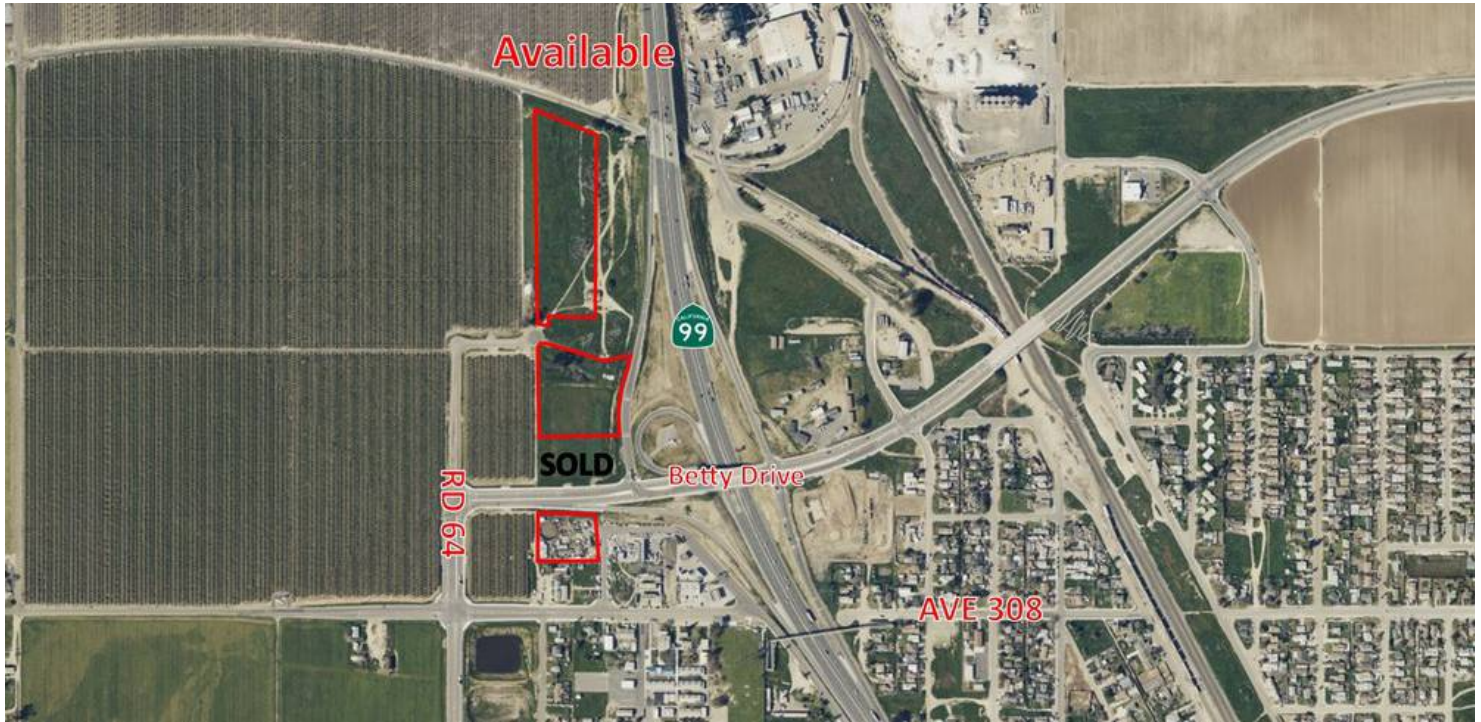


LAND FOR SALE

RETAIL LAND: CA-99/BETTY DR ±9.57 ACRES

6400 Betty Drive, Goshen, CA 93291



OFFERING SUMMARY

SALE PRICE:	\$1,038,900 - \$2,032,080
LOT SIZE:	±1.59-7.98 Acres
APN'S:	075-340-023, 075-340-025, 075-330-038
CONDITION:	Shovel Ready
ZONING:	C-2 & C-3 Commercial
MARKET:	CA-99 HWY Commercial
CROSS STREETS:	HWY-99 & Betty Dr
TRAFFIC COUNTS:	163,722 Cars Per Day
SIGNAGE:	2-Slot 85' Pylon

PROPERTY HIGHLIGHTS

- ±1.59, ±3.11 & ±4.87 Acres of Shovel Ready Development Land
- Water, Sewer, Power Stubbed | Pre-Engineered Basin Complete
- All Curd/Gutter/Approaches/Fire Road/Cross Access In Place
- Alta Survey & Phase I On File | Expedient County Building Jurisdiction
- High Identity Location | Shovel Ready | Utilities At Site
- 2 Slots @ Brand New/Existing 85' Lit LED Pylon Sign
- Direct Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ Over 163,722 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- HWY-99 and Betty Dr Access Adjacent to United Pacific
- Situated Near Many Existing & Planned Developments

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PROPERTY OVERVIEW

Highway Commercial Development located at the northwest corner of Betty Dr and State Highway 99, adjacent to the city of Visalia, CA. Highly visible corner location w/ direct Highway Exit and Entrance with long frontage along HWY 99. Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Betty Drive (road cuts between the property). Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Fresno, Clovis, Madera, Friant, Fowler, Kerman, and more. The zoning is flexible and allows for a variety of commercial uses. Betty Dr, a full interchange Highway 99 overpass, is a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, supermarket shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±163,722 cars per day in the area; CA-99: ±68,000 northbound and ±63,000 southbound; ±11,685 westbound and ±21,037 eastbound. Existing ramps dispense traffic near the subject property. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

LOCATION OVERVIEW

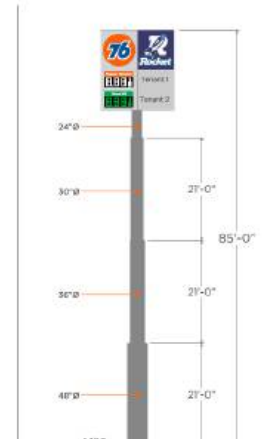
Strategically located at new interchange of CA State Highway 99 & Betty Dr in Goshen, CA. Location is 1.45± miles south of the Highway 99 & 198 interchange, adjacent to the city of Visalia. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market.

Goshen, California is located in Tulare County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Bakersfield of the Central San Juaquin Valley of Tulare County covering 4,839 square miles. It is ideally part of the Visalia-Goshen Metropolitan Area with a 13,964 square mile trade area including Visalia, Kingsburg, Selma, Traver, Corcoran, Tulare, Exeter, Woodlake, Dinuba, Tipton, Fowler, Farmersville, Pixley, Orosi, Tipton, Cutler & more.

Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-198, to the south, and CA-41 to the west. Goshen is located minutes from the Visalia Airport, less than 2 hours from Sequoia National Park, 2 hours from San Luis Obispo and Los Angeles Counties, and 3 hours from the Bay Area. Fresno, Bakersfield, Clovis, Merced, Madera, Visalia, Porterville, Springville, Lemoore, and Hanford also provide many opportunities close by.



Custom High Rise Sign
22" PWM LED's | Split Electrical Per Tenant
85' Pole | Diameter TBD | Approximate Sizes



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OF LOTS 3 | TOTAL LOT SIZE 69,260 - 212,137 SF | TOTAL LOT PRICE \$1,038,900 - \$2,032,080 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	North 4.87 AC	6450 Betty Drive, Goshen, CA 93291	075-340-025-000	Retail	212,137 SF	\$1,484,959	
Available	Betty 3.11 AC	6450 Betty Drive, Goshen, CA 93291	075-340-030-000	Retail	135,472 SF	\$2,032,080	
Available	South 1.59 AC	6450 Betty Drive, Goshen, CA 93291	075-330-039-000	Retail	69,260 SF	\$1,038,900	

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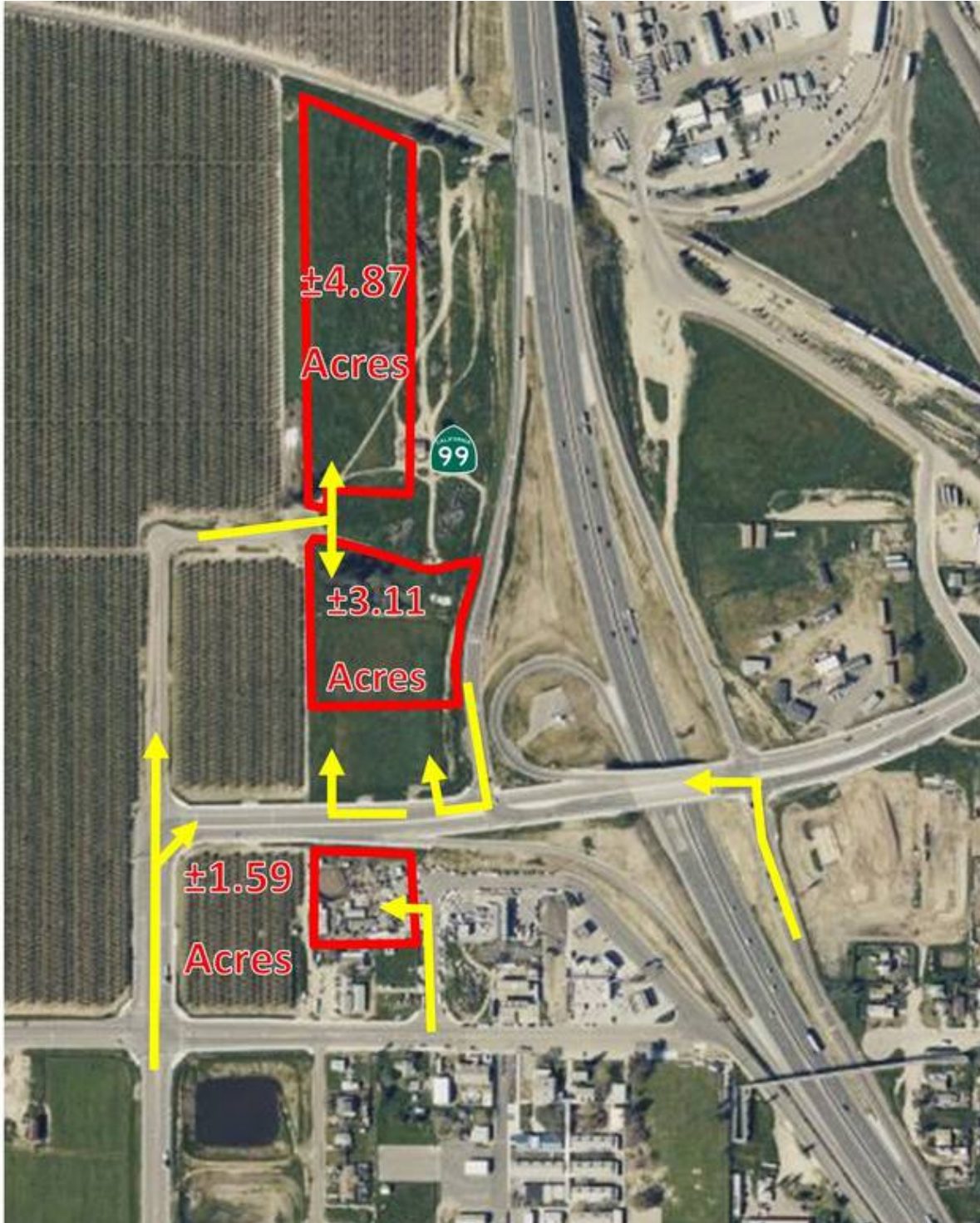
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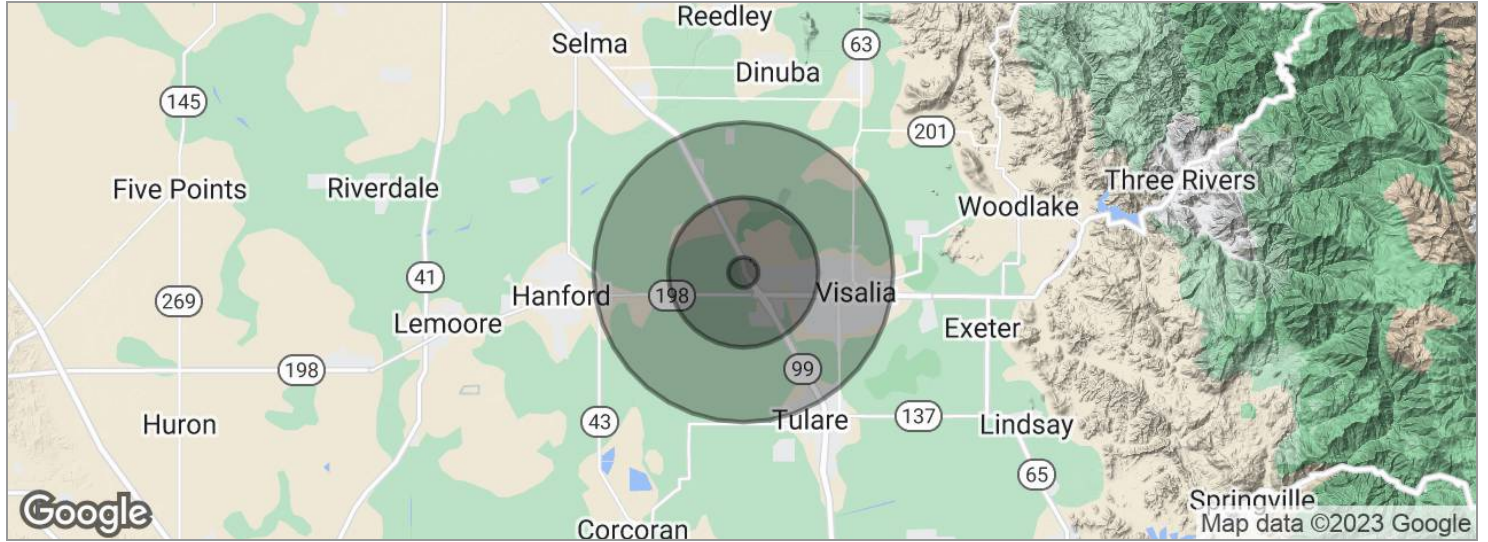
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	350	22,733	132,602
Median age	29.5	30.4	31.4
Median age (male)	30.1	30.6	31.0
Median age (Female)	28.0	30.0	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	85	6,598	41,729
# of persons per HH	4.1	3.4	3.2
Average HH income	\$61,103	\$89,492	\$68,646
Average house value	\$333,831	\$309,669	\$280,089
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	63.4%	42.7%	47.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	78.0%	78.4%	80.6%
Black	0.9%	2.0%	1.6%
Asian	3.1%	7.7%	5.3%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.7%	1.4%	0.8%
Other	12.6%	8.1%	8.4%

* Demographic data derived from 2020 ACS - US Census

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