

# TULARE INDUSTRIAL GATEWAY

## ± 57.8 AC MASTER DEVELOPMENT OPPORTUNITY & POTENTIAL ASSEMBLAGE

2918 S Pratt St., Tulare, CA

BLOCKS AWAY FROM CA 99 FREEWAY



Pratt St.

W Paige Ave.

TRUCK ROUTE

W Paige Ave.

TRUCK ROUTE

CALIFORNIA 99

CALIFORNIA 99

CALIFORNIA 99

INDUSTRIAL INTERIORS

VALMETAL US FARM SYSTEMS

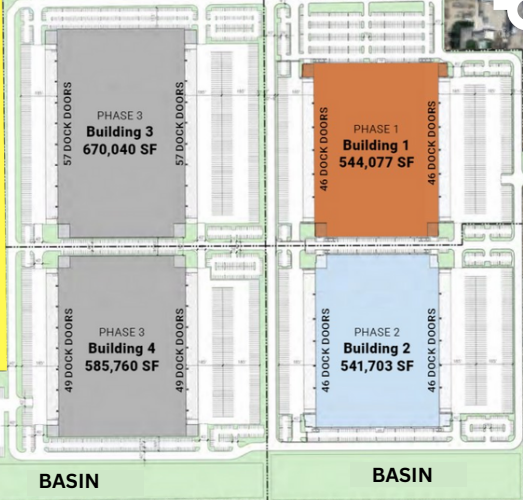
Vanguard AG

Golden State PAINT & BODY

TF Tire & Service

REXMAX COMMERCIAL

± 57.8 AC



NEW CONCRETE TILT-UP to be Built up to ± 2,300,000 SF of Industrial Buildings

THE YAMZON TEAM

**PRESENTED BY:**

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## **THE YAMZON TEAM**

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**CITY OF TULARE**  
 Southwest Industrial Development Corridor  
**CALIFORNIA'S CENTRAL LOGISTICAL GATEWAY**

**WORLD  
 AG EXPO®**

**THE WORLD'S LARGEST  
 ANNUAL OUTDOOR  
 AGRICULTURE EXPOSITION**

**NEW SOUTH TULARE INTERCHANGE**

**New Interchange, Resurfacing Tulare Ave, and  
 Widening Hwy 99 to Six Lanes**

**City of Tulare and Caltrans are partnering on over  
 \$300 mill in transportation-related improvements**

**Estimated Completion: July 2025**



**TULARE  
 TRUCKING CORRIDOR**

**W Paige Ave.**

**1st St.**

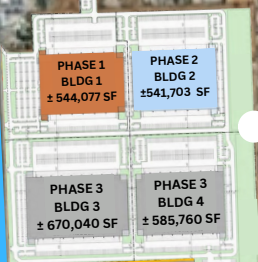
**Bardsley Ave.**

**Union Pacific Railroad**

**Saint Rita's  
 Catholic Church**

**Mathen**

**FOR SALE  
 ± 168 AC  
 M2 Zone**



**IN ESCROW  
 ± 57.8 AC  
 M1 Zone**

**BRAND NEW  
 CONCRETE TILT-UP TO BE BUILT**

**South Tulare Industrial Complex  
 ± 2,340,000 SF of Industrial Buildings  
 ± 166 AC of Lot  
 Broke Ground in December 2022**



W Paige Ave.

TRUCK  
ROUTE

± 57.8 AC

PHASE 3  
Building 3  
670,040 SF

PHASE 1  
Building 1  
544,077 SF

PHASE 3  
Building 4  
585,760 SF

PHASE 2  
Building 2  
541,703 SF

Catch Basin

Catch Basin

1st St.

Pratt St.

## BRAND NEW CONCRETE TILT-UP TO BE Built

South Tulare Industrial Complex  
± 2,340,000 SF of Industrial Buildings  
± 166 AC of Lot

Broke Ground in December 2022



## ONE EXIT AWAY FROM THE WORLD AG EXPO



PRE DEVELOPMENT

### THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION

World Ag Expo is the largest annual outdoor agricultural exposition with over 1,450 exhibitors and an attendance of more than 100,000 people each year.

The Expo started in 1968 and outgrew its home and moved to its current permanent location where it occupies 2.6 million square feet of exhibit space.

It has officially been designated by the US Department of Commerce as an affiliate of the Foreign Buyer Program, which encourages export-made American made goods.

# WORLD AG EXPO®



# WORLD AG EXPO®



# BLOCKS AWAY FROM CA 99 FREEWAY



W Paige Ave.



## PROPERTY DESCRIPTION

**Address:** 2918 N Pratt St., Tulare, CA 93274

**Lot Size:** ± 57.8 AC

**Zoning:** M2

**APN:** 187-030-001, 002, 003 and 187-040-016

## HIGHLIGHTS

- **Prime Site, Located at the Central Industrial District**
- **Enterprise Zone with State Tax Credits Available**
- **City Development Incentives may Include Tax Rebates & Stream Line Development Process**
- **Paige st. is a Designated State Truck Route**
- **Proximity to the 99 Freeway (The "Golden State Highway")**
- **Most Ideal Central East Logistical Center for West Coast Operations**
- **Tulare is the Host of the World's Largest Agricultural Expo**
- **Located Ten Minutes from Tulare's Fashion Mall**
- **Flat Topography**

## DEVELOPMENT POTENTIAL

Built To Suit, Central Industrial park/Logistical Center, Big Box distribution or Land Sale. Seller may also entertain a land lease or Joint venture.

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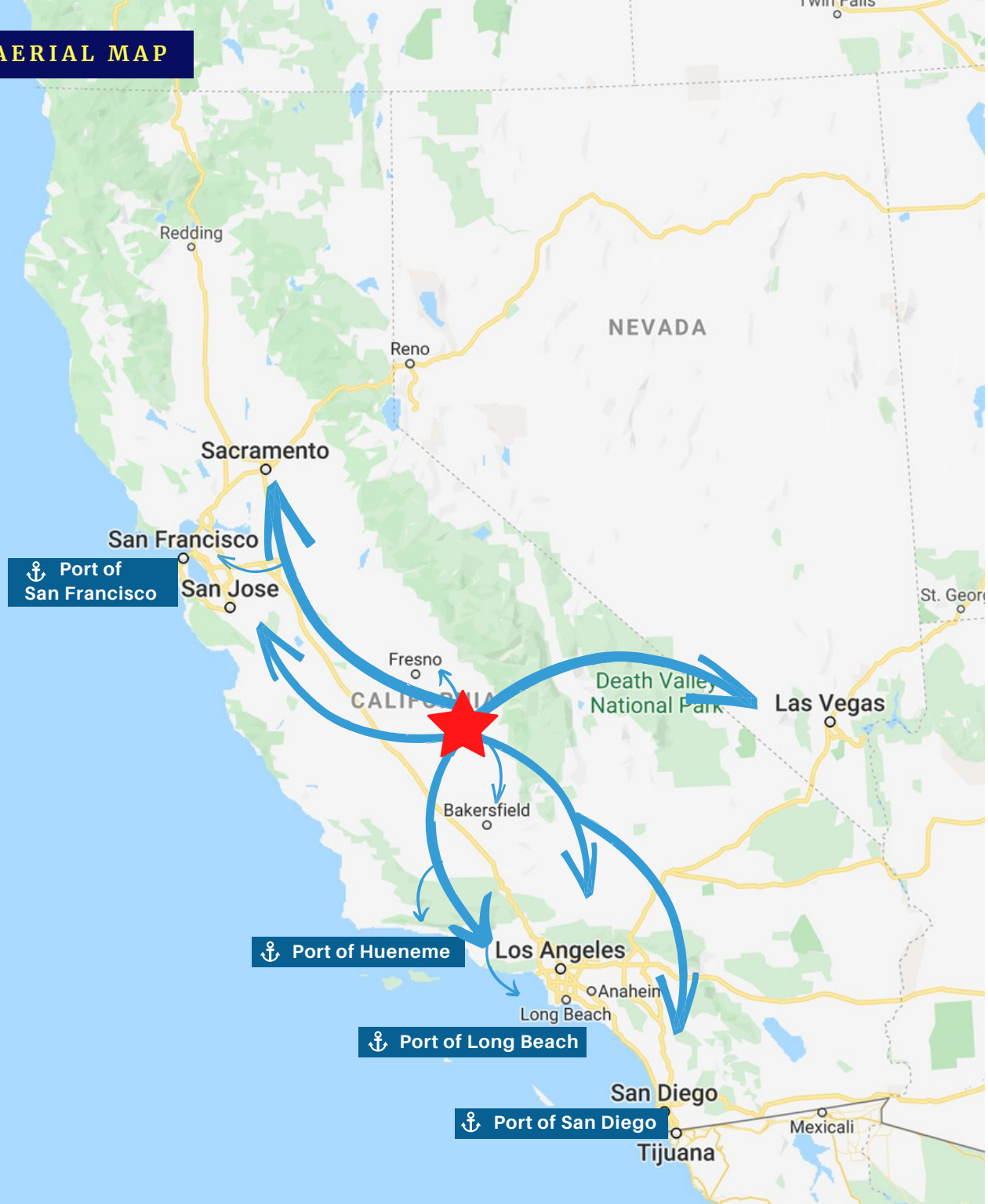
# SITE AERIAL OF 4 ASSESSOR'S PARCEL NUMBERS

<b>1</b>	APN: 187-030-003	± 18.72 AC
<b>2</b>	APN: 187-030-002	± 2 AC
<b>3</b>	APN: 187-030-001	± 17.54 AC
<b>4</b>	APN: 187-030-001	± 19.51 AC
<b>Total:</b>		<b>± 57.77 AC</b>





**AERIAL MAP**



**TULARE COUNTY**

Tulare County is in the center of a robust and world class agriculturally-related region within a few hours of major metropolitan markets.

The County is strategically located to accommodate agriculturally-related industries focused on food transportation facilities, food processing facilities and ever growing commodity warehouse - distribution centers.

Industrial development opportunities are apparent along Tulare County highway corridors and select unincorporated communities, making Tulare a prime opportunity as an ideal logistical center to service California and beyond.

**CENTRAL GATEWAY TO MAJOR MARKETS**

<b>Los Angeles</b>	170 Miles
<b>Sacramento</b>	200 Miles
<b>Las Vegas</b>	345 Miles
<b>Oxnard</b>	185 Miles
<b>San Francisco</b>	221 Miles
<b>San Jose</b>	195 Miles
<b>San Diego</b>	290 Miles
<b>Port of Hueneme</b>	186 Miles
<b>Port of Long Beach</b>	199 Miles
<b>Port of San Francisco</b>	229 Miles
<b>Port of San Diego</b>	292 Miles




# NATIONAL COMPANIES THAT MANUFACTURED IN TULARE



**Saputo**

Since 1954, strong tradition and unwavering passion have driven the continuous growth of this Company.


- 9,800 Employees
- 46 Plants Globally
- 15 Plants Nationally
- 12th Largest Dairy Processor in the World
- Largest Dairy Processor in Canada



Haagen-Dazs has been a part of Tulare for more than 20 years. Today, the company manufactures more than 30 different flavors and is enjoyed in 54 countries around the world.

In 1985, Haagen-Dazs opened its plant in Tulare.

The Tulare facility is one of only two in the nation to produce Haagen-Dazs products, and they employ approximately 300 people locally.




United States Cold Storage is dedicated to being the leader in providing highly reliable and cost-effective logistics solutions to the frozen and refrigerated food industry.

Two ultra-modern facilities in Tulare offer the highest quality distribution services available. With more than 20 million cubic feet total of storage space, USCS Tulare handles the full spectrum of dry, refrigerated, and frozen products.



The Tulare plant is part of the Morning Star Division. The parent company - Dean Foods is one of the leading food and beverage companies in the United States and a European leader in branded soy foods and beverages. The Tulare facility's primary products are cottage cheese and sour cream.

The Company's Fresh Dairy Direct-Morningstar segment is the largest US processor and distributor of milk, creamer, and cultured dairy products. The offerings are marketed under more than 50 local and regional dairy brands



Land O'Lakes, Inc. is one of America's premier member-owned companies. In 1998 the cooperative bolstered in West Coast Operations by merging with Dairyman's Cooperative Creamery Association of Tulare, CA.

Dairyman's had 240 members and annual revenues of about \$800 million.

Today, the Land O'Lakes manufacturing facility in Tulare, CA, remains among the largest and most productive dairy plants in the nation.

- More than 550 employees processes
- More than 10-million pounds of milk from 229 local producer-members every day.



**NATIONAL COMPANIES  
THAT MANUFACTURED IN TULARE**

*Saputo*

 **Dean.**  
FOODS



**ALTA  
DENA**  
DAIRY



**TruMoo**



**FISHER**  
MANUFACTURING COMPANY  
Commercial Faucets Since 1936



**DairyPure**



**RUAN**

# TULARE COUNTY DEMOGRAPHICS



**Total Population: 465,861**

4,824.4 Square Miles

96.6 People Per Square Mile

## Age

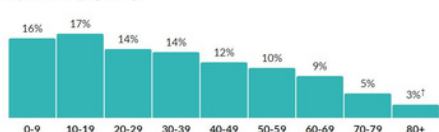
**31.4**

Median age

about 90 percent of the figure in California: 36.7

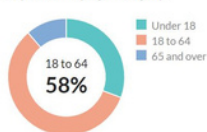
about 80 percent of the figure in United States: 38.2

Population by age range



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Population by age category



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## Units & Occupancy

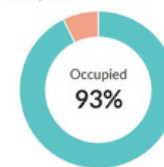
**150,217**

Number of housing units

California: 14,277,867

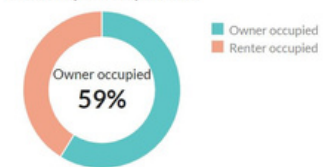
United States: 138,539,906

Occupied vs. Vacant



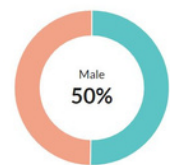
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Ownership of occupied units



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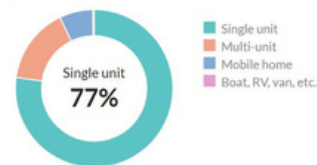
## Sex



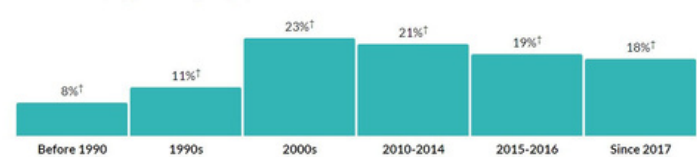
## Race & Ethnicity



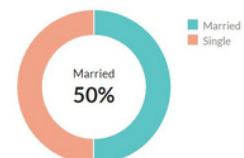
## Types of structure



## Year moved in, by percentage of population



## Marital status



## Marital status, by sex



## Households

**139,197** ±1,618

Number of households

California: 13,072,122 ±21,485

United States: 121,520,180 ±153,217

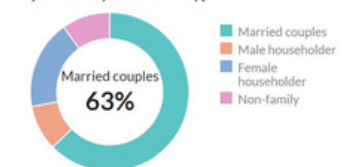
**3.3**

Persons per household

about 10 percent higher than the figure in California: 3

about 25 percent higher than the figure in United States: 2.6

## Population by household type



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\* Universe: Population 15 years and over



# THE YAMZON TEAM

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## CONTACT

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