

Retail Development Land Adjacent To Sierra Crossing Business Park



Sale Price

\$12.00 / SF

OFFERING SUMMARY

Available SF:	±69,260 - 204,732
Total Lot Size:	±1.58 - 4.69
Zoning:	C-2 (Commercial)
Market:	CA-99 HWY Commercial
Submarket:	Northwest Visalia Retail
Traffic Counts:	±163,722 Cars Per Day
APN's:	075-340-030, 075-330-039
Seller Carry:	Available
Flood Map:	NOT Within Flood Zone

PROPERTY HIGHLIGHTS

- Active Sewer Meter @ Parcel A&B To Bypass The Moratorium
- ±1.58 & ±3.11 Acres of Shovel Ready Development Land
- EXISTING SEWER CONNECTION IN PLACE @ 3.11 AC SITE
- Water, Sewer, Power Stubbed | Pre-Engineered Basin Complete
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Alta Survey & Phase I On File | Expedient County Building Jurisdiction
- High Identity Location | Shovel Ready | Utilities At Site
- 2 Slots @ Brand New/Existing 85' Lit LED Pylon Sign
- Surrounded By Goshen's Highest Trafficked Roads & Major Arterials
- SJVH Planned Subdivision To Develop 303 New Homes @ Entrance
- Direct Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ Over 163,722 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- HWY-99 and Betty Dr Access Adjacent to United Pacific

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacomm.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacomm.com

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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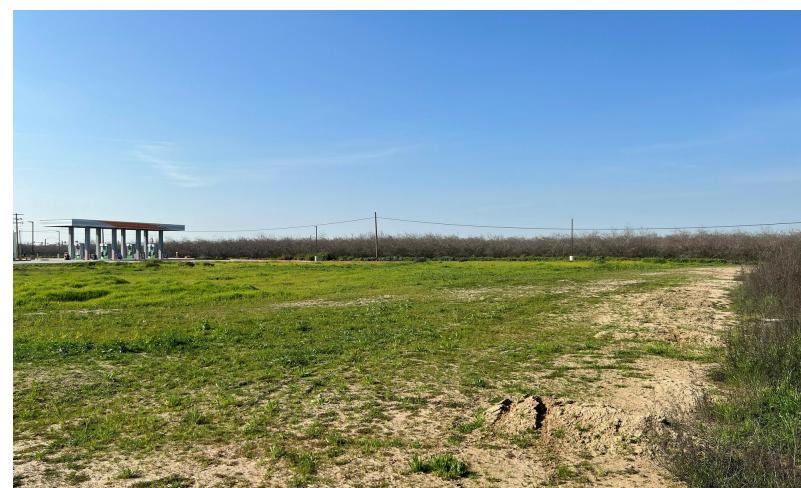
PROPERTY DESCRIPTION

±1.58 & ±3.11 Acres of shovel ready development land adjacent to a brand new 12 pump ±4,000 SF convenience store and fuel station by United Pacific DBA 76. Site includes utility improvements (water, sewer, power, gas) curb/gutter, nearby access from Betty Drive, and easy access benefiting the buyer of the parcel. Highway Commercial Development located at the northwest corner of Betty Dr and State Highway 99, adjacent to the city of Visalia, CA. Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Betty Drive (road cuts between the property). Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Fresno, Clovis, Madera, Friant, Fowler, Kerman, and more. The zoning is flexible and allows for a variety of commercial uses. Betty Dr, a full interchange Highway 99 overpass, is a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, supermarket shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc. Existing ramps dispense traffic near the subject property. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

LOCATION DESCRIPTION

Strategically located at new interchange of CA State Highway 99 & Betty Dr in Goshen, CA. Location is 1.45 miles south of the Highway 99 & 198 interchange, adjacent to the city of Visalia. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market.

Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-198, to the south, and CA-41 to the west. Goshen is located minutes from the Visalia Airport, less than 2 hours from Sequoia National Park, 2 hours from San Luis Obispo and Los Angeles Counties, and 3 hours from the Bay Area. Fresno, Bakersfield, Clovis, Merced, Madera, Visalia, Porterville, Springville, Lemoore, and Hanford also provide many opportunities close by.



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STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	A -- 3.11 Acres	075-340-030	Retail-Pad	135,472 SF	\$12.00 / SF
Available	B -- 1.58 Acres	075-330-039	Retail-Pad	69,260 SF	\$12.00 / SF

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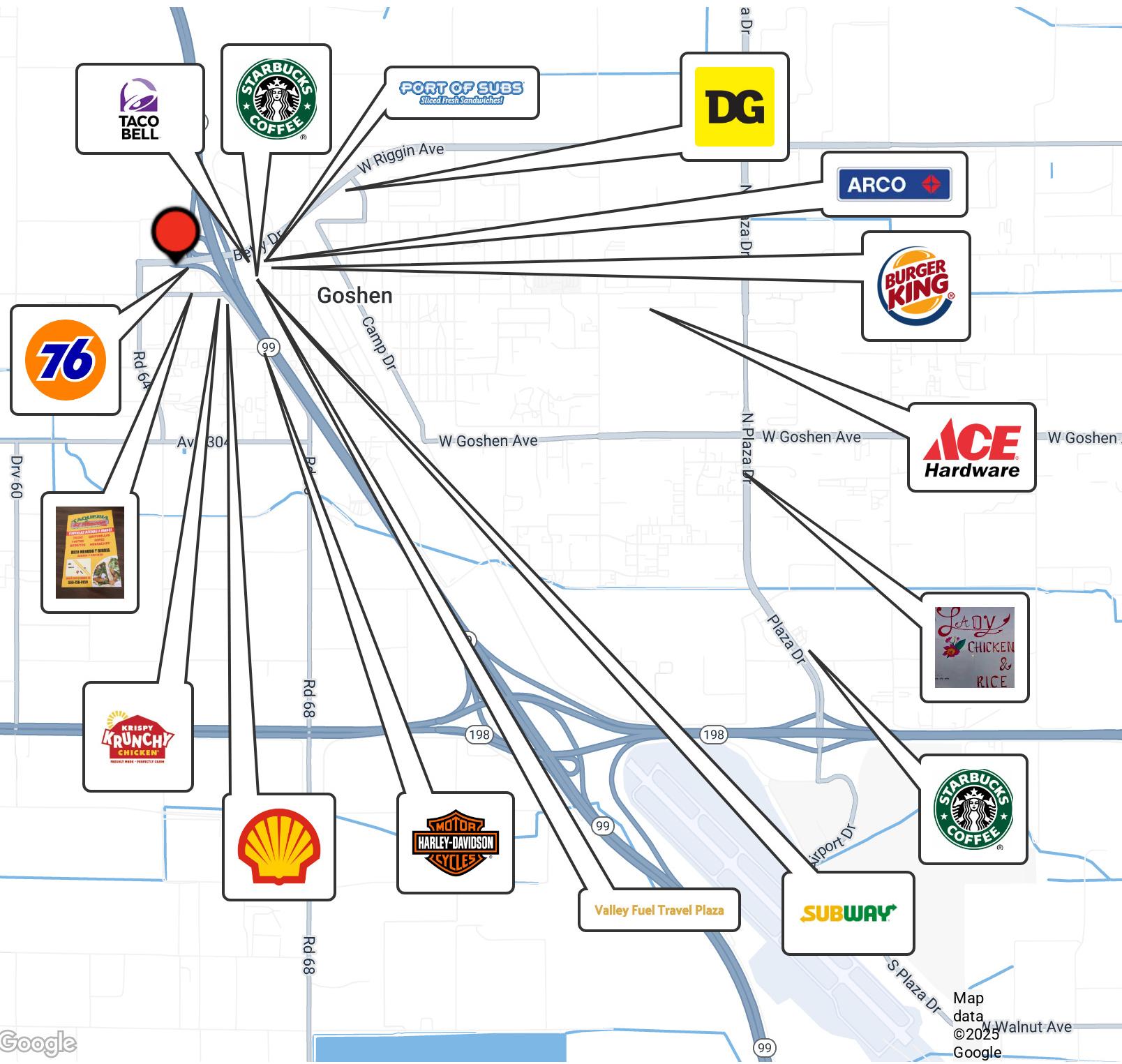
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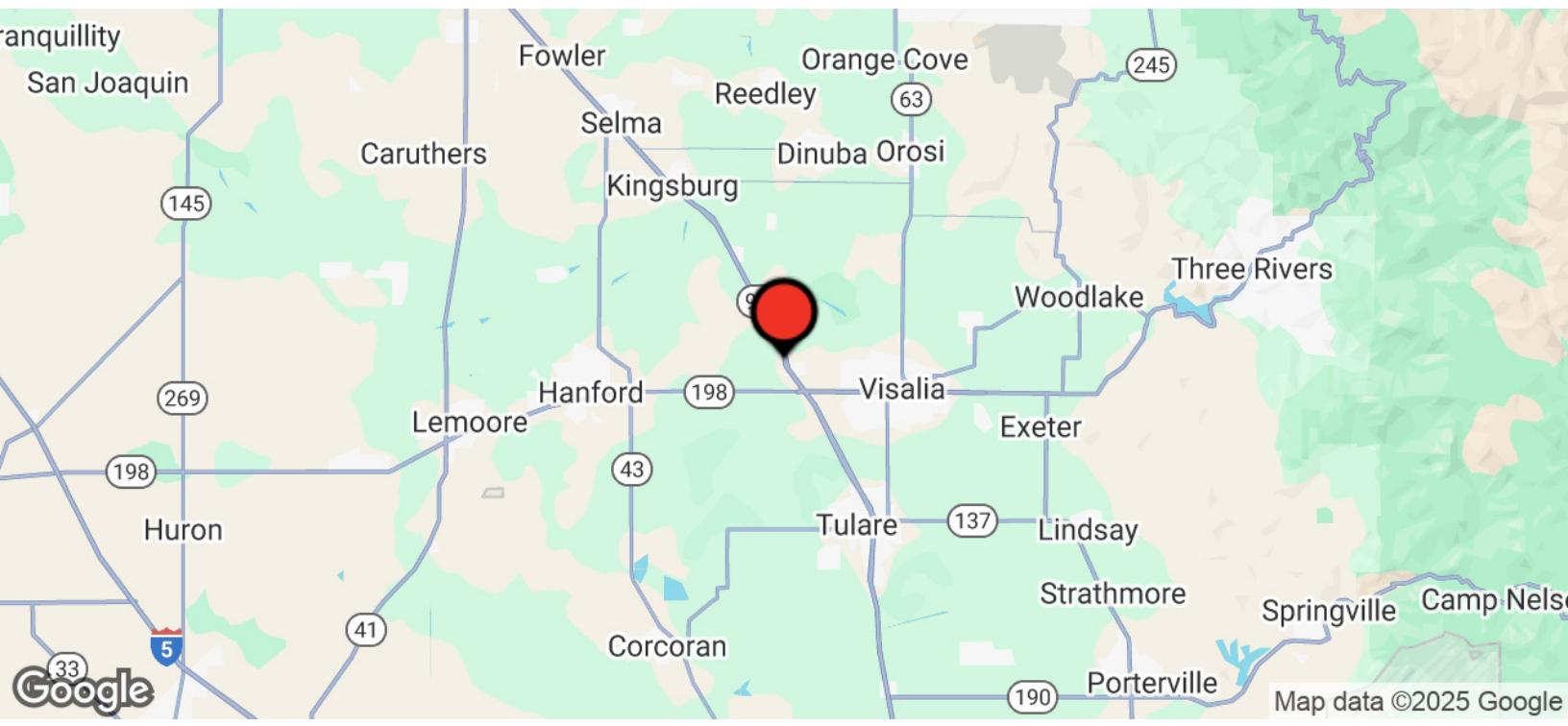
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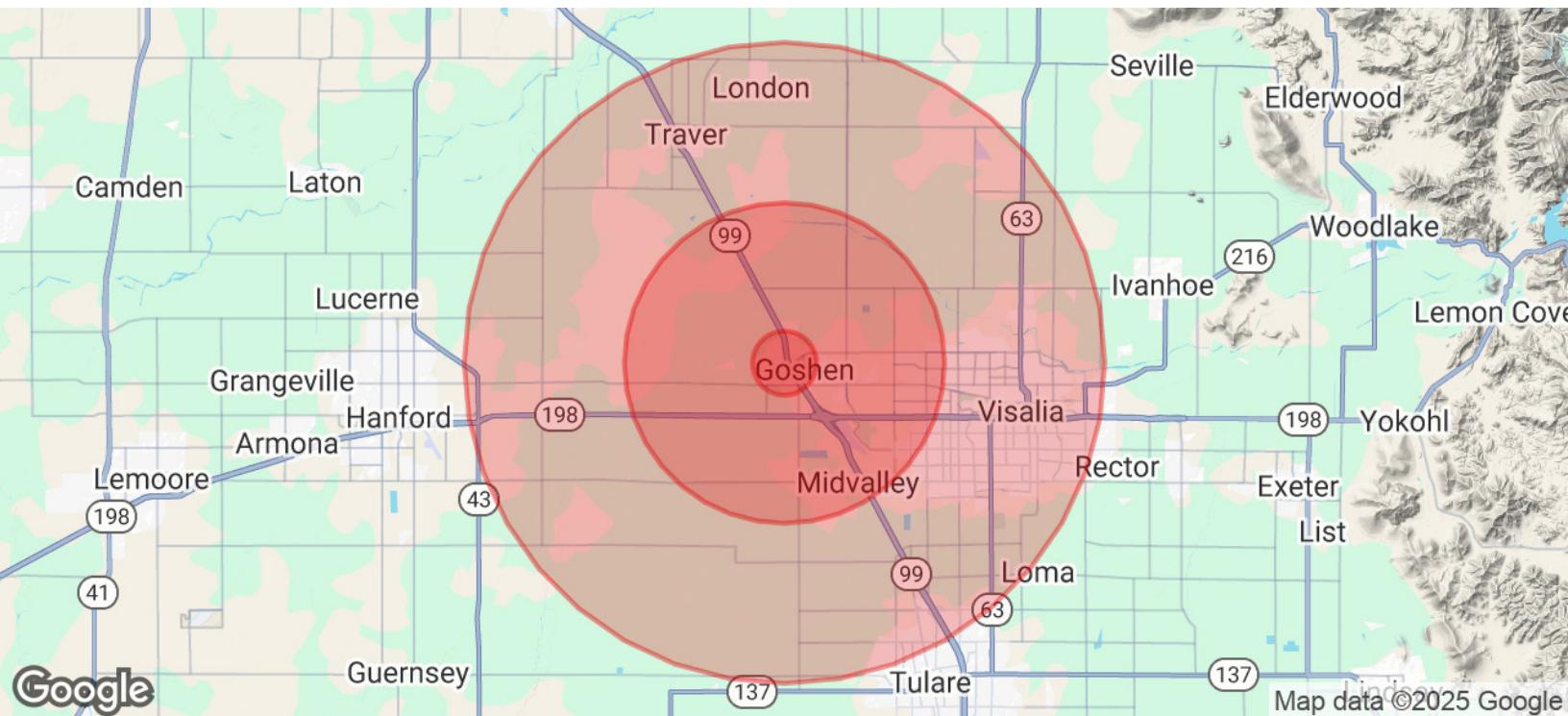
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,752	21,607	172,582
Average Age	31	36	36
Average Age (Male)	31	35	36
Average Age (Female)	32	37	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	690	6,914	55,912
# of Persons per HH	4	3.1	3.1
Average HH Income	\$100,130	\$141,105	\$100,599
Average House Value	\$333,671	\$470,575	\$375,701
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	78.6%	48.5%	57.2%

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