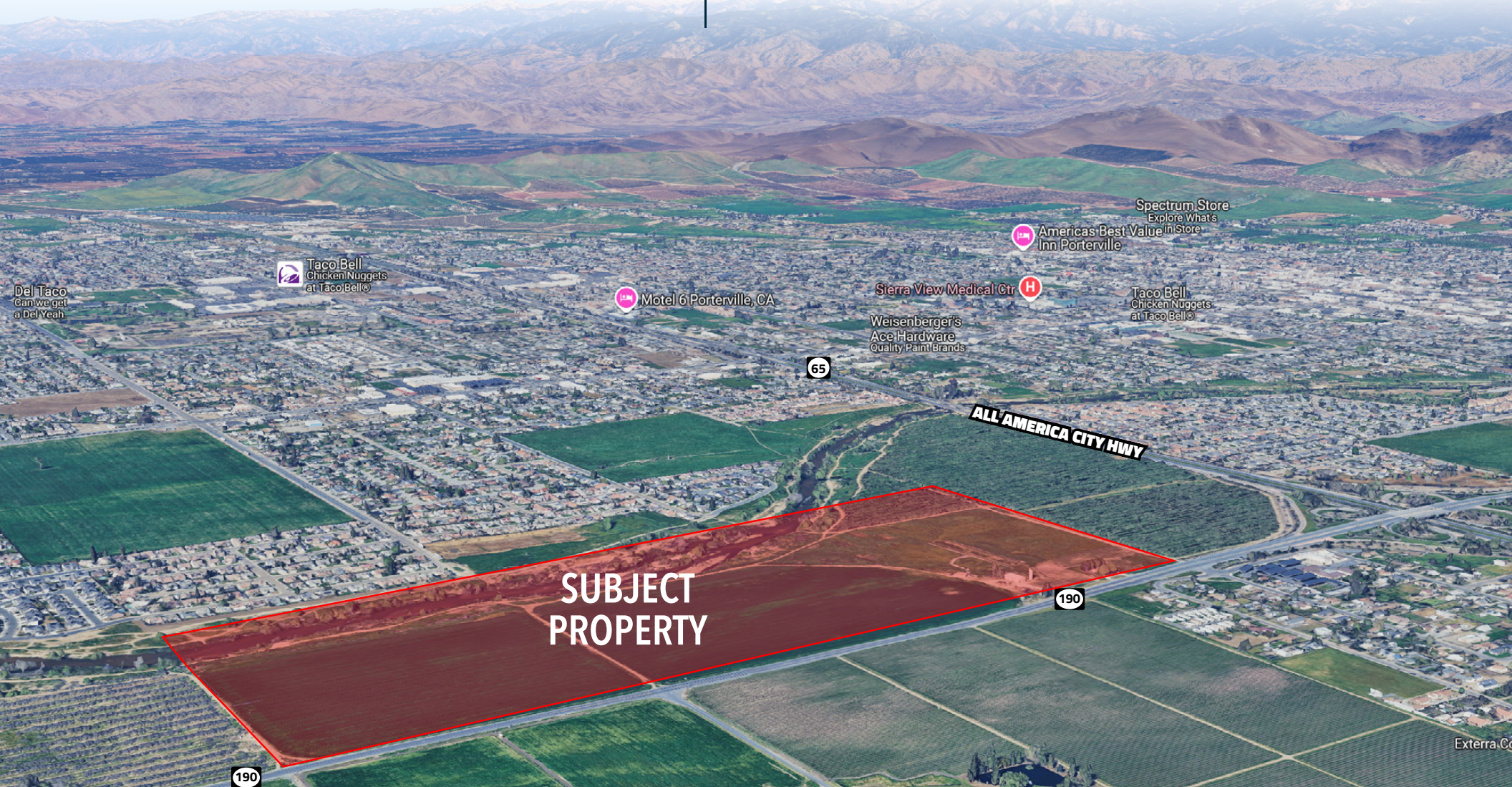


GRAHAM & ASSOCIATES



±117 ACRE DEVELOPMENT SITE | AVAILABLE FOR SALE

PORTERVILLE, CA 93246

OFFERING MEMORANDUM

EXECUTIVE SUMMARY



PRICE

\$11,098,850



PRICE/ACRE

\$95,000

Property Overview

APNs

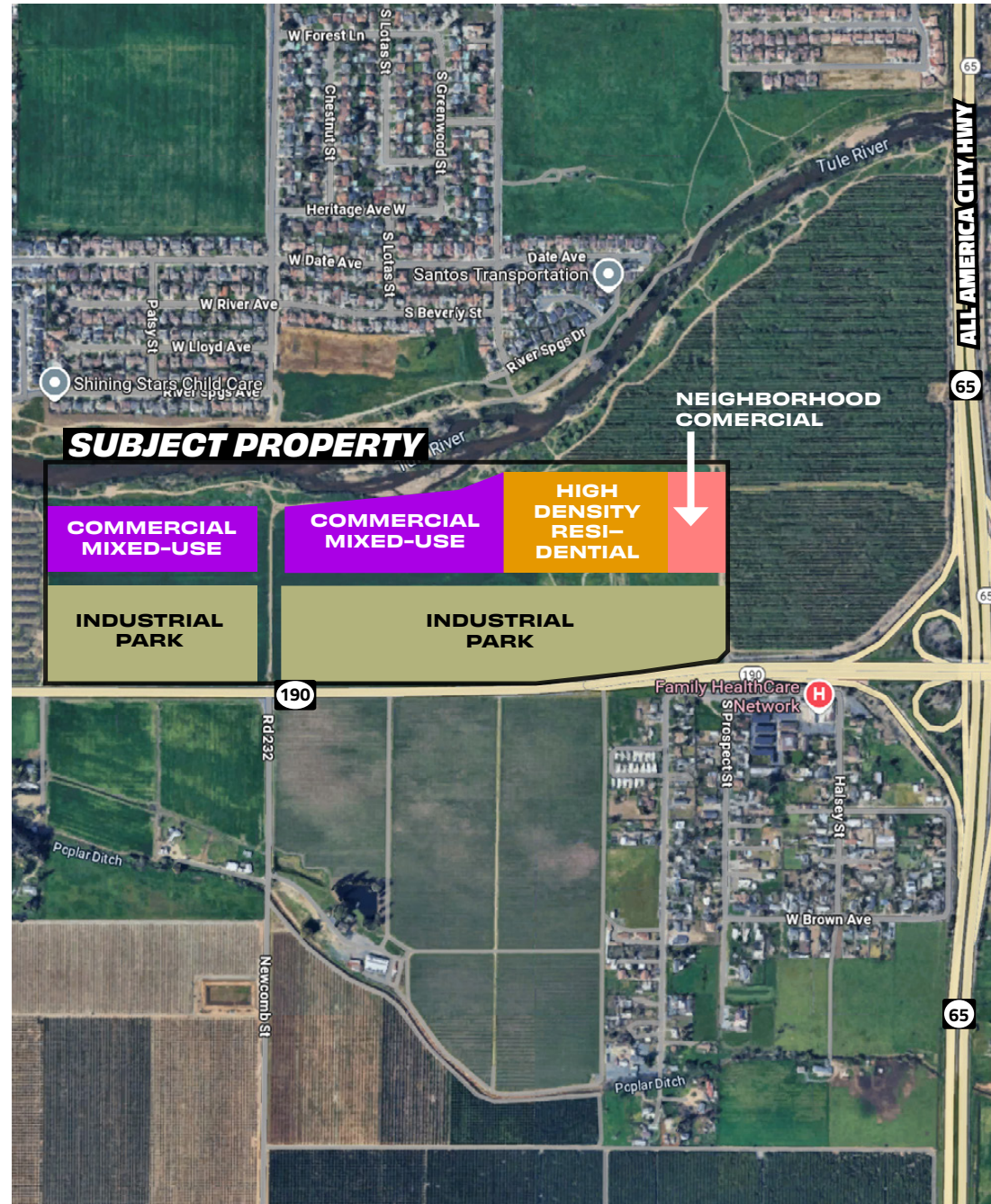
- » 259-040-041-000
- » 259-030-011-000

Zoning

Subject property is designated **Commercial Mixed Use**, **High Density Residential**, **Neighborhood Commercial** and **Industrial Park** in the recent South of Tule River (SOTU) River District master plan, as adopted by city of Porterville.

Location

- » Located in California's agriculturally rich San Joaquin Valley
- » 117-acre property
- » Less than 15 miles from Highway 99 (main north-south corridor through Central Valley)
- » Approximately 1 hour from both Bakersfield and Fresno
- » About 165 miles from Los Angeles
- » About 255 miles from the Bay Area
- » Centrally located with access to major urban markets
- » Ideal for efficient transportation of crops and supplies
- » Highly accessible for distribution and commerce



MARKET AERIAL



MARKET AERIAL

Robust Local Economy & Infrastructure

Tulare County is seeing strong economic growth, fueled by agriculture, logistics, and infrastructure. Porterville, a key city in the region, is launching a bus rapid transit line in 2025 to enhance connectivity with nearby towns. As a regional hub, Porterville offers excellent highway, rail, and municipal airport access—boosting commerce and agricultural movement.

Growing Population & Workforce

Porterville's population has increased by over one-third since 2000, now totaling nearly 63,000. It's part of the larger Visalia-Porterville metro area, home to nearly 500,000 residents. This steady growth expands the local labor pool, drives demand for goods and services, and creates strong long-term opportunities for businesses and landowners.

Strategic Central Valley Location

Located in California's agriculturally rich San Joaquin Valley, this 117-acre site benefits from prime market access. It's less than 15 miles from Highway 99—Central Valley's major north-south route—and about one hour from both Bakersfield and Fresno. The property is also roughly 165 miles from Los Angeles and 255 miles from the Bay Area, providing efficient access to major urban markets.



LAND USE PLAN

