



HWY 65 ~22,771 VPD

Old Tulare Hwy / W Hermosa Rd

HIGHWAY DEVELOPMENT | 1 - 9 ACRES



ALPHA
REAL ESTATE ADVISORS

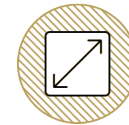
NWC HIGHWAY 65 & OLD TULARE HIGHWAY | LINDSAY, CA

FOR SALE OR FOR LEASE

PROPERTY INFORMATION



VACANT LAND
NWC HWY 65 & OLD TULARE HWY
LINDSAY, CA
93247



LOT SIZE

1-9
ACRES

PROPERTY HIGHLIGHTS

- Last remaining undeveloped corner on the main retail intersection in Lindsay.
- Extremely high-visibility with lighted access from Hwy 65 (~22,771 VPD).
- Highway Commercial zoning
- Area covenants include Save Mart, Starbucks, Taco Bell, AutoZone, Rite Aid, Little Caesar's, Dollar Tree, Subway, and Super 8.
- Site is divisible from 1-9 AC
- For sale and for lease



SITE PLAN



VICINITY MAP: NTS

SITE AREA

LOT 1	±72,505.05 SF	(±1.66 ACRES)
LOT 2	±62,248.03 SF	(±1.4 ACRES)
LOT 3	±47,692.42 SF	(±1.09 ACRES)
LOT 4	±35,539.33 SF	(±.81 ACRES)
TOTAL PARCEL AREA:	±217,984.85 SF	(±5 ACRES)

PARKING ANALYSIS

CODE REQUIREMENT		
RETAIL		1 PER 200 SF
DRIVE THRU	1 PER 2 SEATS AND 1 PER EMPLOYEE	
CAR WASH		-
GAS STATION		1 PER 150 SF

LOT 4	
PAD 1 6000 SF	30 REQUIRED
PARKING PROVIDED	
STANDARD STALLS (9x20)	33 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL PROVIDED PARKING	35 STALLS

LOT 3	
CAR WASH	25 REQUIRED
PARKING PROVIDED	
STANDARD STALLS (9x20)	19 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL PROVIDED PARKING	21 STALLS

LOT 2	
DRIVE THRU 4,977 SF	- REQUIRED
PARKING PROVIDED	
STANDARD STALLS (9x20)	47 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL PROVIDED PARKING	49 STALLS

LOT 1	
GAS STATION	15 REQUIRED
PARKING PROVIDED	
STANDARD STALLS (9x20)	15 STALLS
ACCESSIBLE STALLS	1 STALLS
TOTAL PROVIDED PARKING	16 STALLS



Sheet No. / Option No.
SP3.1

THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THE OWNER AND WILL BE SUBJECT TO MODIFICATIONS AS REQUIRED BY A FINAL SURVEY AND GOVERNING AGENCY APPROVALS.

Job No.: 24040
Scale: 1/30
Date: 11/8/24

THIS SITE PLAN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



PROPERTY PHOTOS

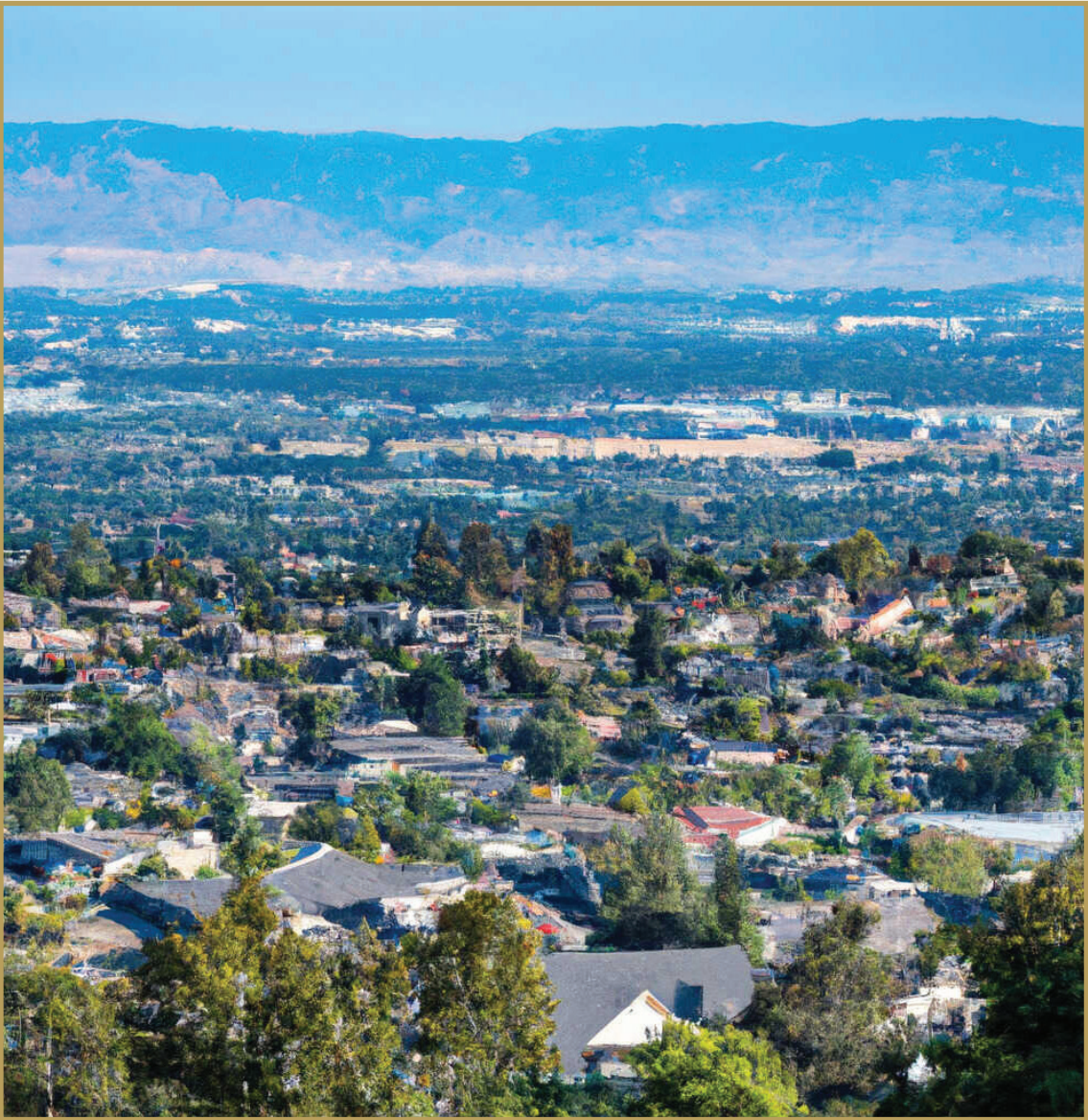




RETAIL MAP



Lindsay, CA



POPULATION	3 MILE	5 MILES	10 MILES
2010 Population	15,571	21,297	91,307
2023 Population	16,423	21,518	96,578
2028 Population Projection	16,756	21,793	98,580
Median Age	29.6	30.1	32

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	4,298	5,634	27,671
2028 Household Projection	4,393	5,712	28,266

INCOME	3 MILE	5 MILES	10 MILES
Avg Household Income	\$57,111	\$57,358	\$72,454
Median Household Income	\$44,311	\$43,023	\$53,044
< \$25,000	1,242	1,634	6,113
\$25,000 - 50,000	1,061	1,519	7,069
\$50,000 - 75,000	862	046	4,545

Lindsay, CA

Lindsay, California, presents an exceptional opportunity for land development, strategically located along Highway 65 in the heart of the Central Valley. This high-growth corridor offers excellent visibility and accessibility, making it an ideal site for commercial, industrial, or mixed-use development. With a strong foundation in agriculture, agribusiness, and logistics, Lindsay has long been a key player in California's citrus industry, housing major companies like LoBue Citrus and Citrus America. Its economic stability and deep agricultural roots provide a solid base for expansion and investment.

Strategic Location & Connectivity – Lindsay's prime position along Highway 65 provides direct access to major regional and state transportation networks, facilitating seamless distribution and supply chain operations. The city is within driving distance of major markets like Fresno, Bakersfield, and Visalia, offering businesses the ability to serve a broad consumer and business base. This connectivity enhances the potential for logistics hubs, retail centers, and industrial developments that can support both local and regional economies.

Pro-Business Environment & Development Growth – The city of Lindsay is actively investing in infrastructure and economic revitalization, with efforts focused on attracting new businesses, improving public spaces, and enhancing the overall quality of life. Key initiatives include:

Downtown Revitalization Projects – Investments in streetscape enhancements, pedestrian-friendly design, and commercial space improvements to attract retail, dining, and entertainment businesses.

Zoning Flexibility & Development Incentives – The city supports developers with pro-business policies, offering streamlined permitting processes and potential incentives for projects that contribute to economic growth.

Residential Expansion & Population Growth – Lindsay is experiencing steady population growth, increasing demand for housing, retail, and essential services. An opportunity for residential communities, commercial centers, and mixed-use developments to meet the city's evolving needs.



STEVE KALYK

MANAGING DIRECTOR OF BROKER

📞 628.203.8489 📠 415.813.0019

STEVE@ALPHARE.COM

LIC CA #02018743

JOHN MARK BOOZER

ASSOCIATE

📞 205.495.6979

JBOOZER@RETAILSPECIALISTS.COM

LIC AL #000131389 - 1

BROKER

BRADEN CROCKETT

ALPHA REAL ESTATE ADVISORS

📞 310.947.8007

DEALS@ALPHARE.COM

LIC CA #1946071