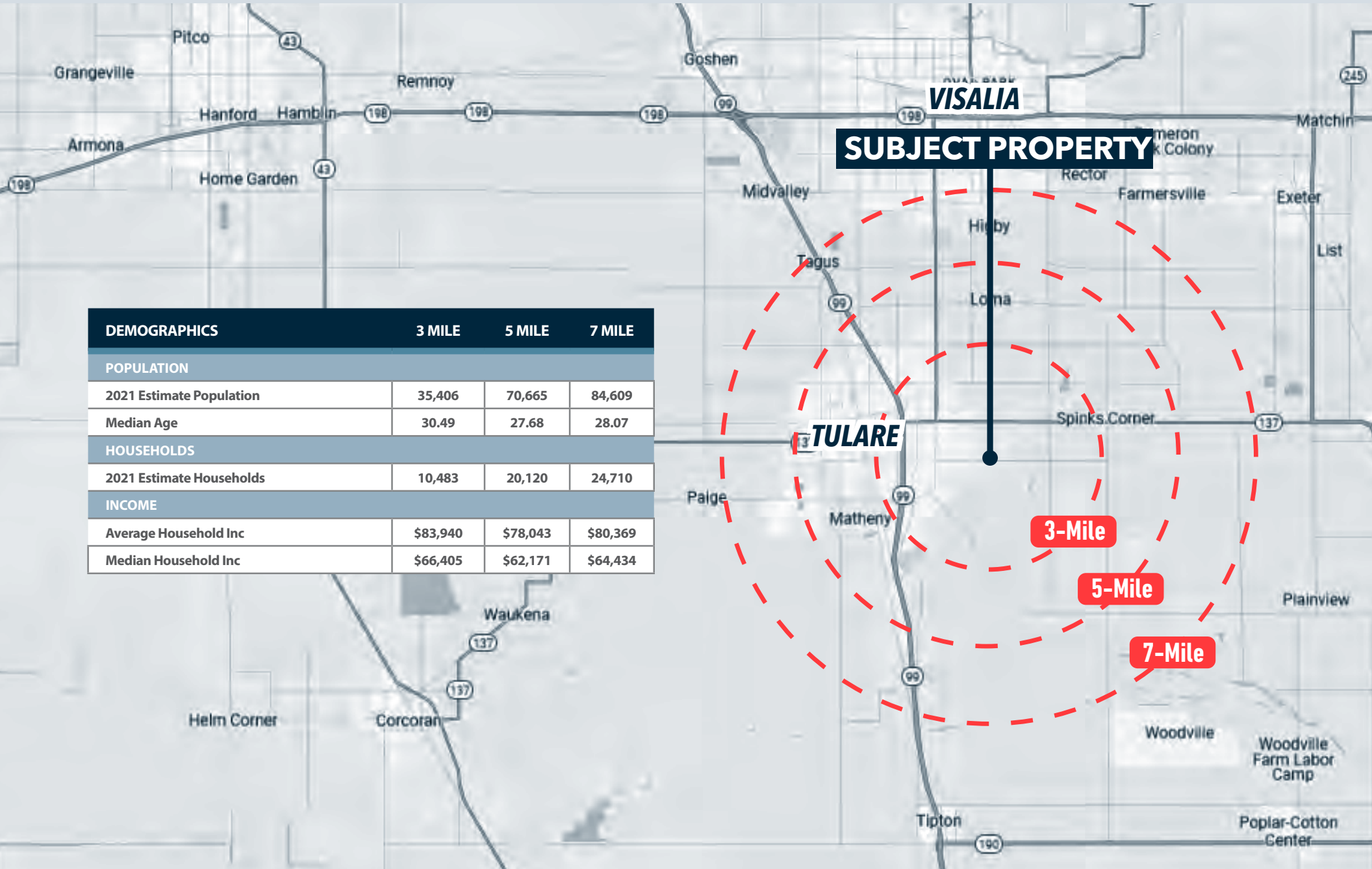


SITE PLAN



LAND USE		
LEGEND	SIZE	QUANTITY
LOW DENSITY SINGLE-FAMILY DETACHED LOT		
	50' x 120'	84
	60' x 120'	199
	75' x 125'	92
MEDIUM DENSITY SINGLE-FAMILY DETACHED LOT		
	42' x 75'	145

AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION			
2021 Estimate Population	35,406	70,665	84,609
Median Age	30.49	27.68	28.07
HOUSEHOLDS			
2021 Estimate Households	10,483	20,120	24,710
INCOME			
Average Household Inc	\$83,940	\$78,043	\$80,369
Median Household Inc	\$66,405	\$62,171	\$64,434

TULARE OVERVIEW

Located in Central California, Tulare is evolving into a major hub for agriculture, logistics, and industry. With strong transportation links, a growing population, and a business-friendly atmosphere, the city is positioned for sustained growth across multiple sectors.

Key Highlights

- **Rapid Population Growth:** Tulare experienced a 1.77% increase in 2023-24, making it one of California's fastest-growing cities.
- **Prime Location for Logistics:** Situated along Highway 99, Tulare offers excellent connectivity for distribution and logistics operations.
- **Expanding Industrial Base:** New developments, like the 1-million-square-foot Ace Hardware facility, are driving significant job growth.
- **Affordable Living & Business Costs:** Lower housing and operational costs make Tulare appealing to both residents and businesses.
- **Agricultural Powerhouse:** Tulare's economy thrives on its dairy, processing industries, and the annual World Ag Expo.
- **Ongoing Infrastructure Development:** Enhancements near the International Agri-Center are fueling new residential and commercial growth.



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