

## LAND FOR SALE

# ±0.616 ACRES OF VACANT LAND OFF HWY-99

934 S Front Street, Earlimart, CA 93219



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$225,000
<b>AVAILABLE SF:</b>	±26,829 SF
<b>LOT SIZE:</b>	0.616 Acres
<b>ZONING:</b>	C-3
<b>PRICE / SF:</b>	\$8.39
<b>A.P.N:</b>	337-071-001
<b>CROSS STREETS:</b>	Ca-99 & Ave 48
<b>TRAFFIC COUNT:</b>	±54,414 Cars Per Day

### PROPERTY HIGHLIGHTS

- ±0.616 Acres Located Off HWY-99
- Access + Signage Exposure to CA-99 Traffic
- High Identity Location | Shovel Ready
- Multiple Access Points w/ High Exposure
- Prime Commercial Lot w/ Flexible Zoning
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near HWY-99
- Optimal Visibility w/ ±54,414 Cars Per Day
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

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### PROPERTY OVERVIEW

±26,829 SF (±0.616 Acres) parcel just off HWY 99 and Ave 48 in Earlimart, CA. Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Ave 48. Ideal for a quick service retail drive-thru, car wash, or various other uses. Shovel-ready site with fully improved paved sidewalks, curbs, gutters, street lights and fire hydrant. The property has a flexible C-3 Commercial zoning offering a variety of uses. The property has quick access to Highway 198, which allows for convenient access to all the major Cities in the area absorbing from Tulare, Visalia, Delano, Bakersfield and more. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±54,414 cars per day in the area.

### LOCATION OVERVIEW

The parcel is located off of HWY-99 and Ave 48 in Earlimart, CA. Located North of Cable Street, South of Washington Ave, East of Rossi Rd and West of HWY-99. The City of Earlimart is located 40 miles South of the City of Visalia and 39 miles North of Bakersfield, CA.



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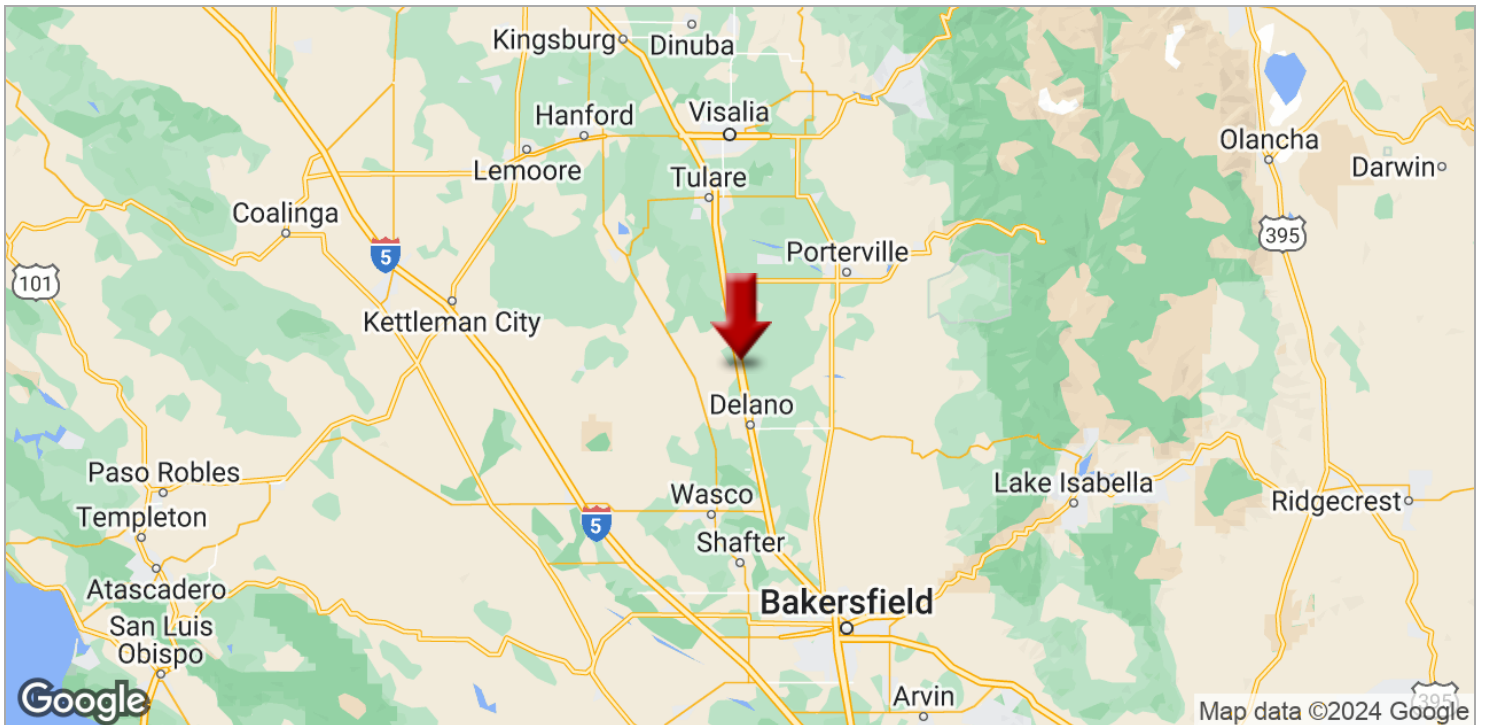
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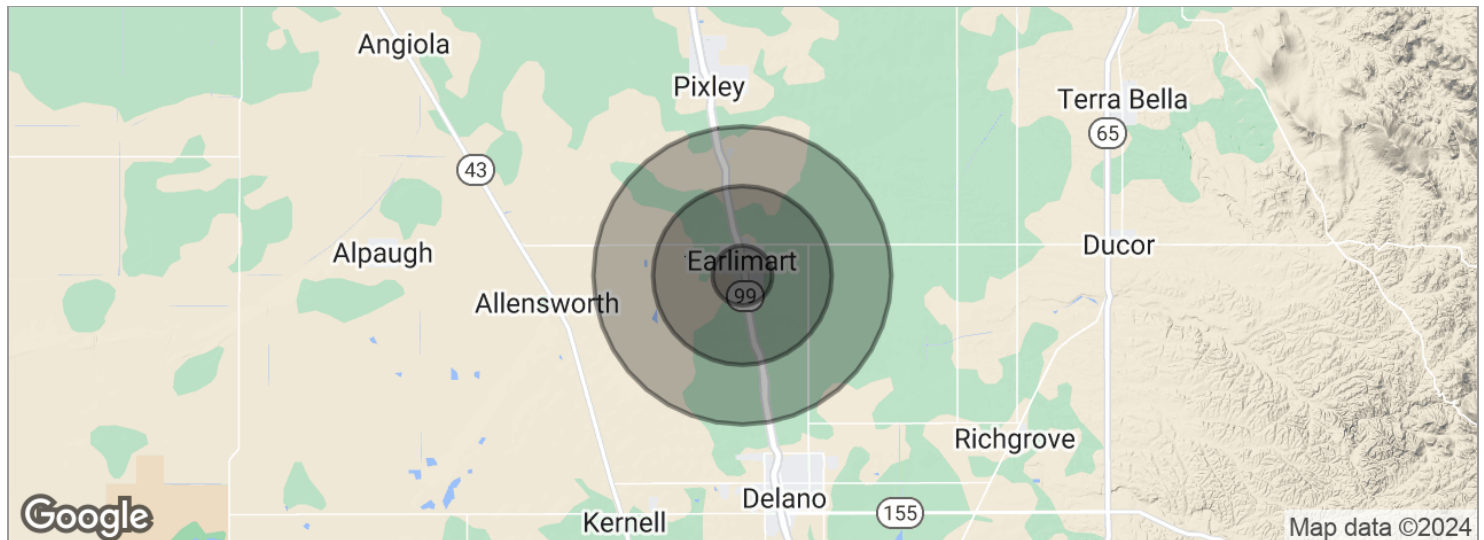
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,140	41,173	75,256
Median age	30.3	30.4	32.5
Median age (male)	29.4	30.3	32.8
Median age (Female)	31.4	30.6	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,982	12,392	23,915
# of persons per HH	3.6	3.3	3.1
Average HH income	\$58,824	\$60,537	\$64,825
Average house value		\$165,357	\$228,663
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	54.5%	49.4%	43.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	72.8%	73.9%	76.6%
Black	7.8%	7.7%	7.2%
Asian	4.5%	4.4%	4.2%
Hawaiian	0.2%	0.1%	0.0%
American Indian	0.4%	0.5%	0.6%
Other	12.9%	11.0%	9.0%

\* Demographic data derived from 2020 ACS - US Census

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