

# TULARE INDUSTRIAL DEVELOPMENT CORRIDOR

± 168.81 AC INDUSTRIAL MASTER DEVELOPMENT OPPORTUNITY

2453 S I St., Tulare, CA 93274

BLOCKS AWAY FROM CA 99 FREEWAY

Bardsley Ave.

**FOR SALE**  
± 168.81 AC  
M2 Zone

± 1.78 AC

± 56.17 AC

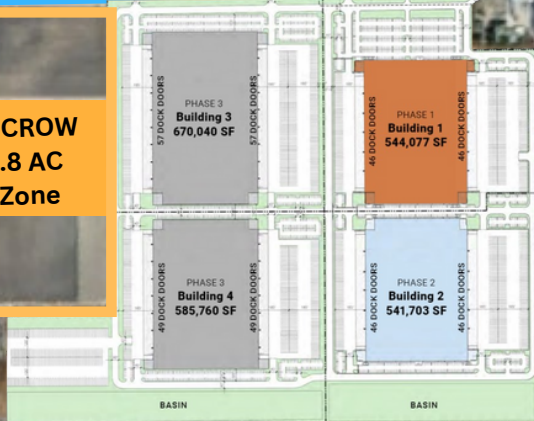
± 30 AC

± 28.7 AC

± 52.16 AC



**IN ESCROW**  
± 57.8 AC  
M1 Zone



**NEW CONCRETE TILT-UP**  
to be Built up to  
± 2,300,000 SF  
of Industrial Buildings

Union Pacific Railroad

Walnut Ave.

I ST  
K ST

E Levin Ave

W Paige Ave.



United Truck Service llc



**CALIFORNIA CENTRAL LOGISTICAL GATEWAY**





**PRESENTED BY:**



**THE YAMZON TEAM**

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**CITY OF TULARE**  
 Southwest Industrial Development Corridor  
**CALIFORNIA'S CENTRAL LOGISTICAL GATEWAY**

**WORLD AG EXPO**  
 THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION

**NEW SOUTH TULARE INTERCHANGE**  
 New Interchange, Resurfacing Tulare Ave, and Widening Hwy 99 to Six Lanes  
 City of Tulare and Caltrans are partnering on over \$300 mill in transportation-related improvements  
 Estimated Completion: July 2025



**BRAND NEW CONCRETE TILT-UP TO BE BUILT**  
 South Tulare Industrial Complex  
 ± 2,340,000 SF of Industrial Buildings  
 ± 166 AC of Lot  
 Broke Ground in December 2022



# PROPERTY DESCRIPTION

**Address:** 2453 S I St., Tulare, CA 93274

**Lot Size:** ± 168.81 AC

**Zoning:** M2

**APN:** 181-150-001, 181-150-005, 174-030-007  
181-010-005, 181-010-007

## HIGHLIGHTS

- Prime Site, Located at the Central Industrial District
- Enterprise Zone with State Tax Credits Available
- City Development Incentives may Include Tax Rebates & Stream Line Development Process
- Paige st. is a Designated State Truck Route
- Proximity to the 99 Freeway (The "Golden State Highway")
- Most Ideal Central East Logistical Center for West Coast Operations
- Tulare is the Host of the World's Largest Agricultural Expo
- Located Ten Minutes from Tulare's Fashion Mall
- Flat Topography

## DEVELOPMENT POTENTIAL

Built To Suit, Central Industrial park/Logistical Center, Big Box distribution or Land Sale. Seller may also entertain a land lease or Joint venture.

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# SITE AERIAL OF 5 ASSESSOR'S PARCEL NUMBERS

<b>1</b>	APN: 181-010-007	± 1.78 AC
<b>2</b>	APN: 181-010-005	± 56.17 AC
<b>3</b>	APN: 181-150-001	± 28.7 AC
<b>4</b>	APN: 181-150-005	± 52.16 AC
<b>5</b>	APN: 174-030-007	± 30 AC
<b>Total:</b>		<b>± 168.81 AC</b>





# WORLD AG EXPO®

THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION

**New South Tulare Interchange**  
Estimated Completion: July 2025

**BRAND NEW CONCRETE TILT-UP TO BE Built**  
± 2,340,000 SF of Industrial Buildings  
Broke Ground in December 2022



K St.

I St.

W Paige Ave.

Union Pacific Railroad

W Bardsley Ave.



# LOCATED IN FOREIGN TRADE ZONE (FTZ)

Tulare County is in Foreign Trade Zone 226 allowing businesses or developers to activate as a Subzone which includes the entirety of FTZ benefits. Today, there is an active FTZ site in Tulare County located in the Midstate 99 Distribution Center in Visalia CA. All areas within Tulare County are eligible for FTZ Subzone designation through an activation with U.S. Customs.

If you import goods worth \$1 million or more, or if you purchase foreign goods from a domestic supplier valued at \$1 million or more, you'd do well to examine the benefits that an FTZ offers.

- Merchandise imported into an FTZ and later re-exported from the zone is never assessed for any customs duties.
- Imported merchandise admitted into a zone and then rejected, scrapped, or returned to the vendor – and the waste products of a manufacturing process – are considered duty-free. Some materials can be consumed in the zone and receive duty-free status as well.
- When imported merchandise is shipped to U.S. locations from a zone, duties are deferred until the merchandise leaves the zone.
- When components are imported into an FTZ and manufactured into a new product for re-export or sale in the U.S., the importer may choose between the finished-product duty rate and the imported-component duty rate, whichever is lower.
- Importers located in an FTZ are required to submit only one customs entry per week, instead of an entry on each and every shipment. Firms using an FTZ are the only ones in the U.S. that currently enjoy this type of efficiency.
- Merchandising processing fees (MPF), based on the value of the goods, are typically paid on a per-entry basis with a maximum dollar cap. Weekly entry for FTZ allows users and operators to file what would be multiple payments of the MPF only once, with the dollar cap still applying. This can constitute tremendous savings in MPF, reducing costs to importers who otherwise would file multiple entries.

<https://www.tularecountyedc.com/site-selection-services/incentives-financing/>





Tulare's World Ag Expo is one of the largest agricultural trade shows in the world, held annually in Tulare, California. Here's some information about the event:

- **Size and Attendance:** The World Ag Expo spans over 2.6 million square feet (240,000 square meters) and attracts an average of 100,000 attendees from around the globe. The event takes place over three days, usually in February.
- **Exhibitors:** The expo features more than 1,400 exhibitors showcasing the latest advancements in agricultural technology, equipment, services, and products. Exhibitors come from various sectors, including irrigation, livestock equipment, agribusiness, renewable energy, software solutions, and more.
- **Demonstrations:** The World Ag Expo provides live equipment demonstrations, allowing attendees to witness the performance and capabilities of agricultural machinery and technologies. These demonstrations help farmers and industry professionals make informed decisions about incorporating new equipment into their operations.
- **Seminars and Workshops:** The event offers educational seminars and workshops covering a wide range of agricultural topics. Experts and industry professionals deliver presentations on subjects such as water management, crop production, livestock handling, precision agriculture, agribusiness, and regulatory issues. These sessions provide valuable insights and help attendees stay up to date with the latest trends and best practices.
- **International Trade:** The World Ag Expo serves as a platform for international agricultural businesses to showcase their products and services. It attracts exhibitors and attendees from all over the world, fostering global trade relationships and promoting agricultural advancements on an international scale.

Tulare's World Ag Expo has established itself as a premier event for agricultural professionals, offering a comprehensive showcase of the latest advancements, educational opportunities, and networking platforms in the industry.







## TULARE COUNTY

Tulare County is in the center of a robust and world class agriculturally-related region within a few hours of major metropolitan markets.

The County is strategically located to accommodate agriculturally-related industries focused on food transportation facilities, food processing facilities and ever growing commodity warehouse - distribution centers.

Industrial development opportunities are apparent along Tulare County highway corridors and select unincorporated communities, making Tulare a prime opportunity as an ideal logistical center to service California and beyond.






# NATIONAL COMPANIES IN TULARE



**Saputo**

Since 1954, strong tradition and unwavering passion have driven the continuous growth of this Company.


- 9,800 Employees
- 46 Plants Globally
- 15 Plants Nationally
- 12th Largest Dairy Processor in the World
- Largest Dairy Processor in Canada



Haagen-Dazs has been a part of Tulare for more than 20 years. Today, the company manufactures more than 30 different flavors and is enjoyed in 54 countries around the world.

In 1985, Haagen-Dazs opened its plant in Tulare.

The Tulare facility is one of only two in the nation to produce Haagen-Dazs products, and they employ approximately 300 people locally.




United States Cold Storage is dedicated to being the leader in providing highly reliable and cost-effective logistics solutions to the frozen and refrigerated food industry.

Two ultra-modern facilities in Tulare offer the highest quality distribution services available. With more than 20 million cubic feet total of storage space, USCS Tulare handles the full spectrum of dry, refrigerated, and frozen products.



The Tulare plant is part of the Morning Star Division. The parent company - Dean Foods is one of the leading food and beverage companies in the United States and a European leader in branded soy foods and beverages. The Tulare facility's primary products are cottage cheese and sour cream.

The Company's Fresh Dairy Direct-Morningstar segment is the largest US processor and distributor of milk, creamer, and cultured dairy products. The offerings are marketed under more than 50 local and regional dairy brands



Land O'Lakes, Inc. is one of America's premier member-owned companies. In 1998 the cooperative bolstered in West Coast Operations by merging with Dairyman's Cooperative Creamery Association of Tulare, CA.

Dairyman's had 240 members and annual revenues of about \$800 million.

Today, the Land O'Lakes manufacturing facility in Tulare, CA, remains among the largest and most productive dairy plants in the nation.

- More than 550 employees processes
- More than 10-million pounds of milk from 229 local producer-members every day.





**NATIONAL COMPANIES IN TULARE**

*Saputo*

**Dean**  
FOODS



**ALTA  
DENA**  
DAIRY



**TruMoo**



**FISHER**  
MANUFACTURING COMPANY  
Commercial Faucets Since 1936



**DairyPure**



**RUAN**





# TULARE COUNTY DEMOGRAPHICS



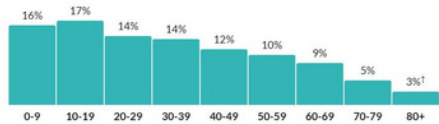
**Total Population: 465,861**  
 4,824.4 Square Miles  
 96.6 People Per Square Mile

## Age

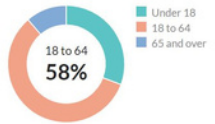
**31.4**  
 Median age

about 90 percent of the figure in California: 36.7  
 about 80 percent of the figure in United States: 38.2

Population by age range



Population by age category

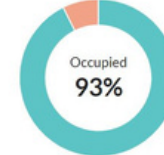


## Units & Occupancy

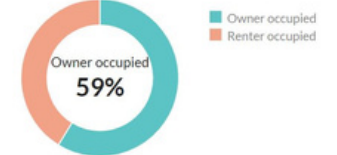
**150,217**  
 Number of housing units

California: 14,277,867  
 United States: 138,539,906

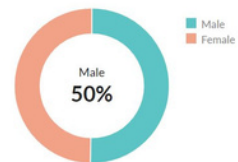
Occupied vs. Vacant



Ownership of occupied units



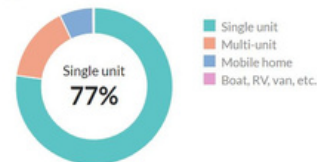
## Sex



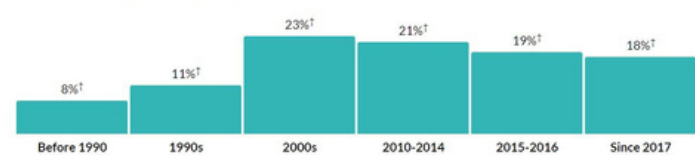
Race & Ethnicity



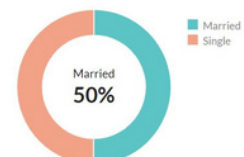
Types of structure



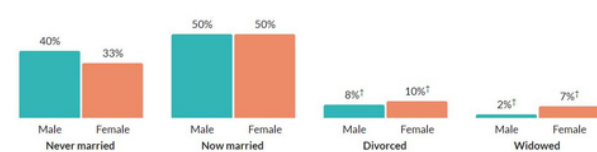
Year moved in, by percentage of population



## Marital status



Marital status, by sex



## Households

**139,197 ±1,618**  
 Number of households

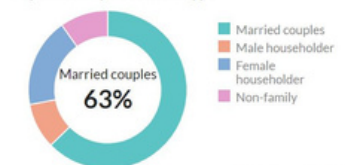
California: 13,072,122 ±21,485  
 United States: 121,520,180 ±153,217

**3.3**

Persons per household

about 10 percent higher than the figure in California: 3  
 about 25 percent higher than the figure in United States: 2.6

Population by household type





# THE YAMZON TEAM

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