

# LAND FOR SALE

±26.54 ACRES OF SHOVEL-READY RESIDENTIAL DEVELOPMENT LAND

27500 Avenue 150, Porterville, CA 93257



Sale Price

**\$1,277,700**

## PROPERTY HIGHLIGHTS

- ±26.54 Acres of Land Available in Developing Area
- ±1,162.87 Wide By ±993.97 Deep (±26.54 Acres)
- North and South Bound Freeways Nearby
- Prime Development Location near Scenic Foothills
- Close Proximity to Lake Success Park & Campgrounds
- Near Porterville Unified School Districts Newest High School
- Located Across from Elementary School
- Convenient Location, Great Tenant Mix, High Traffic Flows
- Situated Near Existing Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools

## OFFERING SUMMARY

|                |                                     |
|----------------|-------------------------------------|
| Available SF:  | ±1,156,082 SF                       |
| Lot Size:      | 26.54 Acres                         |
| Price / Acre:  | \$48,142                            |
| Zoning:        | RS-1 - Very Low Density Residential |
| Market:        | Porterville                         |
| Submarket:     | East Porterville                    |
| APN:           | 264-060-047                         |
| Dimensions:    | ±1,162.87' Wide By ±993.97' Deep    |
| Cross Streets: | Ave 150 & S Doyle St                |

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### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
740 W Alluvial Ave #102  
Fresno, CA 93711

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## PROPERTY DESCRIPTION

±26.54 acres of shovel ready residential development land. The parcel is located off Ave 150 and Doyle St in Porterville, CA. Roadways leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. Quick access to HWY-190, which allows for convenient access to all major cities in the area absorbing from Springville, Lindsay, Visalia and Tulare. A water availability study prepared and reviewed by the Environmental Health Services Division indicated adequate water supply and no concerns of public services were indicated from the adjacent properties. A traffic study confirms the roads have adequate capacity. Plan is consistent with the land use, is within the holding capacity, conforms to all policies, avoids traffic congestion, and is shovel ready. Near Major Corridors servicing College, Airport, Downtown, & Schools.

## LOCATION DESCRIPTION

The parcel is located South of Ave 150, North of Worth Dr, East of Doyle Street and West of Ave 146 in Porterville, CA. Centrally located serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated at the southeast quadrant of Doyle Street and Ave 150 just East of Alta Vista Elementary School.

Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city's July 2019 population (not including East Porterville) was estimated at 59,599.

Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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## INFORMATION ABOUT PORTERVILLE, CA

Porterville, California, in Tulare county, is 23 miles SE of Visalia, California (center to center) and 63 miles SE of Fresno, California. The city is situated in the beautiful Sierra Nevada foothills. It includes a large Hispanic population. A large number of the county's jobs are based in agriculture. Dairy, citrus, grapes, nuts, olives and stone fruits are some of the area's significant products. National Vitamin, Standard Registers, Beckman Instruments and Sierra Pacific Apparel have facilities in Porterville. It's home to the Sequoia National Forest Headquarters.

Porterville is a mostly quiet town located in Central California. It has a small town feel while still offering access to many well-known food and shopping places for residents. It is known for its magnificent giant sequoias, creeks, rivers, a lake, forests with the biggest trees in the world, world class rock climbing, places to camp and hike, hunt and fish, and lots more.

## PORTERVILLE, CA OVERVIEW:

- Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.
- The region includes numerous scenic hiking trails including the Atwell Hockett, Black Mountain, Deer Creek, High Sierra and the Sheep Creek trails. The Kaweah River and Kings River provide opportunities for whitewater paddling. Bravo, Kaweah and Heron lakes are close by. The Sequoia & Kings Canyon National Park is a popular destination for residents and tourists.
- Nearby Cities & Towns include Delano, Tulare, Lindsay, Farmersville, Exeter, & Springville
- Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.

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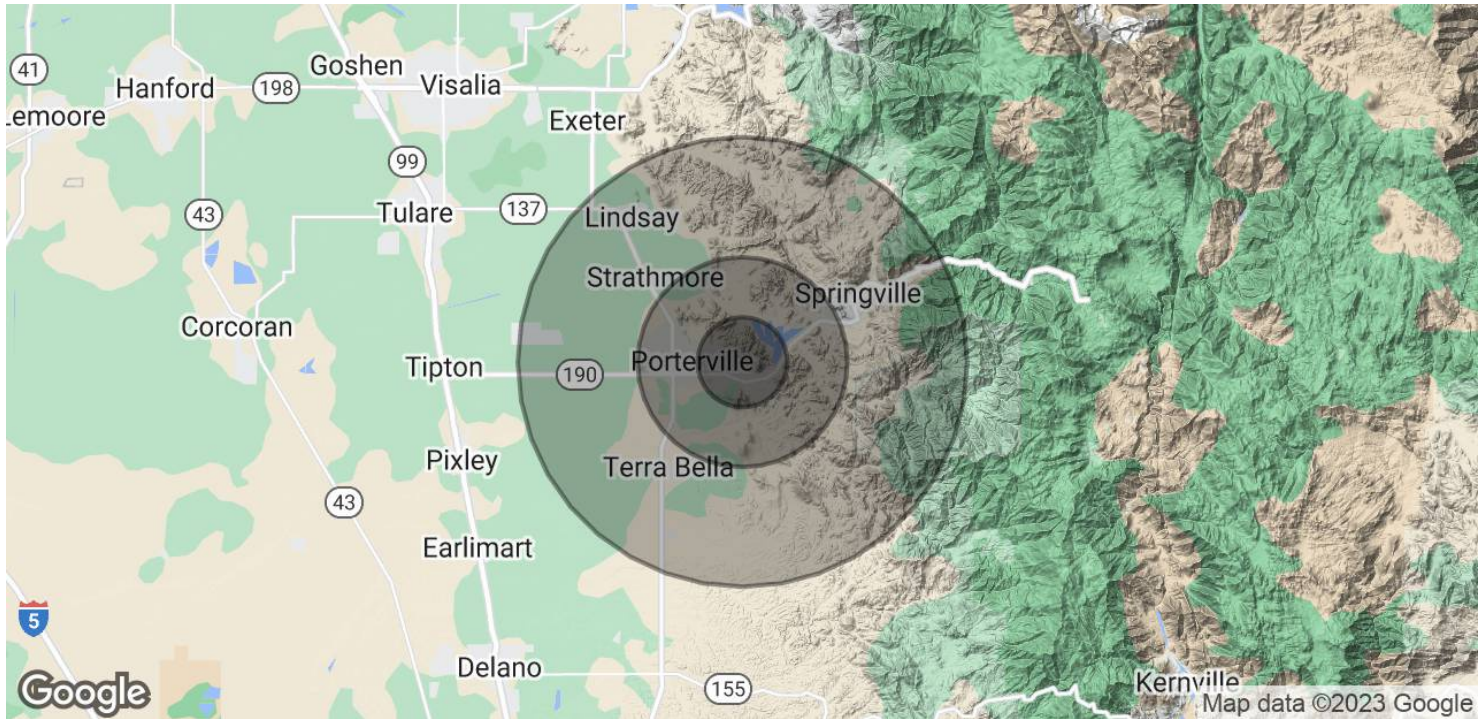
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| <b>POPULATION</b>    | <b>3 MILES</b> | <b>7 MILES</b> | <b>15 MILES</b> |
|----------------------|----------------|----------------|-----------------|
| Total Population     | 13,180         | 69,804         | 108,681         |
| Average Age          | 34.4           | 32.9           | 34.0            |
| Average Age (Male)   | 34.2           | 31.5           | 32.3            |
| Average Age (Female) | 32.5           | 33.6           | 34.7            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>7 MILES</b> | <b>15 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Households               | 3,946          | 22,314         | 35,155          |
| # of Persons per HH            | 3.3            | 3.1            | 3.1             |
| Average HH Income              | \$55,615       | \$59,457       | \$56,456        |
| Average House Value            | \$162,976      | \$183,618      | \$190,653       |

| <b>ETHNICITY (%)</b> | <b>3 MILES</b> | <b>7 MILES</b> | <b>15 MILES</b> |
|----------------------|----------------|----------------|-----------------|
| Hispanic             | 74.8%          | 68.3%          | 69.1%           |

\* Demographic data derived from 2020 ACS - US Census

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