

LAND FOR SALE

±0.517 ACRES OF VACANT LAND IN LINDSAY, CA

190 S Elmwood, Lindsay, CA 93247



OFFERING SUMMARY

SALE PRICE:	\$190,000
AVAILABLE SF:	±26,829 SF
LOT SIZE:	0.517 Acres
PRICE / SF:	\$8.44
A.P.N:	337-071-001
CROSS STREETS:	Ca-99 & Ave 48
TRAFFIC COUNT:	±8,359 Cars Per Day

PROPERTY HIGHLIGHTS

- ±22,500 SF Vacant Commercial Parcel
- High Identity Location | Shovel Ready | Utilities On Site
- Nice Level Parcel | Lot Above Street Grade | Quick Access
- Prime Commercial Lot w/ Flexible Zoning
- Former Approved ±22,500 SF Building On Site
- Multiple Access Points w/ High Exposure
- Optimal Visibility w/ ±8,359 Cars Per Day
- Close to Transit and Public Transportation
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near HWY-65
- Unmatched Level of Consumer Traffic & High-Volume Exposure
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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PROPERTY OVERVIEW

±22,500 SF (±0.517 Acres) parcel just off Elmwood Ave and Apia Street in Lindsay, CA. As a parcel with a former building, all utilities are one site and existing making the development process fast tracked. Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along both Elmwood Ave and Apia Street. Ideal for a quick service retail drive-thru, car wash, or various other uses. Shovel-ready site with fully improved paved sidewalks, curbs and gutters. The property has quick access to Highway 65, which allows for convenient access to all the major Cities in the area absorbing from Tulare, Visalia, Porterville, Bakersfield and more. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±8,359 cars per day in the area.

LOCATION OVERVIEW

The parcel is located off of Elmwood Ave and Apia Street in Lindsay, CA. Located North of Lewis Street, South of Honolulu Street, East of Sweetbriar Ave and West of Mirage Ave. The City of Lindsay is located 15 miles East of the City of Tulare and 20 miles Southeast of Visalia, CA.



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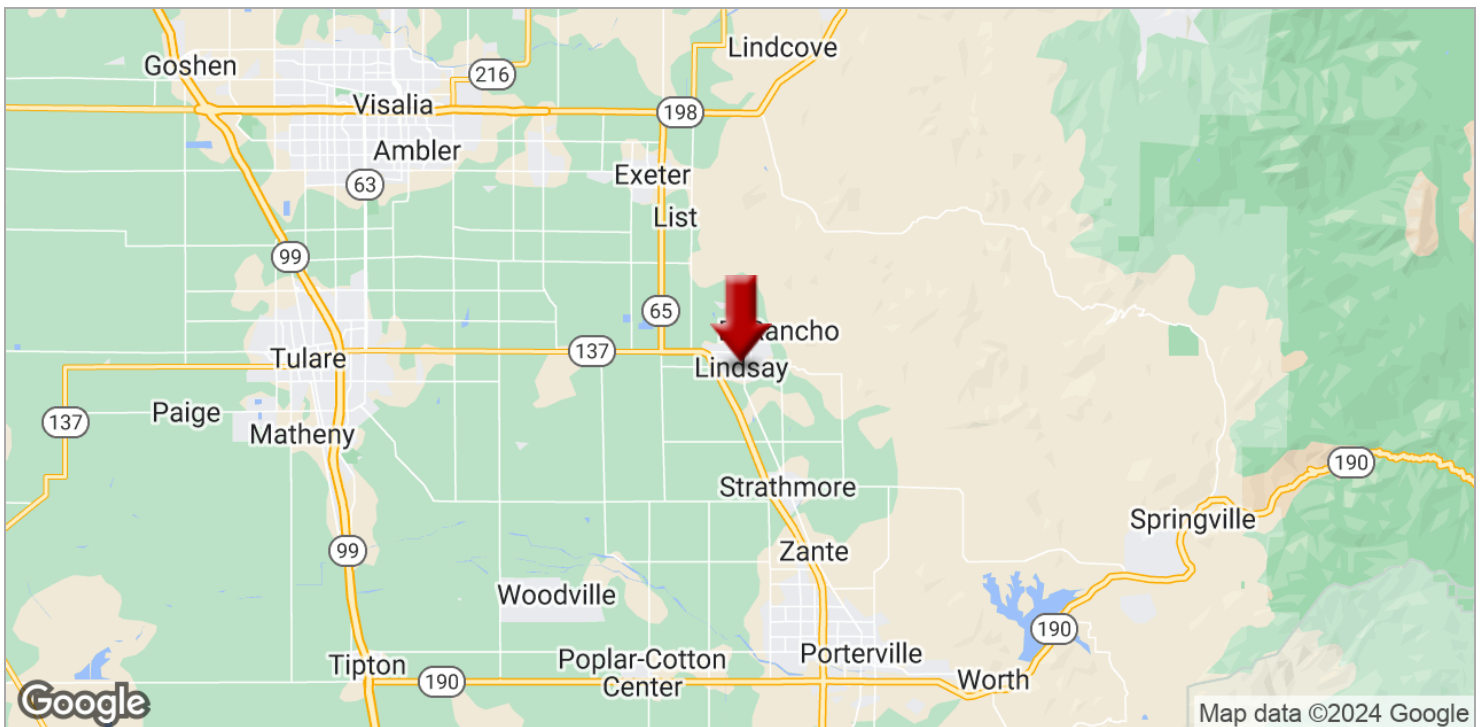
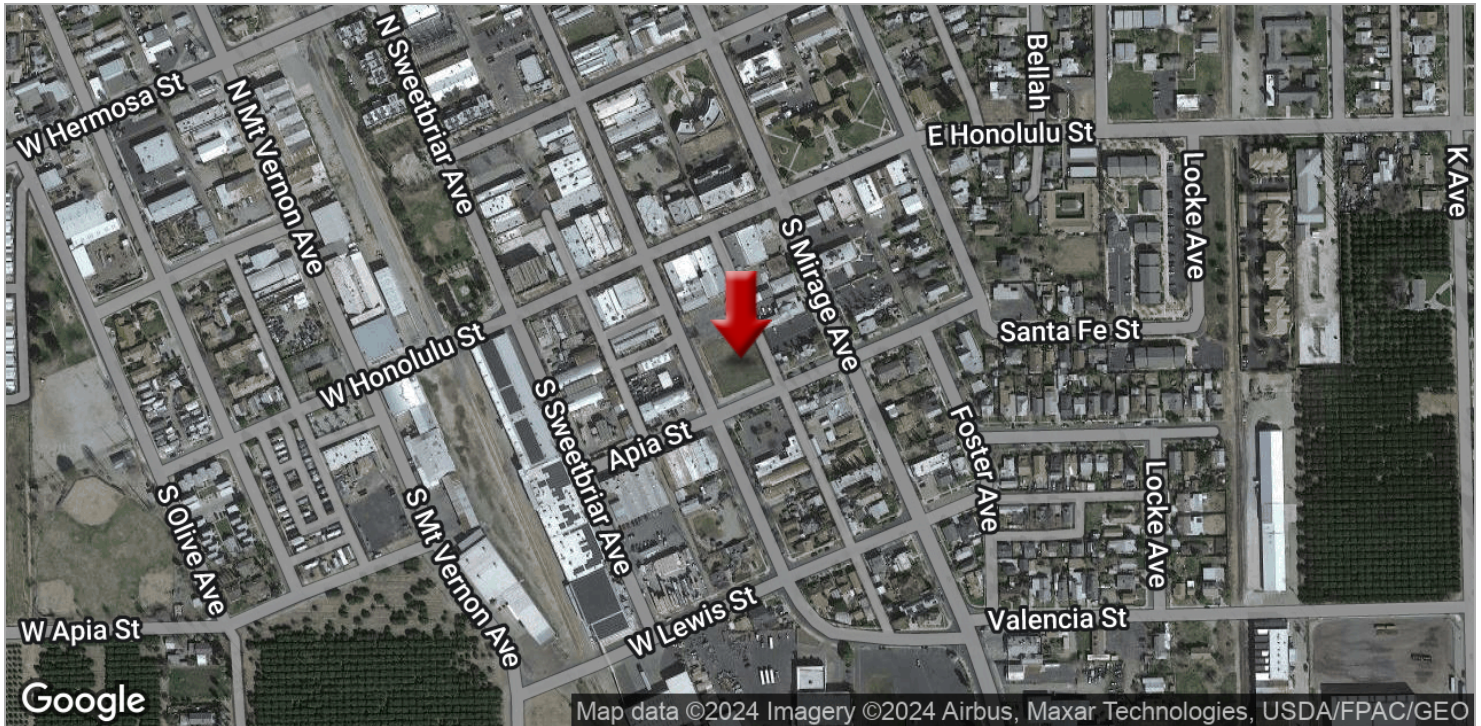
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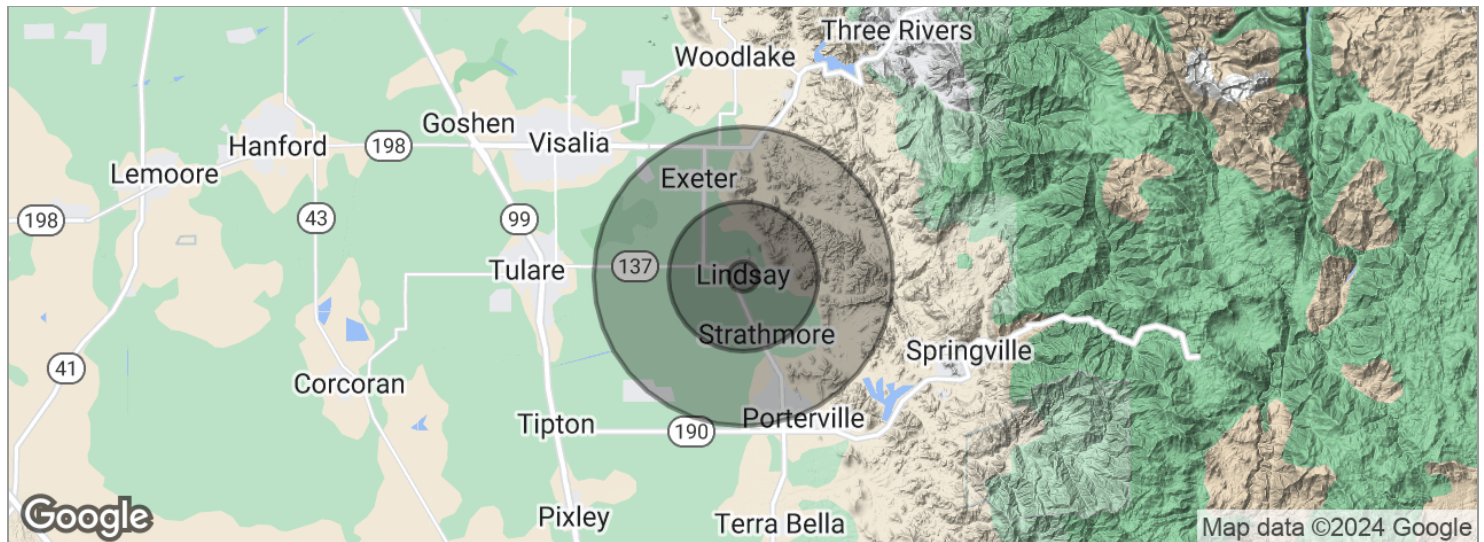
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	97	2,541	62,597
Median age	22.1	22.2	28.2
Median age (male)	22.4	22.3	27.2
Median age (Female)	22.0	22.5	22.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	22	603	12,435
# of persons per HH	4.4	4.2	5.0
Average HH income	\$38,225	\$39,064	\$44,202
Average house value	\$204,049	\$194,662	\$195,150
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	87.6%	85.4%	71.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	63.9%	67.0%	60.8%
Black	0.0%	1.5%	6.0%
Asian	4.1%	3.7%	12.5%
Hawaiian	0.0%	0.0%	0.2%
American Indian	0.0%	0.3%	0.7%
Other	29.9%	26.4%	16.4%

* Demographic data derived from 2020 ACS - US Census

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