

GRAHAM | & ASSOCIATES

99

GOLDEN STATE HWY

SUBJECT
PROPERTY

99

PLANNED HWY 99 TRAVEL PLAZA | AVAILABLE FOR SALE

TULARE, CA

OFFERING MEMORANDUM



99

GOLDEN STATE HWY

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PROPERTY

LISTED BY

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&
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Hwy 99 Travel Plaza | Tulare, CA

GRAHAM & ASSOCIATES

EXECUTIVE SUMMARY

Investment Highlights

- » **Price:** \$4,150,000
- » **Planned Travel Plaza Off Hwy 99**
- » **Available For Sale**
- » **Development Size:** ±6.37 Ac (±277,477 Sf)
- » **80-100' Proposed Highway Pylon Sign**
- » **Zoning:** Service Commercial (C-4)
- » **Traffic Count:** 55,120 ADT

Located at the Gateway to the International Agri-Center which hosts weekly events bringing in 400 to several thousand people a week.

The International Agri-Center is home to the International Ag Expo which brings in over 100,000 people for the event.

There is a proposed 200,000+ SF expansion to the International Agri-Center which includes the new convention and equine center.

Kraft Production Plant is located 1.5 miles south with 250+ employees.

Kraft was recently purchased by Lactalis, the world's leading cheese manufacturer. They plan to expand the \$38 Million Dollar Tulare production plant. Plans are in the works

Ritchie Bros. Auctioneers (1045 E Rankin Rd, Tulare) just built a brand-new facility across the hwy off the same exit (largest heavy equipment auction company in the world with a market cap of nearly \$20bln)

- » **Nearest Restaurant:** McDonald's, ±2 miles north
- » **Nearest Truck Stops:** Love's & Flying J, ±2.6 miles north on the southbound side.

There are no truck stops on the northbound side of the highway in Tulare.



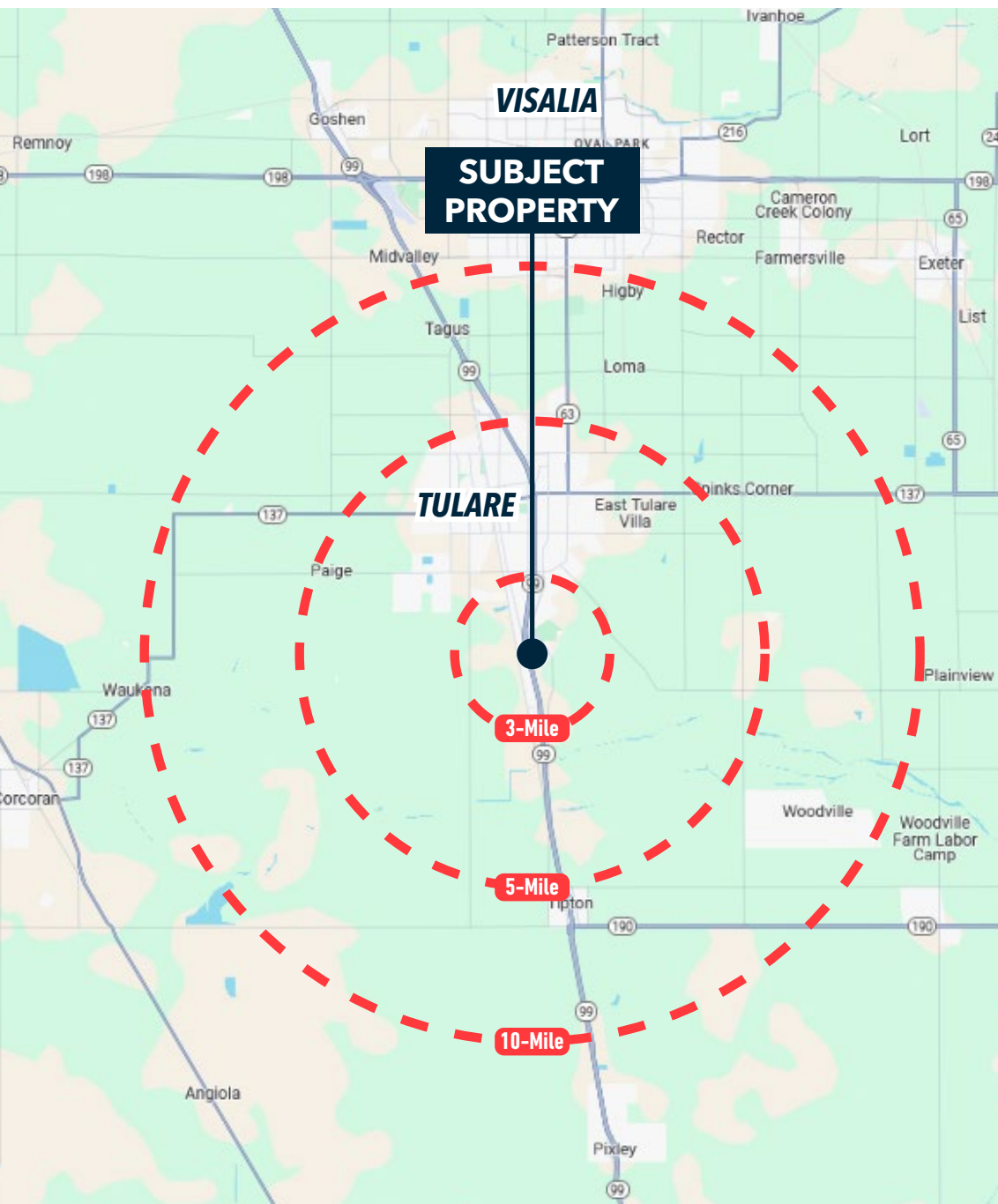
MARKET AERIAL



CONCEPTUAL SITE PLAN



AREA MAP & DEMOGRAPHICS



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2024 Total Population | 11,197 | 57,490 | 91,619 |
| DAYTIME POPULATION | | | |
| 2024 Daytime Population | 3,870 | 11,782 | 25,257 |
| INCOME | | | |
| 2024 Average Household Income | \$89,656 | \$92,529 | \$99,485 |
| 2024 Median Household Income | \$70,033 | \$69,039 | \$74,589 |

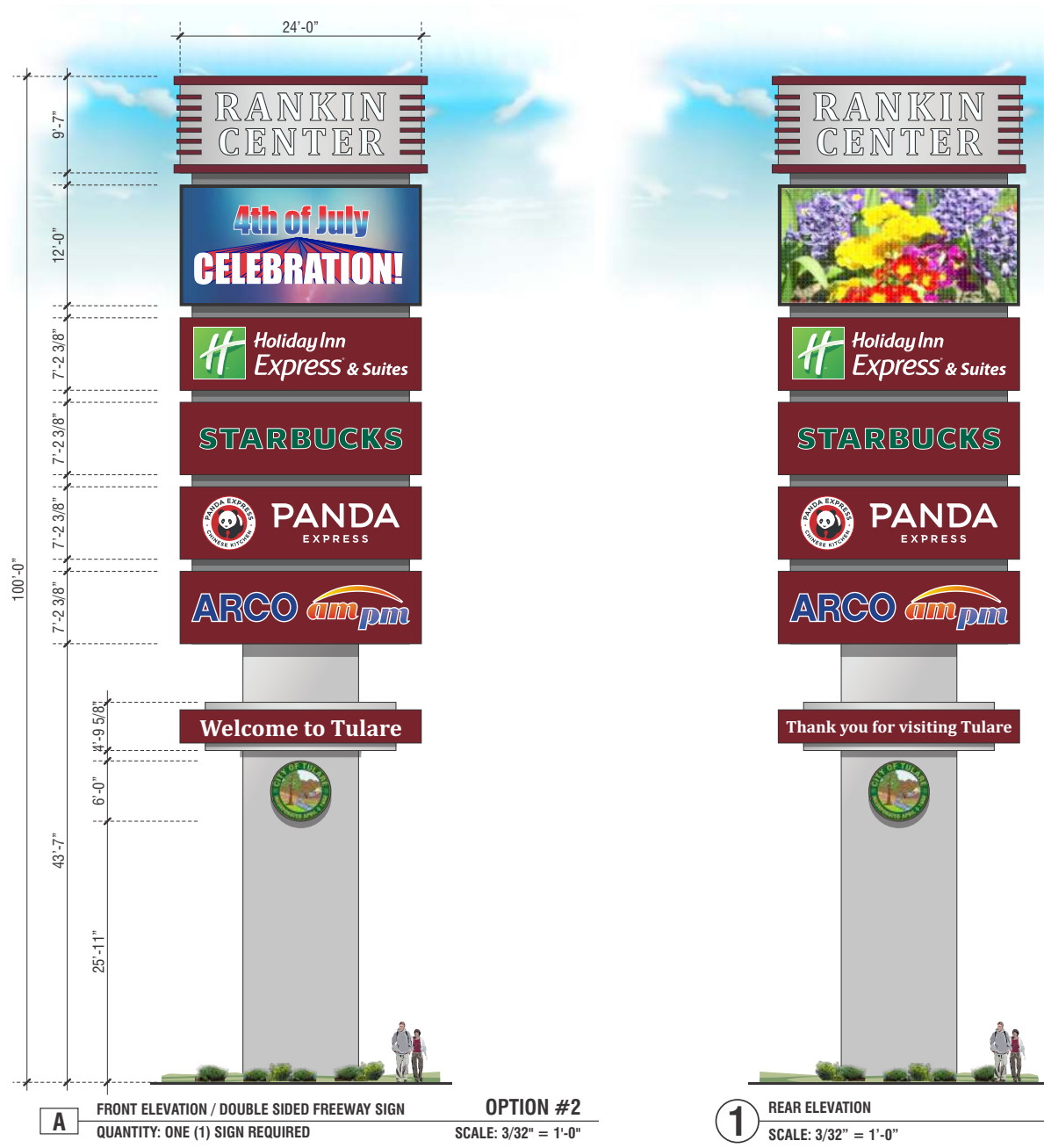
FUEL BRANDS NOT REPRESENTED WITHIN A 2 MILES RADIUS



QSR BRANDS NOT REPRESENTED WITHIN A 2 MILES RADIUS



PYLON SIGN EXHIBIT



PYLON SIGN EXHIBIT



2 NORTH BOND ON HIGHWAY 99
SCALE: NTS

OPTION #2 AT 100'-0" OVERALL HEIGHT



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