

± 2.72 AC COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

**FOR
SALE**



**PRESENTED BY
THE YAMZON TEAM**



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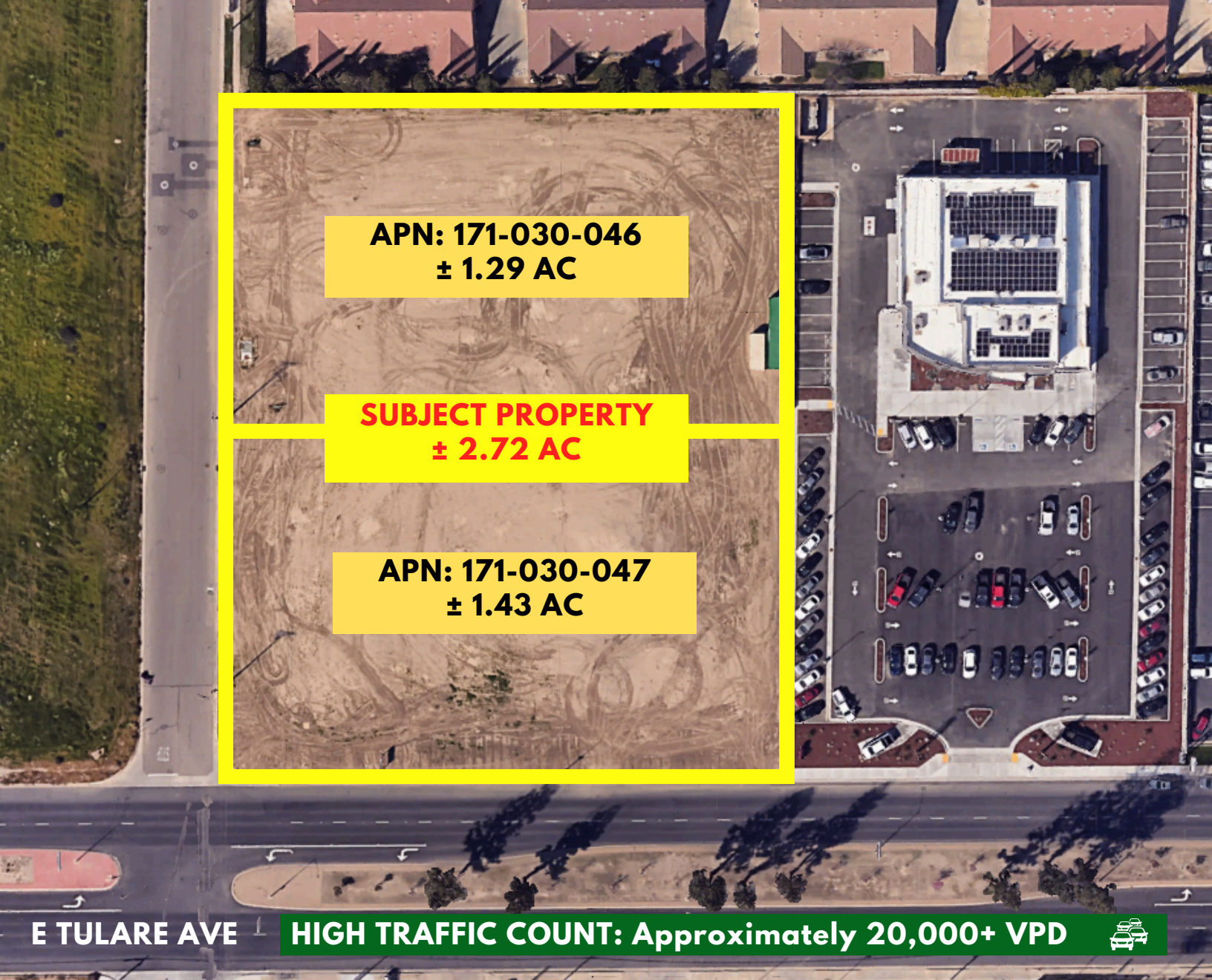
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PROPERTY DESCRIPTION

Property Address:	E Tulare Ave Tulare, CA 93274
Lot Size:	± 118,483 SF (± 2.72 AC)
Property Type:	Commercial
Zoning:	C4
APN:	171-030-046 171-030-047

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E TULARE AVE

HIGH TRAFFIC COUNT: Approximately 20,000+ VPD

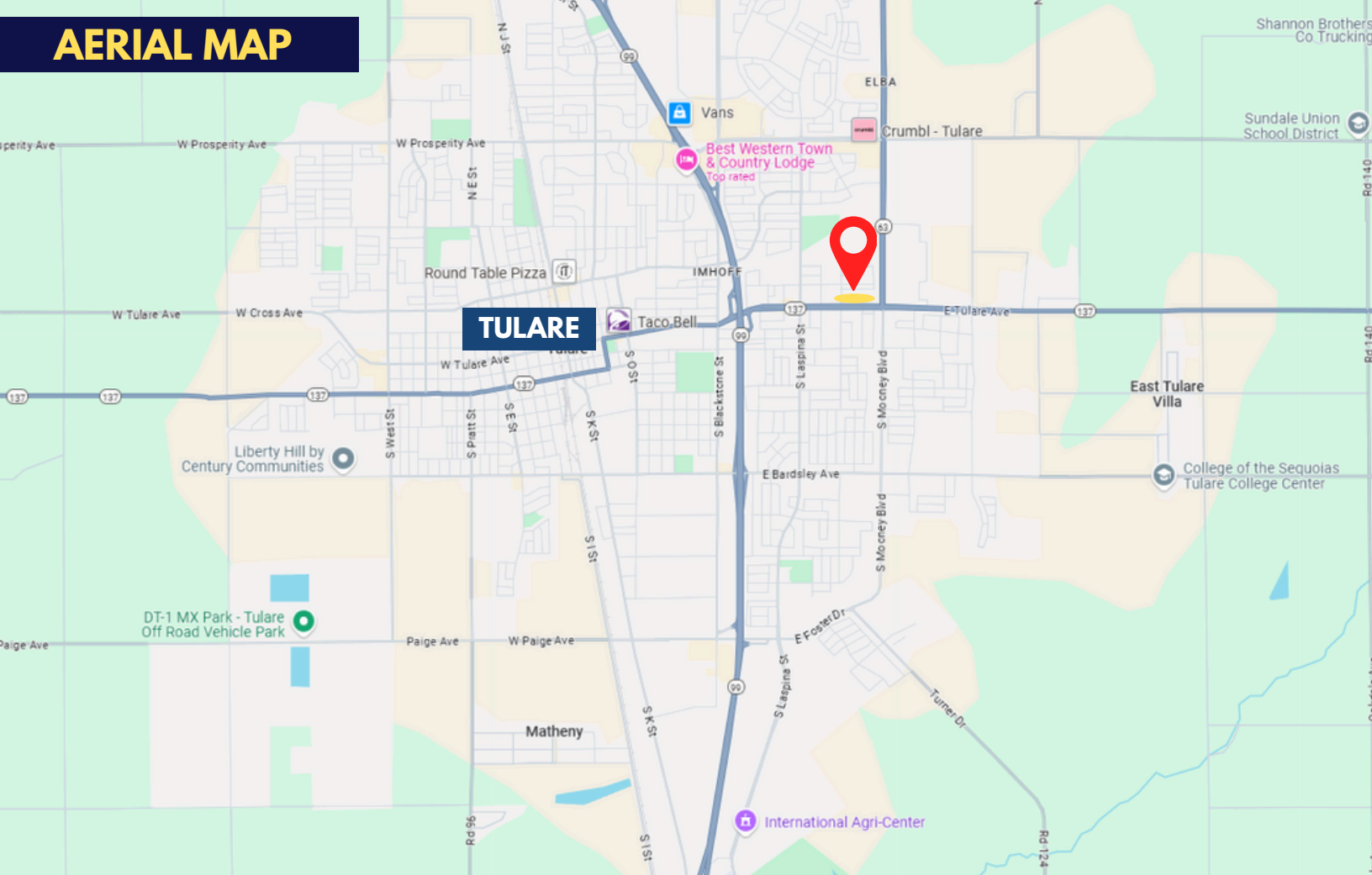


PROPERTY HIGHLIGHTS

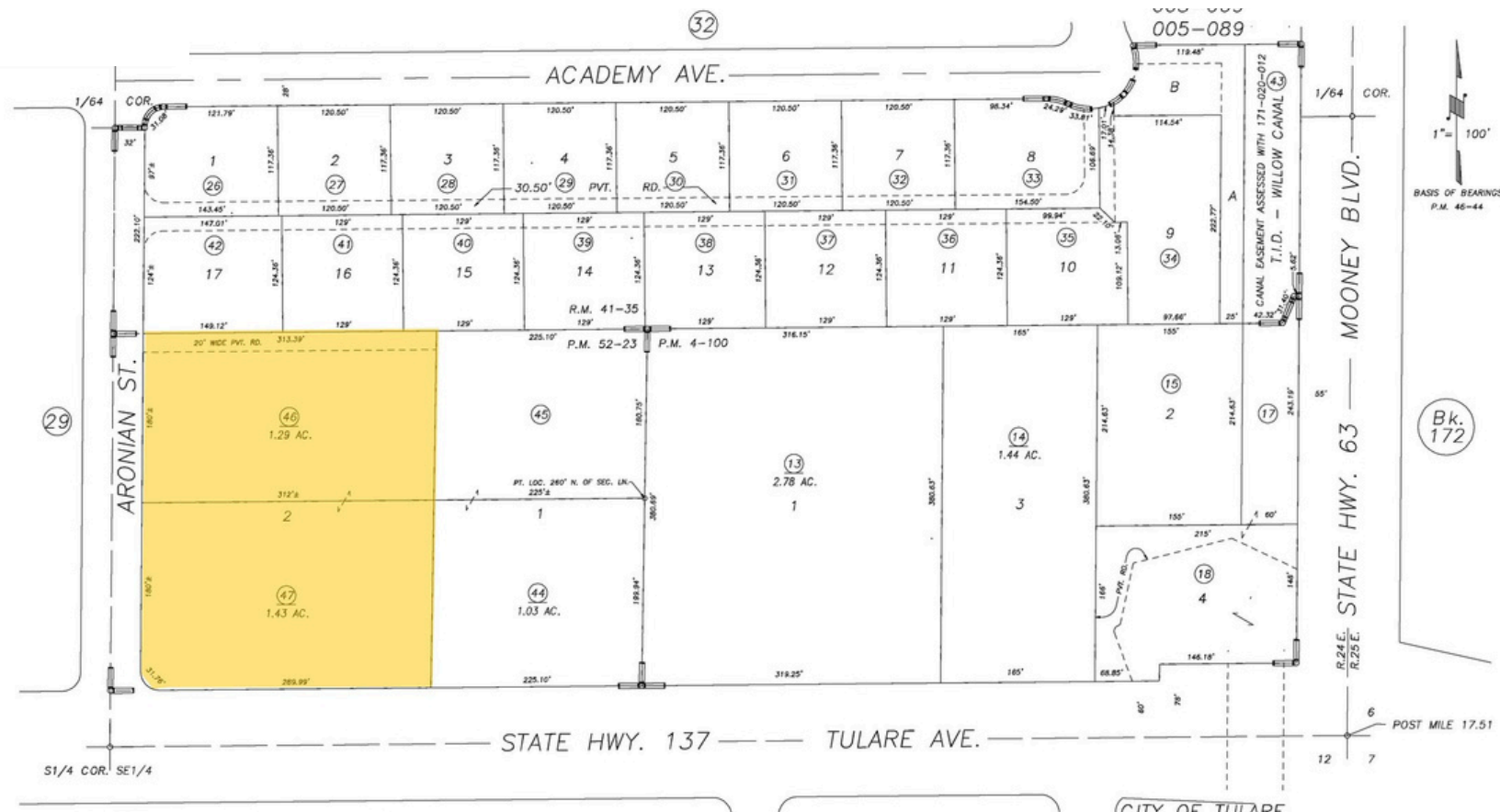
- COMMERCIAL OR MIX-USE DEVELOPMENT OPPORTUNITY
- CORNER LOCATION (E TULARE AVE & ARONIAN AVE)
- DOWN THE STREET FROM CA 99 HWY ("GOLDEN STATE HIGHWAY") AND MOONEY BLVD (GATEWAY TO VISALIA)
- CITY DEVELOPMENT INCENTIVES MAY INCLUDE TAX REBATES & STREAM LINE DEVELOPMENT PROCESS
- CLOSE PROXIMITY TO SUPPORT CENTERS, AMENITIES, AND TULARE OUTLET MALL
- HIGH TRAFFIC COUNT: APPROXIMATELY 20,000 VPD
- TULARE IS THE HOST OF THE WORLD'S LARGEST ANNUAL AGRICULTURAL EXPO
- FLAT TOPOGRAPHY



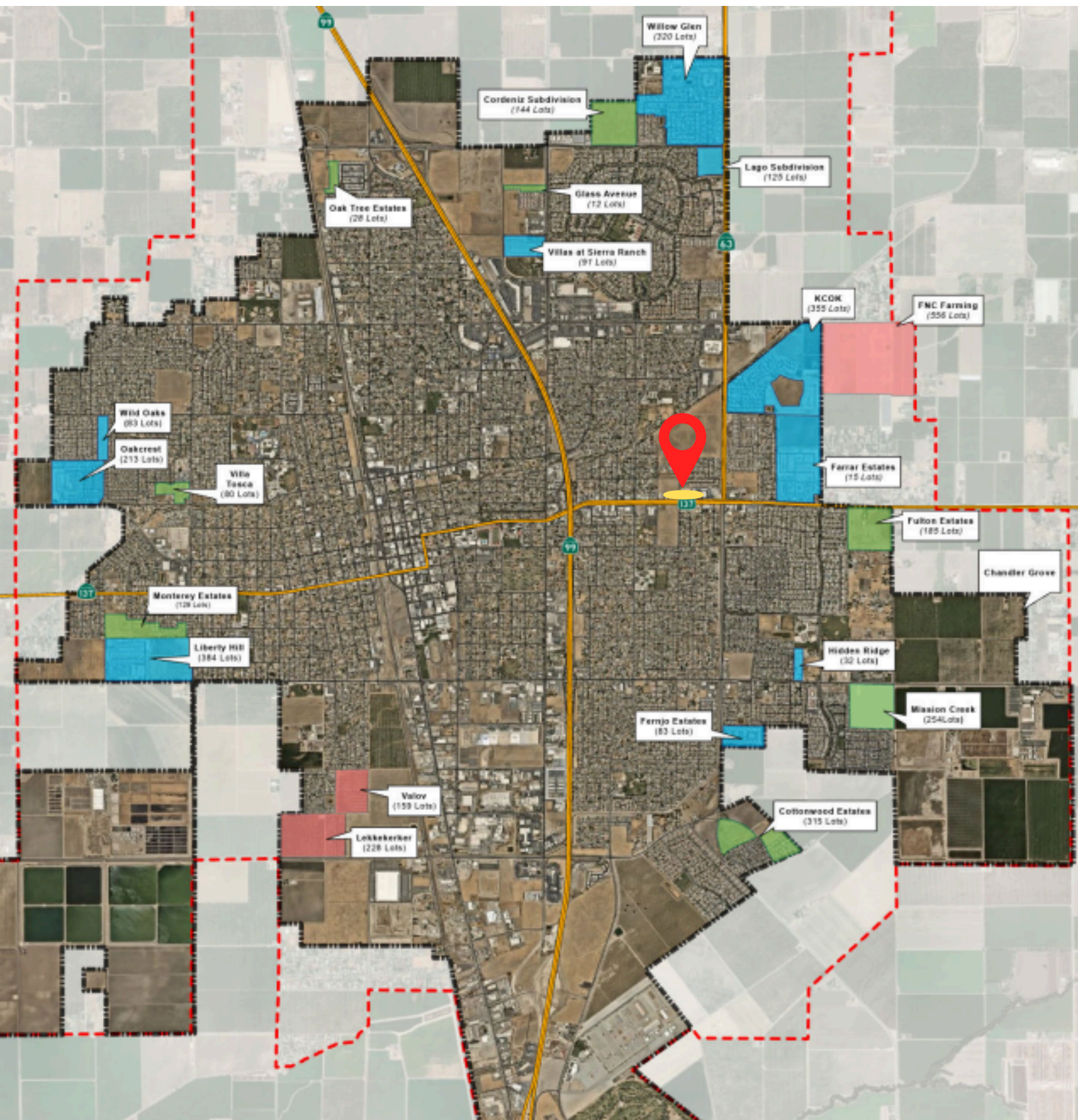
AERIAL MAP



PARCEL MAP



TULARE SUBDIVISION MAP - NEW HOUSING DEVELOPMENT



Status

- Active
- Under Construction
- Processing Entitlement

New / Recent Housing Developments

- Recent / Active: 1,150 Lots
- Under Construction: 2,040 Lots
- In Process of Entitlement: 943 Lots



Developing commercial real estate in Tulare, CA, can offer several benefits due to its strategic location, growth potential, and market dynamics. Here are some key advantages:

1. Strategic Location

Proximity to Major Highways: Tulare is situated in the heart of California's Central Valley, making it easily accessible via major highways like Highway 99. This central location provides strong connectivity to cities like Fresno, Bakersfield, and Visalia, making it a key logistical hub for businesses.

Access to Agriculture Industry: As Tulare is part of one of the most productive agricultural regions in the U.S., it offers opportunities for commercial developments related to agri-business, logistics, processing, and distribution.

2. Economic Growth Potential

Growing Population: Tulare has seen a steady increase in population over the past few years, which translates into growing demand for commercial real estate. This demand includes retail spaces, office buildings, and industrial properties.

Local Economic Development: The local government has been focused on economic development initiatives, including improving infrastructure, attracting new businesses, and supporting local commerce. This can make the area more appealing for developers and investors.

3. Affordable Land and Real Estate Prices

Compared to other areas in California, land and real estate prices in Tulare are relatively more affordable, especially in comparison to urban centers like Los Angeles, San Francisco, or even Fresno. This allows for potentially higher returns on investment (ROI) as land acquisition and development costs are lower.

4. Supportive Local Government Policies

Incentives for Development: Tulare offers various incentives for businesses and developers, including tax incentives and grants for certain types of projects, especially those that create jobs or contribute to the local economy.

Zoning and Regulations: The city has been working to streamline its permitting processes and zoning regulations, which can reduce the time and costs associated with development projects.

5. Retail and Commercial Demand

Growing Consumer Market: With a rising population and increasing disposable income in the area, there is growing demand for retail spaces, restaurants, and service-based businesses.

Conclusion

Developing commercial real estate in Tulare offers multiple advantages, from its strategic location to affordable land prices and government support for growth. With ongoing economic development and a growing population, it is an attractive area for investors looking for new opportunities in agriculture, logistics, retail, and more.

RADIUS DEMOGRAPHICS



TULARE COUNTY, CA

Population: 477, 544

4,824 Square Miles

Population

	3 mile	5 mile	10 mile
2020 Population	49,647	86,917	241,979
2024 Population	51,975	91,759	254,793
2029 Population Projection	53,803	95,125	264,017
Annual Growth 2020-2024	1.2%	1.4%	1.3%
Annual Growth 2024-2029	0.7%	0.7%	0.7%
Median Age	33.2	32.6	33.4
Bachelor's Degree or Higher	11%	12%	18%
U.S. Armed Forces	120	140	399

Households

	3 mile	5 mile	10 mile
2020 Households	15,428	26,516	76,228
2024 Households	16,060	27,910	80,063
2029 Household Projection	16,612	28,924	82,943
Annual Growth 2020-2024	1.3%	1.7%	1.6%
Annual Growth 2024-2029	0.7%	0.7%	0.7%
Owner Occupied Households	9,901	17,472	50,696
Renter Occupied Households	6,711	11,451	32,247
Avg Household Size	3.1	3.2	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending...	\$530.4M	\$914.2M	\$2.7B

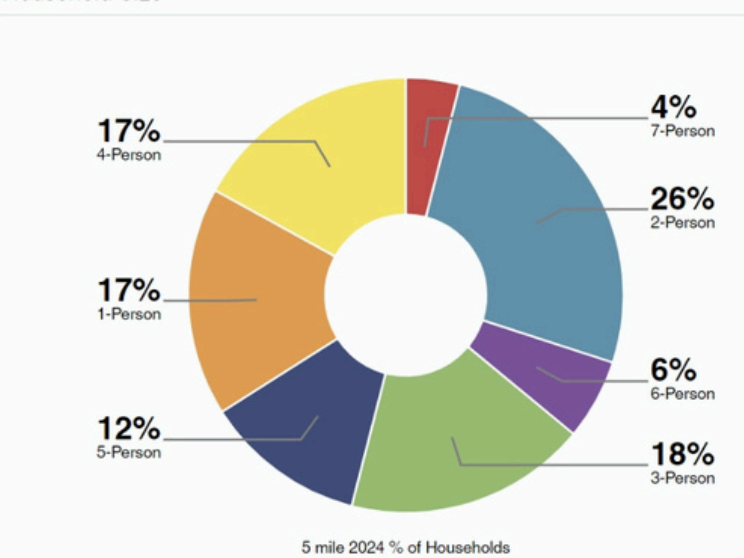
Population By Race

	3 mile	5 mile	10 mile
White	22,090	36,250	103,696
Black	1,699	2,820	6,239
American Indian/Alaskan Native	621	1,182	3,490
Asian	1,309	2,536	10,143
Hawaiian & Pacific Islander	10	17	58
Two or More Races	26,245	48,954	131,166
Hispanic Origin	30,857	57,345	152,525

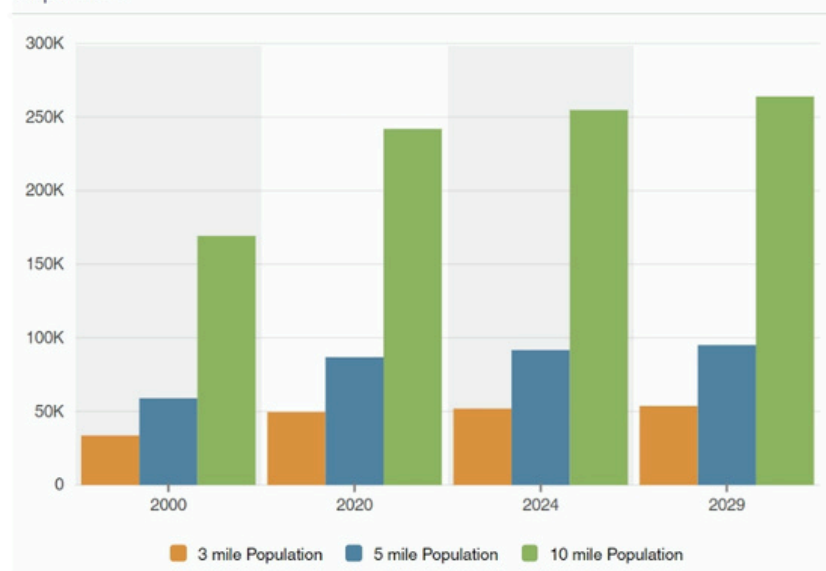
Housing

	3 mile	5 mile	10 mile
Median Home Value	\$290,482	\$283,473	\$289,111
Median Year Built	1985	1988	1987

Household Size



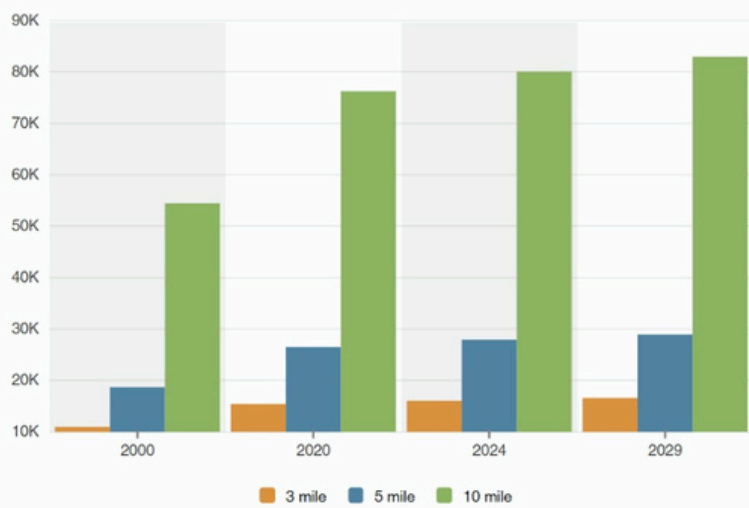
Population



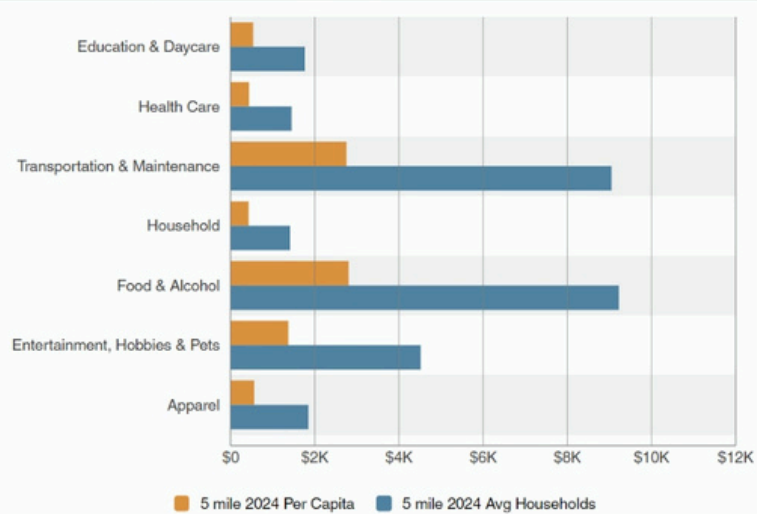
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$85,758	\$83,647	\$88,026
Median Household Income	\$67,196	\$64,970	\$66,745
< \$25,000	2,191	4,067	11,820
\$25,000 - 50,000	3,164	5,931	16,750
\$50,000 - 75,000	4,077	6,717	17,202
\$75,000 - 100,000	1,771	3,113	10,597
\$100,000 - 125,000	1,996	3,245	7,508
\$125,000 - 150,000	978	1,513	5,012
\$150,000 - 200,000	935	1,756	5,508
\$200,000+	950	1,569	5,667

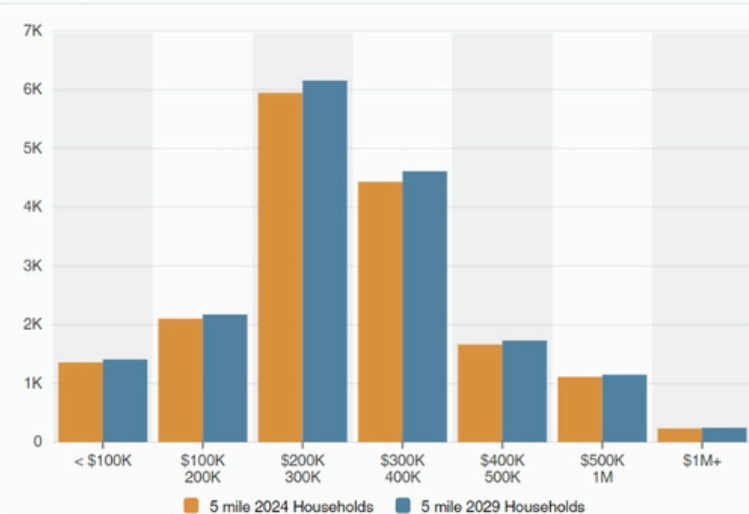
Households



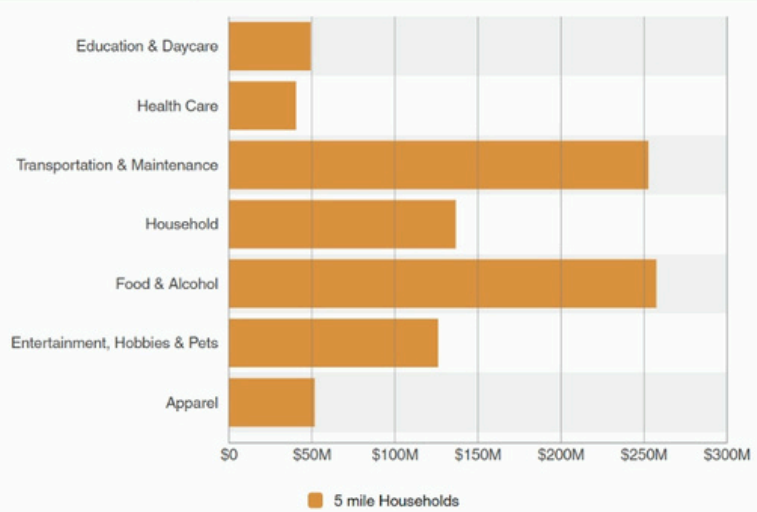
Per Capita & Avg Household Spending



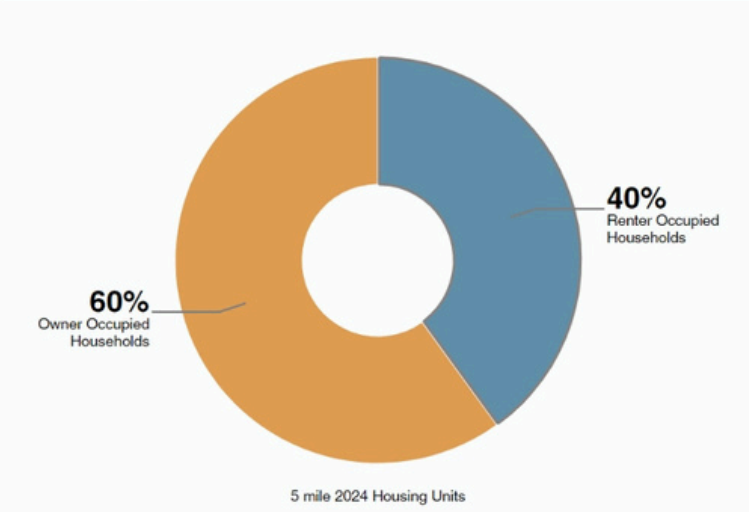
Home Values



Consumer Spending



Housing Occupancy



CONTACT THE YAMZON TEAM

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