

LAND FOR SALE

COMMERCIAL SERVICE PARCEL OFF OLIVE AVENUE

29 N 3rd St, Porterville, CA 93257



SALE PRICE:	\$65,000
SELLER-CARRY:	Available
LOT SIZE:	0.09 Acres
APN #:	261-123-007
ZONING:	D-MX (Mixed-Use)
CROSS STREETS:	Olive Ave & N 3rd St

PROPERTY FEATURES

- $\pm 36'$ Wide By $\pm 110'$ Deep ($\pm 3,934$ SF)
- Nice Level Parcel | Lot Above Street Grade
- Infill Location Surrounded By Established Businesses
- Excellent Access to Olive Ave
- Prime Commercial Lot w/ Flexible Zoning
- Quick Access | Great Location in Town!
- Many Nearby Amenities
- All Utilities Stubbed to Site
- Seller-Carry Financing Available
- High Identity Parcel Location | Shovel Ready
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators

KW COMMERCIAL
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PROPERTY OVERVIEW

Fully improved and partially fenced ± 0.09 Acres of shovel ready commercial land located in Porterville, CA. Curb, gutter, and City utilities are present - Water to the South, Storm Main to the East, Sewer to the West, existing power pole to the West, and existing street light @ the entrance. Various city-owned and maintained parking lots surround the building. The City of Porterville made a significant investment in new road infrastructure in the area and has been supportive of a variety of commercial developments in the proximity.

LOCATION OVERVIEW

The Property is located just north of Olive Ave, south of Garden Ave, east of N 2nd St and west of N 4th St. The property is near many established businesses including: CVS, Super 7 Food Store, American Car Wash, Gill's Barber Shop, Starbucks, Subway, Yum Yum Donuts and Many More!



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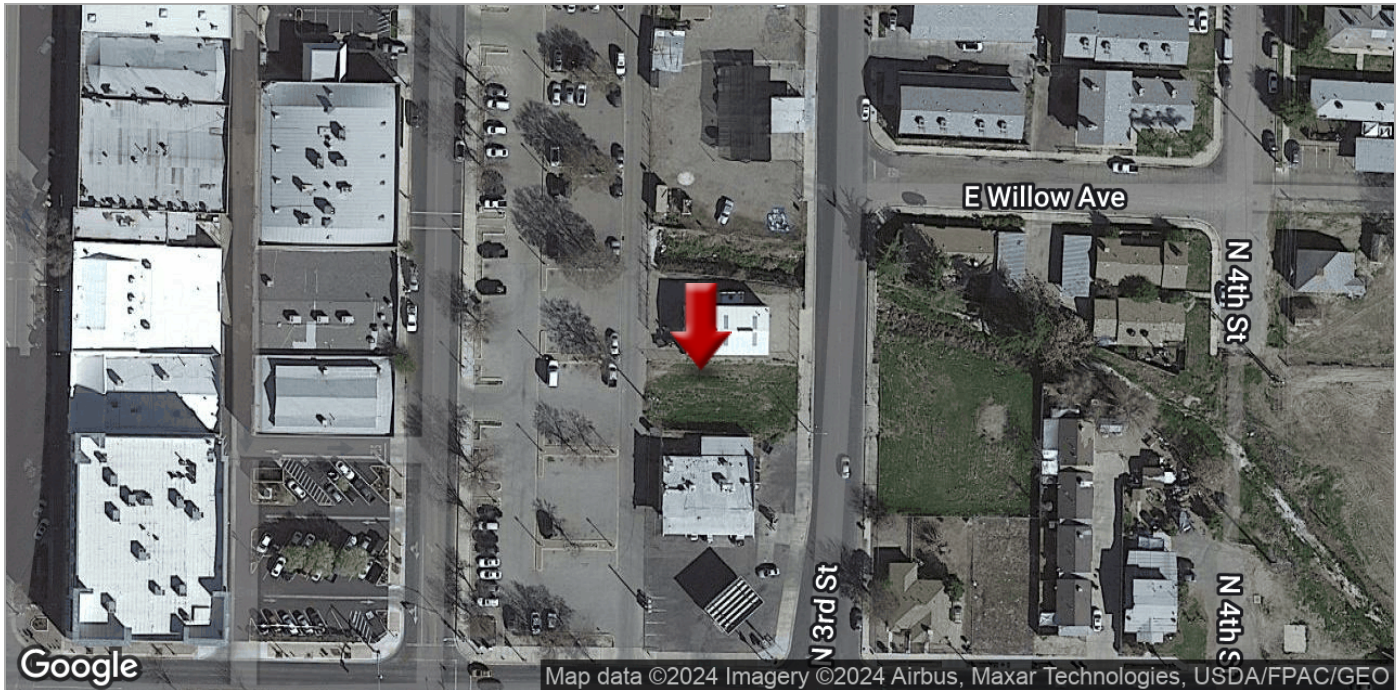
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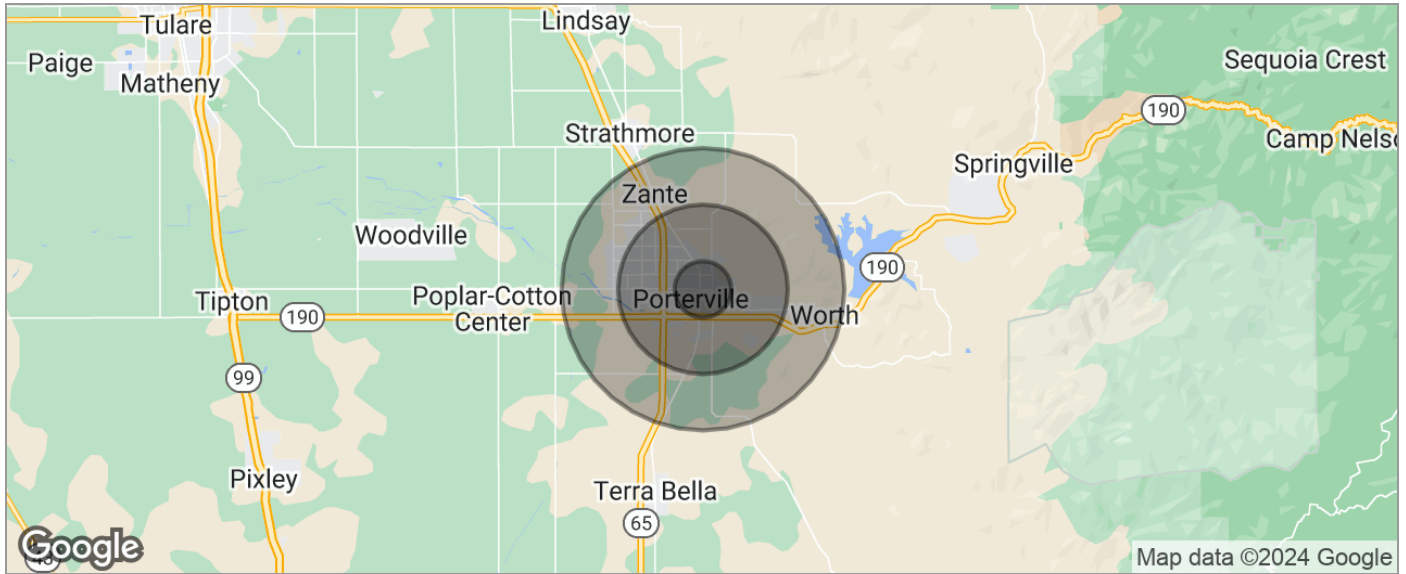
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,154	183,203	372,947
MEDIAN AGE	24.3	26.8	28.0
MEDIAN AGE (MALE)	23.7	26.5	27.3
MEDIAN AGE (FEMALE)	25.7	27.7	28.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,660	52,468	114,760
# OF PERSONS PER HH	3.8	3.5	3.2
AVERAGE HH INCOME	\$36,388	\$38,947	\$43,061
AVERAGE HOUSE VALUE	\$216,691	\$214,438	\$226,751
RACE	1 MILE	3 MILES	5 MILES
% WHITE	38.0%	44.1%	47.5%
% BLACK	5.0%	6.6%	8.1%
% ASIAN	17.4%	12.1%	12.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.2%	1.2%	1.1%
% OTHER	36.9%	32.4%	26.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	69.9%	62.9%	55.2%

* Demographic data derived from 2020 ACS - US Census

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