



HWY 65 ~22,771 VPD

Old Tulare Hwy / W Hermosa Rd

HIGHWAY DEVELOPMENT | 1 - 9 ACRES



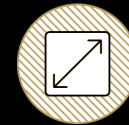
NWC HIGHWAY 65 & OLD TULARE HIGHWAY | LINDSAY, CA

FOR SALE OR FOR LEASE

PROPERTY INFORMATION



VACANT LAND
NWC HWY 65 & OLD TULARE HWY
LINDSAY, CA
093247



LOT SIZE

1-9
ACRES

PROPERTY HIGHLIGHTS

- Last remaining undeveloped corner on the main retail intersection in Lindsay.
- Extremely high-visibility with lighted access from Hwy 65 (~22,771 VPD).
- Highway Commercial zoning
- Area cotenants include Save Mart, Starbucks, Taco Bell, AutoZone, Rite Aid, Little Caesar's, Dollar Tree, Subway, and Super 8.
- Site is divisible from 1-9 AC
- For sale and for lease

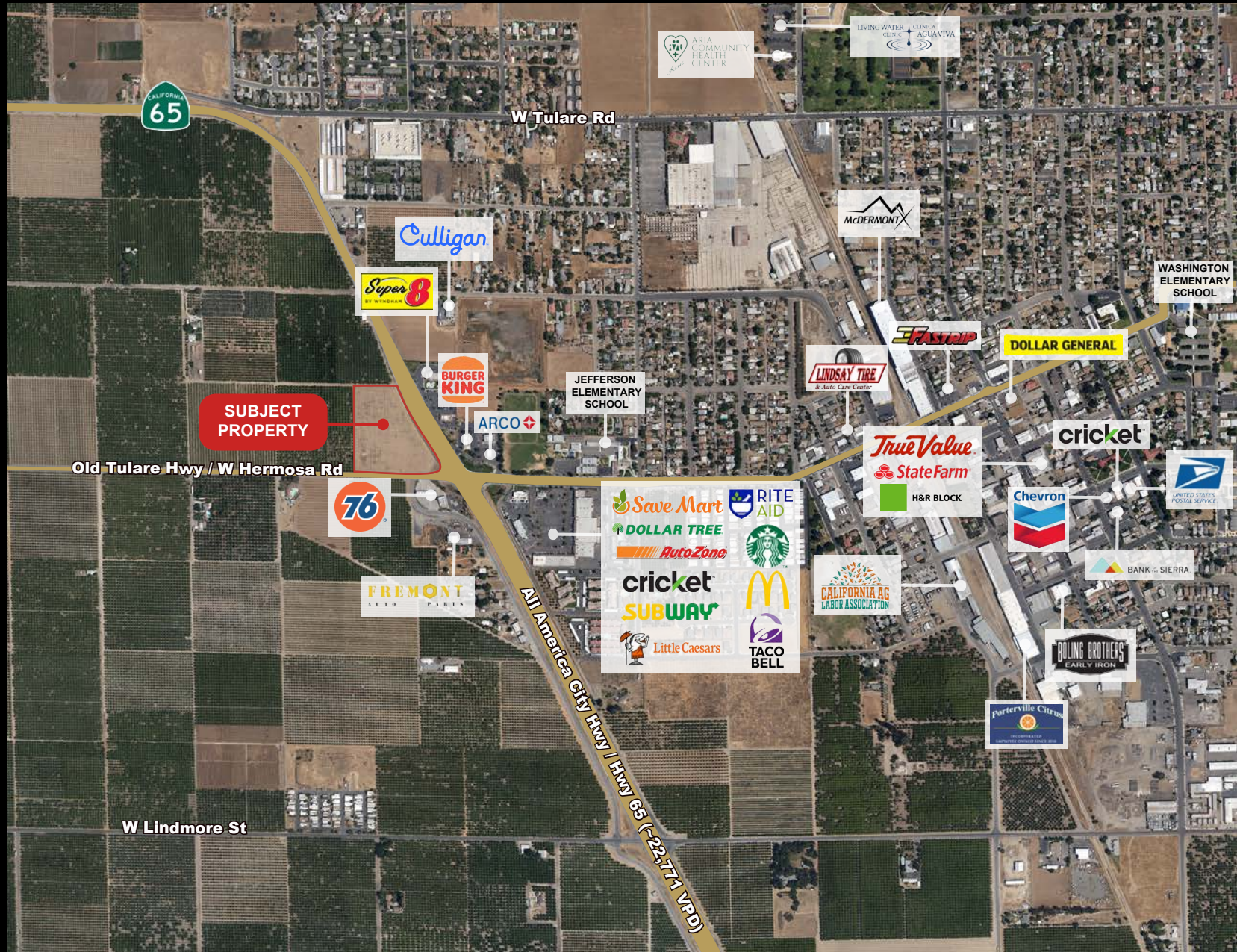


PROPERTY PHOTOS





RETAIL MAP



Lindsay, CA



POPULATION	3 MILE	5 MILES	10 MILES
2010 Population	15,571	21,297	91,307
2023 Population	16,423	21,518	96,578
2028 Population Projection	16,756	21,793	98,580
Median Age	29.6	30.1	32

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	4,298	5,634	27,671
2028 Household Projection	4,393	5,712	28,266

INCOME	3 MILE	5 MILES	10 MILES
Avg Household Income	\$57,111	\$57,358	\$72,454
Median Household Income	\$44,311	\$43,023	\$53,044
< \$25,000	1,242	1,634	6,113
\$25,000 - 50,000	1,061	1,519	7,069
\$50,000 - 75,000	862	1,046	4,545

Lindsay, CA

Lindsay, California, offers a unique market for commercial real estate, characterized by its agricultural roots and strategic location in the heart of the Central Valley. The city's economy is primarily driven by agriculture, with a strong emphasis on citrus farming, making it an integral part of the region's agricultural sector. Lindsay's position along Highway 65 provides excellent connectivity to major transportation routes, enhancing its appeal for businesses involved in production, distribution, and agribusiness.

Recent real estate news in Lindsay highlights ongoing efforts to stimulate economic growth and improve community infrastructure. The city is investing in revitalization projects aimed at enhancing the downtown area, which includes upgrading public spaces, improving pedestrian access, and attracting new businesses. Additionally, Lindsay is focused on expanding its residential areas to accommodate the growing population, driven by its affordable living options and quality of life improvements.

Major companies in the vicinity, such as LoBue Citrus and Citrus America, underscore Lindsay's economic stability and its central role in the agricultural industry. The city's commitment to community development is further reflected in its support for local schools, healthcare facilities, and recreational programs. Lindsay presents a promising opportunity with its strategic location, supportive community initiatives, and ongoing development projects aimed at fostering a vibrant economic environment.



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