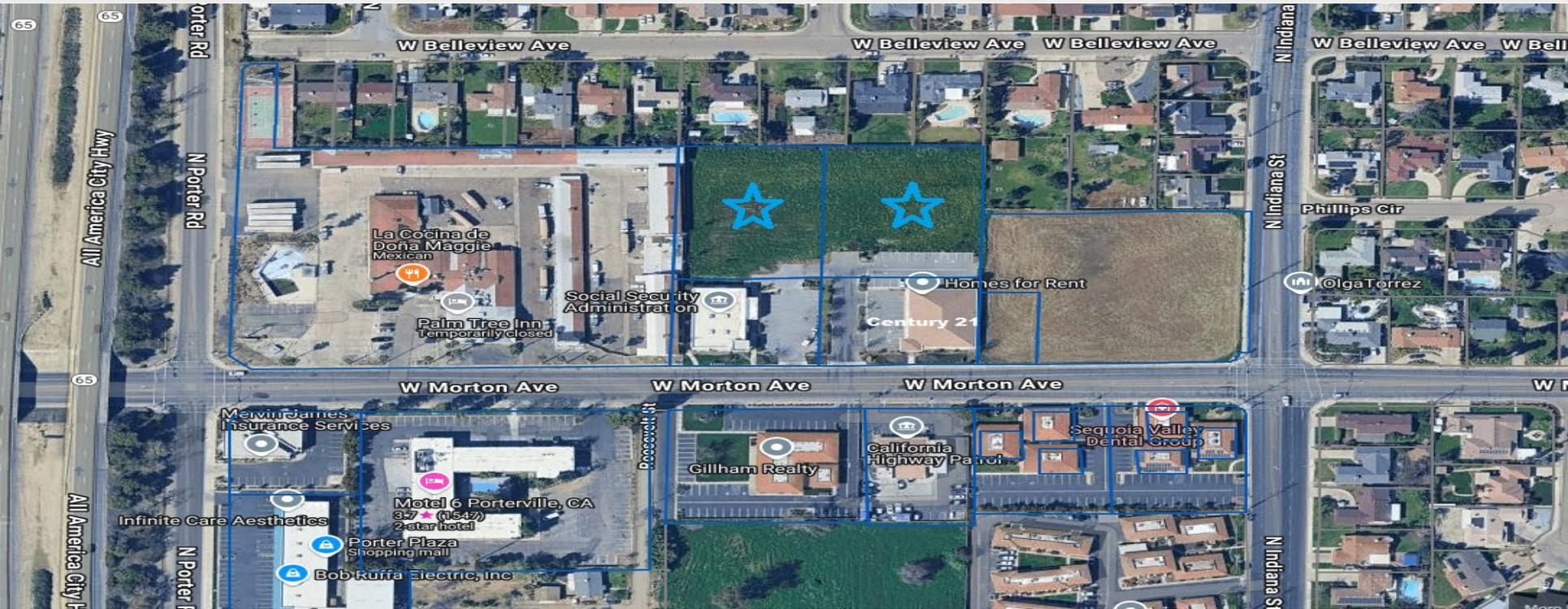


Porterville Commercial Building Lots

Located in the heart of the Business District



For more information please contact:

MIKE ALLEN
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CENTURY 21.
Jordan-Link & Co.

 **COMMERCIAL.**

INVESTMENT HIGHLIGHTS



PURCHASE PRICE: \$599,950

TOTAL LAND SIZE: 1.92 +/- acres

APNs: 251-160-053-000 Size: 1 +/- acre, 43,592 sf.

251-160-054-000 Size: 0.92 +/- acre, 40,067 sf.

Zoning: Commercial Vacant Land

Lot Breakout Pricing:

251-160-053-000 (East lot) - \$325,000

251-160-054-000 (West lot) - \$275,000



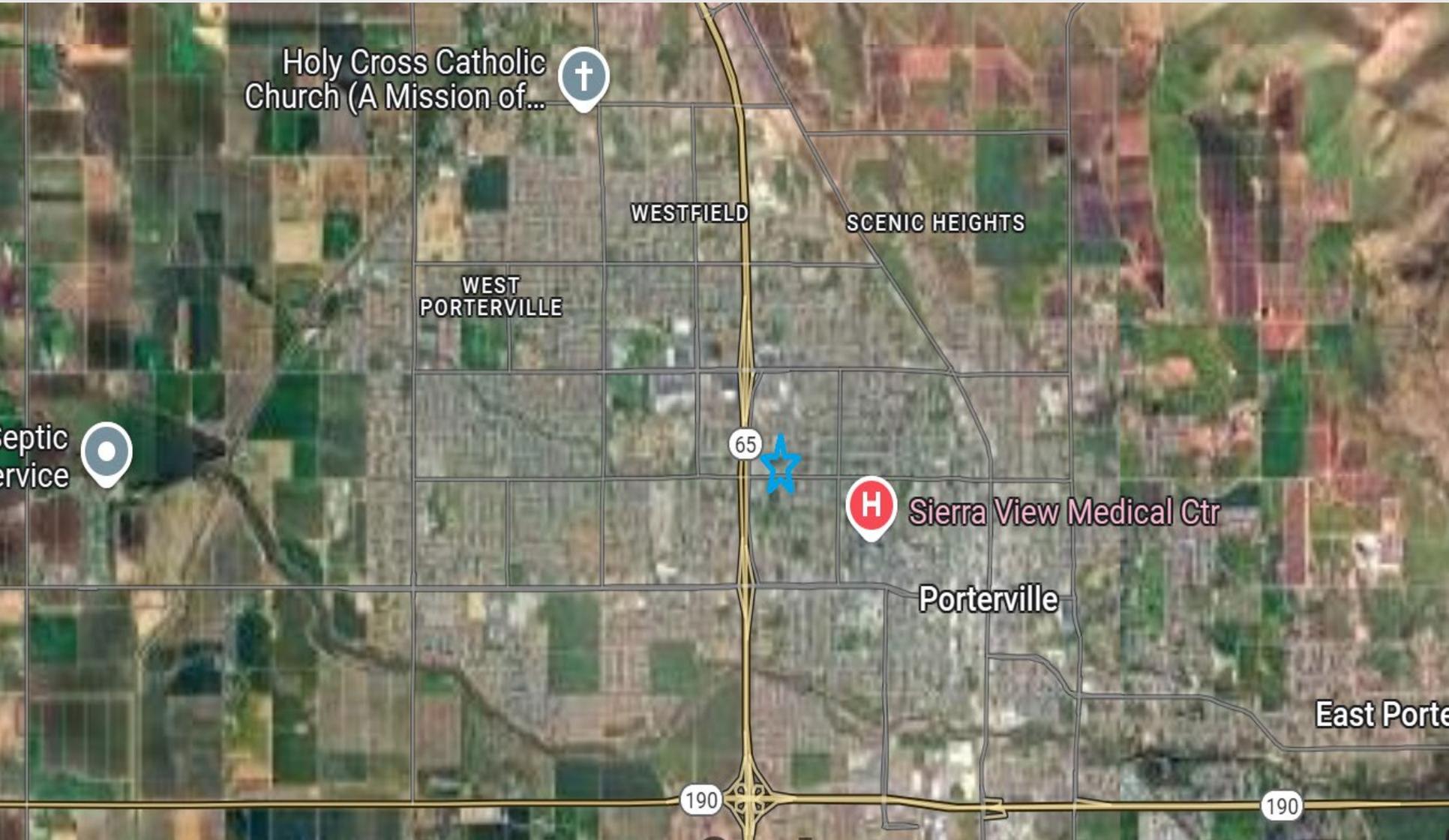
Great commercial development opportunity strategically located in the heart of Porterville's business district, along high-traffic Morton Avenue. This lot is situated next to the Social Security office and across the street from the California Highway Patrol field station. Electrical is at the site, and ingress/egress easements are in place.

All information, projections, and representations show herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Century 21 Jordan-Link & Company or its agents and are subject to change without notice. References to square footage, financial information, or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

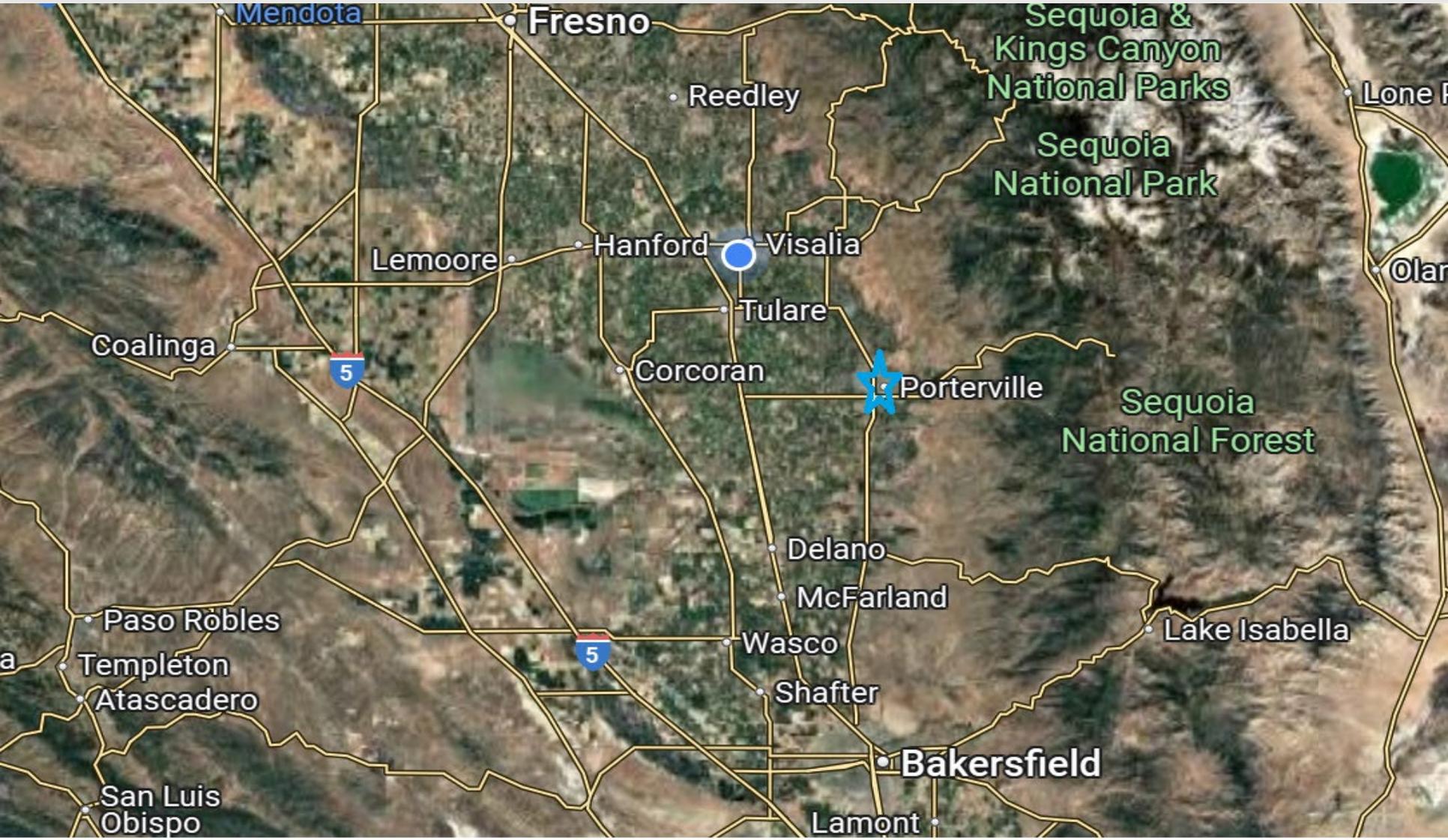
AERIAL VICINITY



AERIAL VICINITY



AERIAL VICINITY

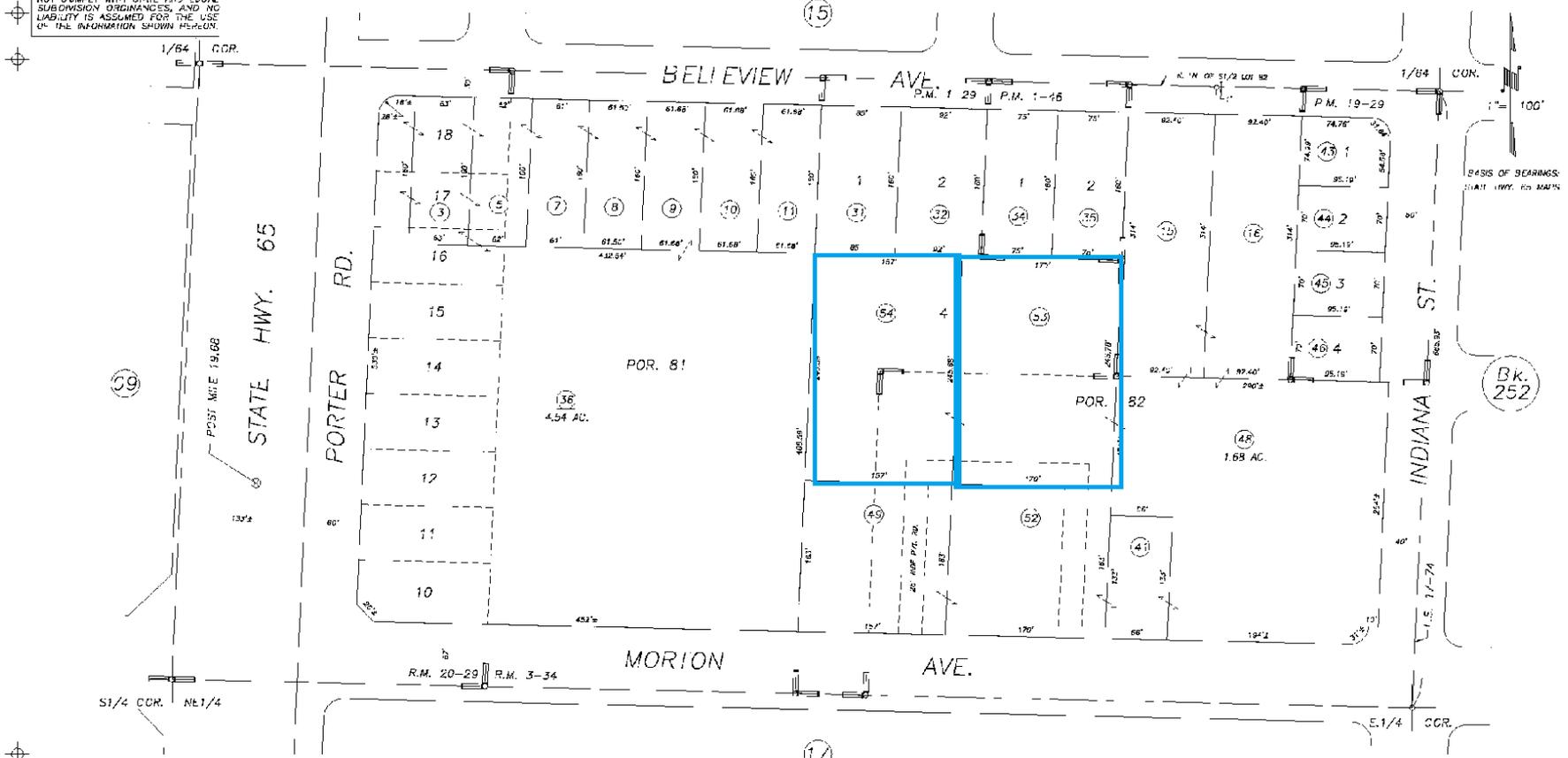


Parcel Map

S1/2 OF SE1/4 OF NE1/4 SEC.21, 1.21S., R.27E., M.D.B.&M.

Tax Area Codes 251-16
004-000
004-150

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



POR. PIONEER LAND CO. 1ST. SUB., R.M. 3-34
POR. TRACT NO. 142, R.M. 20-29
PARCEL MAP NO. 29, P.M. 1-29
PARCEL MAP NO. 46, P.M. 1 46
PARCEL MAP NO. 1828, P.M. 19-29
POR. RECORD OF SURVEY L.S. 17 74

CITY OF PORTERVILLE
ASSESSOR'S MAPS Bk.251 , PC.16
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles () [TRAC CHANGE ONLY] 04/07/2011 KMS

Traffic Counts

Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1

2,182

2024 Est. daily traffic counts

Street: **S Villa St**
 Cross: **W Olive Ave**
 Cross Dir: **N**
 Dist: **-**

Historical counts

Year	Count	Type
2009	2,200	AADT

2

18,354

2024 Est. daily traffic counts

Street: **W Olive Ave**
 Cross: **Howland St**
 Cross Dir: **E**
 Dist: **-**

Historical counts

Year	Count	Type
2009	18,240	AADT

3

19,350

2024 Est. daily traffic counts

Street: **W Olive Ave**
 Cross: **S Chess TerSt**
 Cross Dir: **W**
 Dist: **-**

Historical counts

Year	Count	Type
2009	19,230	AADT

4

17,811

2024 Est. daily traffic counts

Street: **W Olive Ave**
 Cross: **Carmelita Way**
 Cross Dir: **W**
 Dist: **-**

Historical counts

Year	Count	Type
2009	17,700	AADT

5

9,144

2024 Est. daily traffic counts

Street: **S Cottage St**
 Cross: **W Olive Ave**
 Cross Dir: **N**
 Dist: **-**

Historical counts

Year	Count	Type
2009	9,220	AADT

CITY OF PORTERVILLE HIGHLIGHTS



Porterville, CA is a strategic gateway to California's Central Valley, offering prime opportunities for commercial real estate development. With a growing population of over 62,000 and regional access to nearly 120,000 consumers, the city boasts excellent connectivity via State Routes 65, 190, and nearby Highway 99. Anchored by major retailers like Walmart and Target, and supported by robust infrastructure investments—including airport improvements and the new Eagle Mountain Casino—Porterville combines affordability, workforce availability, and business-friendly leadership to create a high-potential environment for retail, office, and industrial projects.



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