

## LAND FOR SALE

±1.385 ACRES OF CA-99 HIGHWAY COMMERCIAL LAND W/ FLEXIBLE ZONING

210 N Burnett Rd, Tipton, CA 93272



Sale Price

**\$600,000**

### OFFERING SUMMARY

Available SF:	±60,347 SF
Lot Size:	1.385 Acres
Price / Acre:	\$433,213
Zoning:	C2: General Commercial
Market:	Visalia/Porterville
Submarket:	SW Outlying Tulare County
Cross Streets:	State Rte 99 & Ave 152 N
APN:	230-136-001, 230-136-005, & 230-141-001

### PROPERTY HIGHLIGHTS

- ±60,347 SF (±1.385 AC) of Flexible Land Off CA-99
- Prime Land W/ Nearby Ave 152 Access & Exposure
- High Identity Location | Utilities Present
- Easy Access to CA-99 On/Off Ramps
- Centrally Located Along High Traffic Roads & Major Arterials
- Optimal Visibility w/ ±51,303 Cars Per Day
- Situated Near Many Established Developments
- Unmatched Level of Consumer Traffic and High Volume Exposure
- Power & Water @ Site | Multiple Access Points
- Quick Freeway Access | Many Nearby Amenities
- North & South Bound Traffic Generators Near CA-99
- Ideal for Retail, Commercial, & More!

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### PROPERTY DESCRIPTION

3 parcels totaling ±60,347 SF (±1.385 Acres) of flexible land located along CA-99 in Tipton, CA. High exposure location with quick access to freeway on/off ramps, encompassing an entire city block and adjacent to an alleyway. One parcel has an 800 SF structure with (2) rooms, (1) bathroom, and a kitchen. Structures can be used or torn down to create a blank canvas. Water and utilities are active and exist between the parcels. The zoning is flexible and is ideal for a variety of commercial and retail uses. Existing avenues dispense traffic near the subject property. Excellent retail store, commercial business, general office, and many more uses!

### LOCATION DESCRIPTION

Strategically located off the interchange of the CA-99 and the Avenue 152 exit in Tipton, CA. The subject property is situated west of Golden State Hwy (CA-99), south of Cooper Ave, east of Burnett Rd, and north of Woods Ave. This property is centrally located in a commercial strip surrounded by established residential subdivisions and conveniently located adjacent to the United States Postal Service. Tipton, Ca is situated in the San Joaquin Valley, a major agricultural region in California. It lies about 15 miles southeast of the city of Tulare. The area around Tipton is heavily agricultural, with farming being a major part of the local economy, making this property ideal for agricultural or commercial use.



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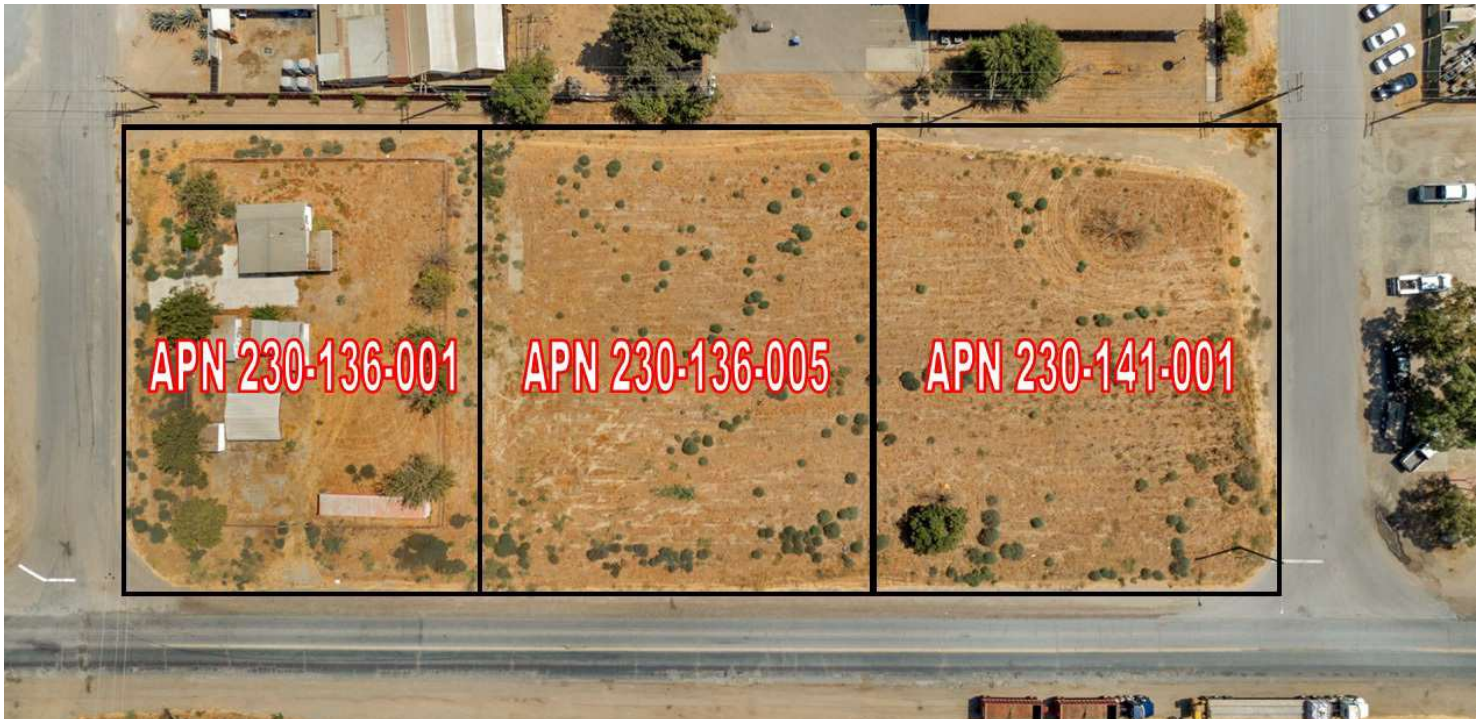
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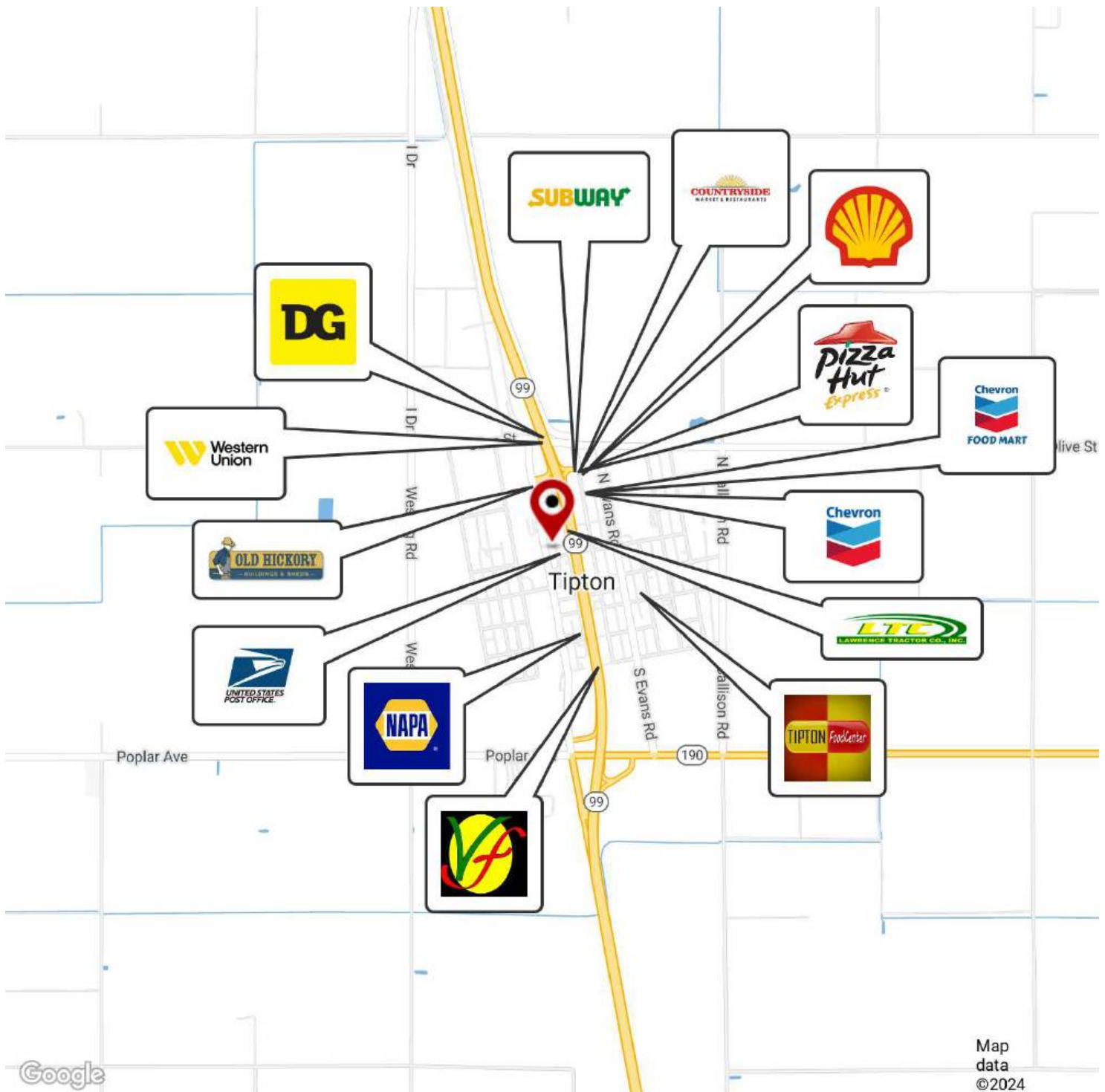
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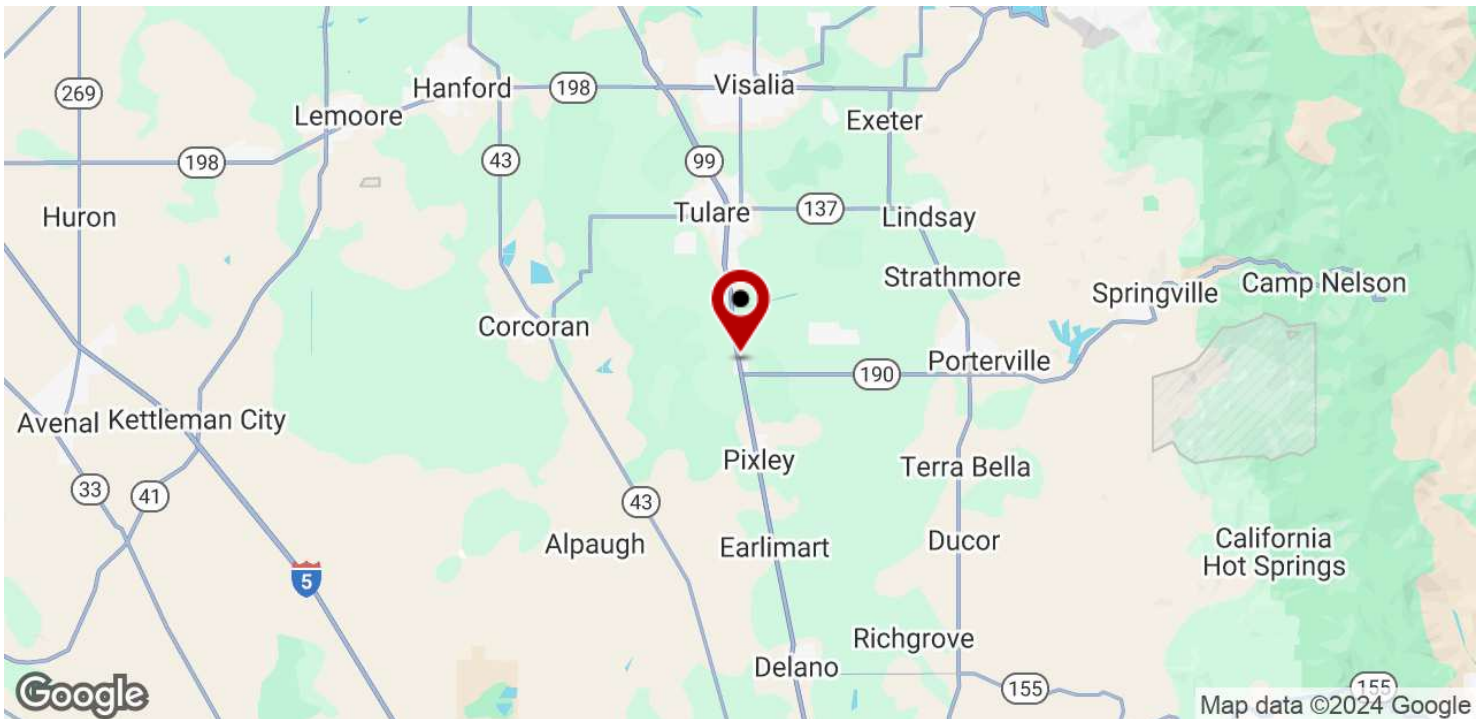
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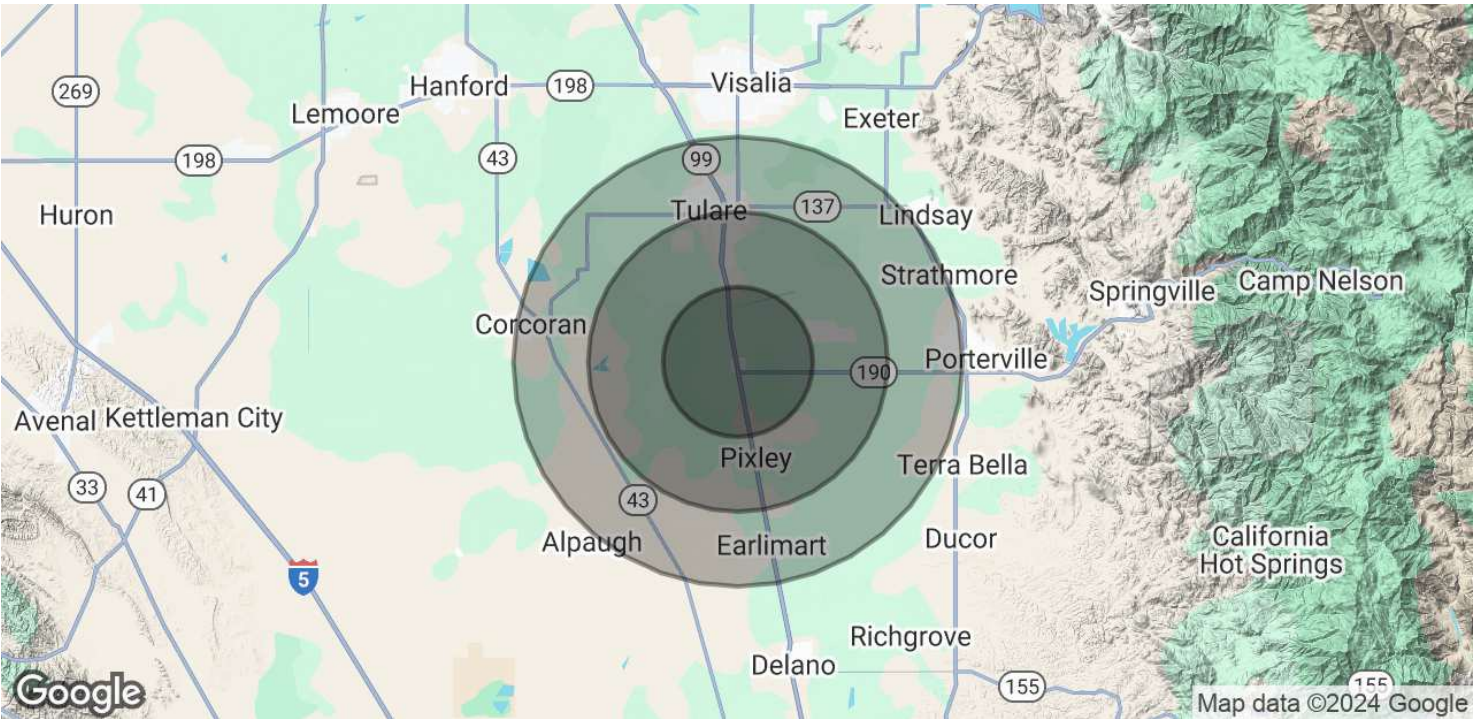
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population			
Average Age			
Average Age (Male)			
Average Age (Female)			
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households			
# of Persons per HH			
Average HH Income			
Average House Value			
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic			
N/A			

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