

LAND FOR SALE

TOTAL OF ±2.03 ACRES W/TENTATIVE MAP FOR 48 MULTIFAMILY UNITS



300 Sequoia Cir, Porterville, CA 93257



Sale Price

\$645,000

PROPERTY HIGHLIGHTS

- Free And Clear Parcel Ready For Developers Concept
- Proposed 48 Multifamily Apartment Development
- All Curb, Gutter, Street Lighting, & Underground Utilities In Place
- 48 Units | (5) Two-Story Buildings | (16) Two Bed & (32) One Bed
- High Density That Allows Reduction in Minimum Setbacks
- ±2.03 Acres On (7) Parcels | Shovel-ready w/ Utilities @ Site
- Convenient and Close Highway Access Near Henderson Ave
- Regional Retail Developments On Henderson Ave Just Minutes Away
- Near Major Corridors servicing College, Airport, Downtown, & Schools

OFFERING SUMMARY

Lot Size:	2.03 Acres
Zoning:	RM-3 (High Density Residential)
Market:	Visalia/Porterville
Submarket:	Porterville
Total Buildings:	(5)
Total Units:	(48)
Cross Streets:	Henderson Ave & G St
Parking:	2.5 Spaces Per Unit
APN's:	247-160-036, 037, 040, 043, 044, 045, & 046

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PROPERTY DESCRIPTION

The site plan consists of seven parcels totaling ±2.03 Acres (±88,426.8 SF) with tentative map good for 48 multifamily apartment units. Parcels are located in a fantastic area for residential and multi-family housing due to the close proximity to many surrounding schools. Offers many nearby commercial amenities, as well as a neighboring planned development of additional apartment units. Project consists of (5) freestanding buildings with three different building types to produce (32) 1-bedroom units & (16) 2-bedroom units. The project provides ample parking with 2 1/2 cars per unit (124 spaces), 10,000 SF of open space, of which 9,600 SF has active open space, and plans for a quality rod iron fence.

LOCATION DESCRIPTION

These parcels are located just off Highway 65 - north of W Henderson Avenue, east of N G St, south of N Main St and W of N Jaye St in Porterville, California. 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 2021 population (not including East Porterville) was estimated at 62,742. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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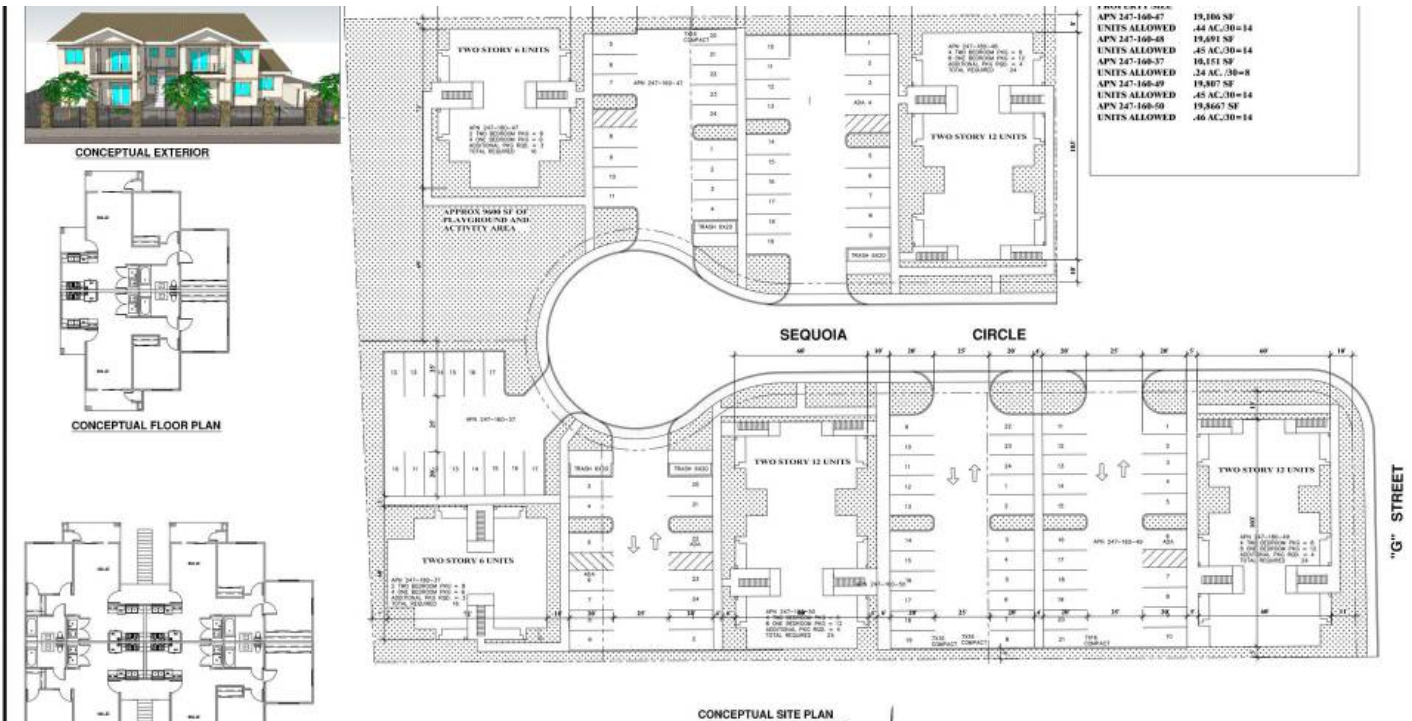
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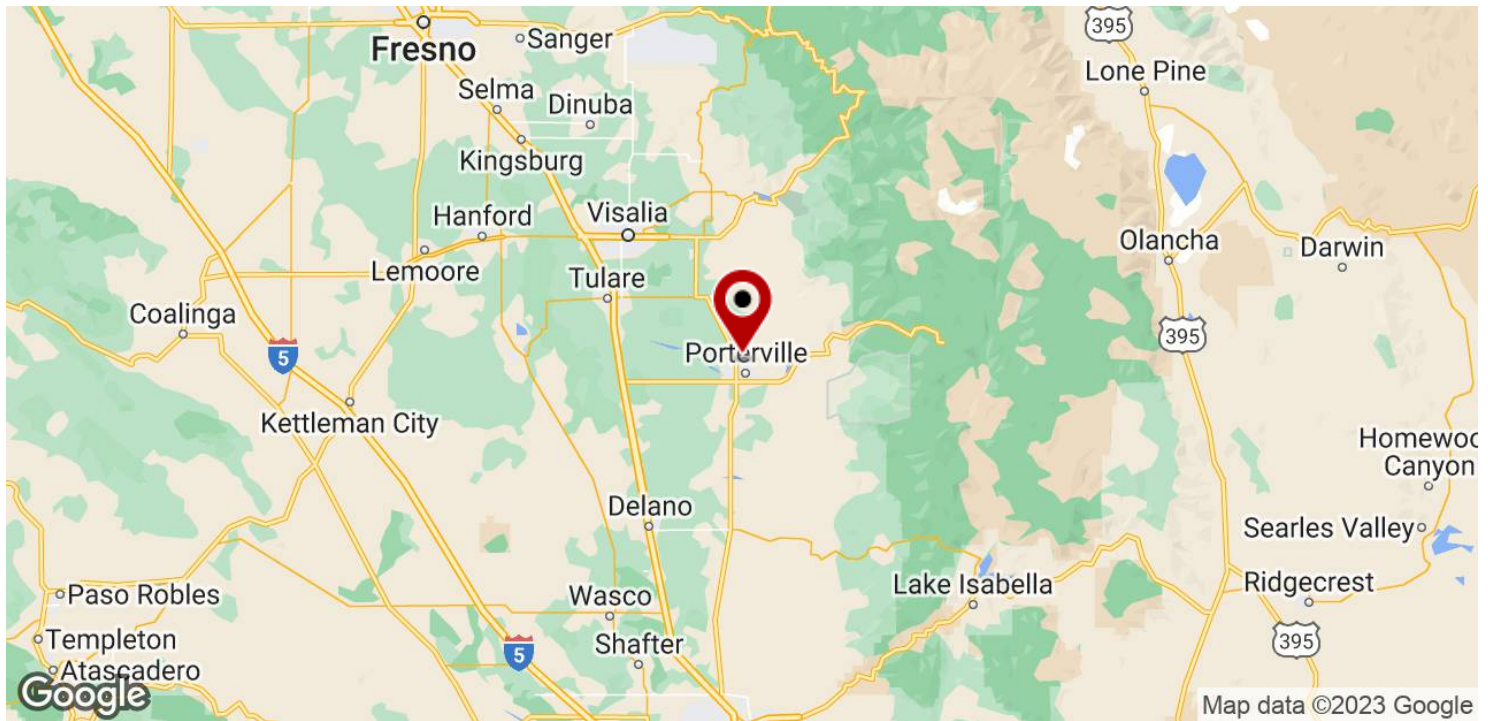
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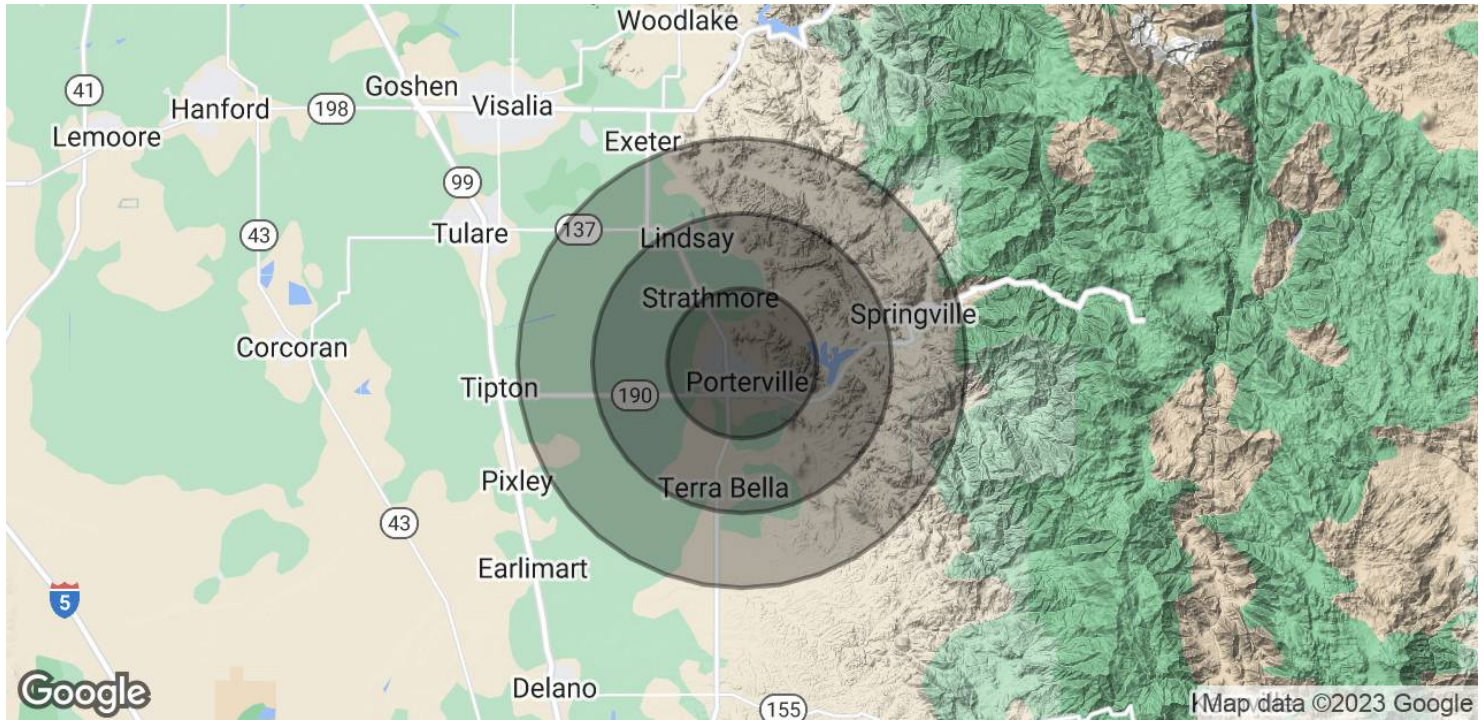
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	70,971	99,148	112,905
Average Age	32.8	33.5	33.9
Average Age (Male)	30.9	31.9	32.2
Average Age (Female)	33.9	34.4	34.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,395	31,602	36,460
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$59,345	\$56,112	\$56,410
Average House Value	\$182,002	\$187,788	\$195,064
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	68.0%	69.6%	69.4%

* Demographic data derived from 2020 ACS - US Census

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