

## LAND FOR SALE

±9.53 ACRES OF VACANT LAND IN PORTERVILLE, CA

1700 Hope Dr, Porterville, CA 93257



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$950,000
<b>LOT SIZE:</b>	9.53 Acres
<b>ZONING:</b>	IA - Airport Industrial
<b>PRICE / SF:</b>	\$2.29
<b>APN:</b>	302-390-026
<b>TRAFFIC COUNTS:</b>	±70,776 Cars Per Day
<b>CROSS STREETS:</b>	Scranton & Newcomb

### PROPERTY HIGHLIGHTS

- ±9.53 Acres of Prime Development Land
- High Identity Location | Shovel Ready
- Prime Land w/ Scranton and Newcomb Access
- Situated Near Many Existing & Planned Developments
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 65
- Optimal Visibility: ±70,776 Car Per Day | Close to Porterville Airport
- Ideal for Convenient Store, Fuel Station & Industrial Park
- Eagle Mountain Casino & Resort Coming Soon Nearby

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#### PROPERTY OVERVIEW

±9.53 Acres of vacant land currently zoned AE-20. Prime Development land located near the Porterville Airport offering a great location for convenient store, fuel station and industrial park development. Quick access to HWY-65, which allows for convenient access to all the major Cities in the area absorbing from Visalia, Fresno, Bakersfield, Selma, Fowler, Kerman, and more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps disperse traffic near the subject property. Strategically positioned at Newcomb St and Scranton Ave, which carry approximately ±70,776 cars per day in the area; Scranton Ave: ±3,267; Poplar Ave: ±25,338; HWY-65: ±29,705 & HWY 65 & RD 128: 12,466. All wet & dry utilities at site. Excellent location for commercial and industrial.

#### LOCATION OVERVIEW

Parcel is located on NEC of Hope Dr & Newcomb St in Porterville, CA. Strategically located within minutes of the Highway 65 & Scranton Ave in Porterville, CA. Parcel is North of the Porterville Municipal Airport, South of Scranton Ave, East of HWY-65 and West of West St.



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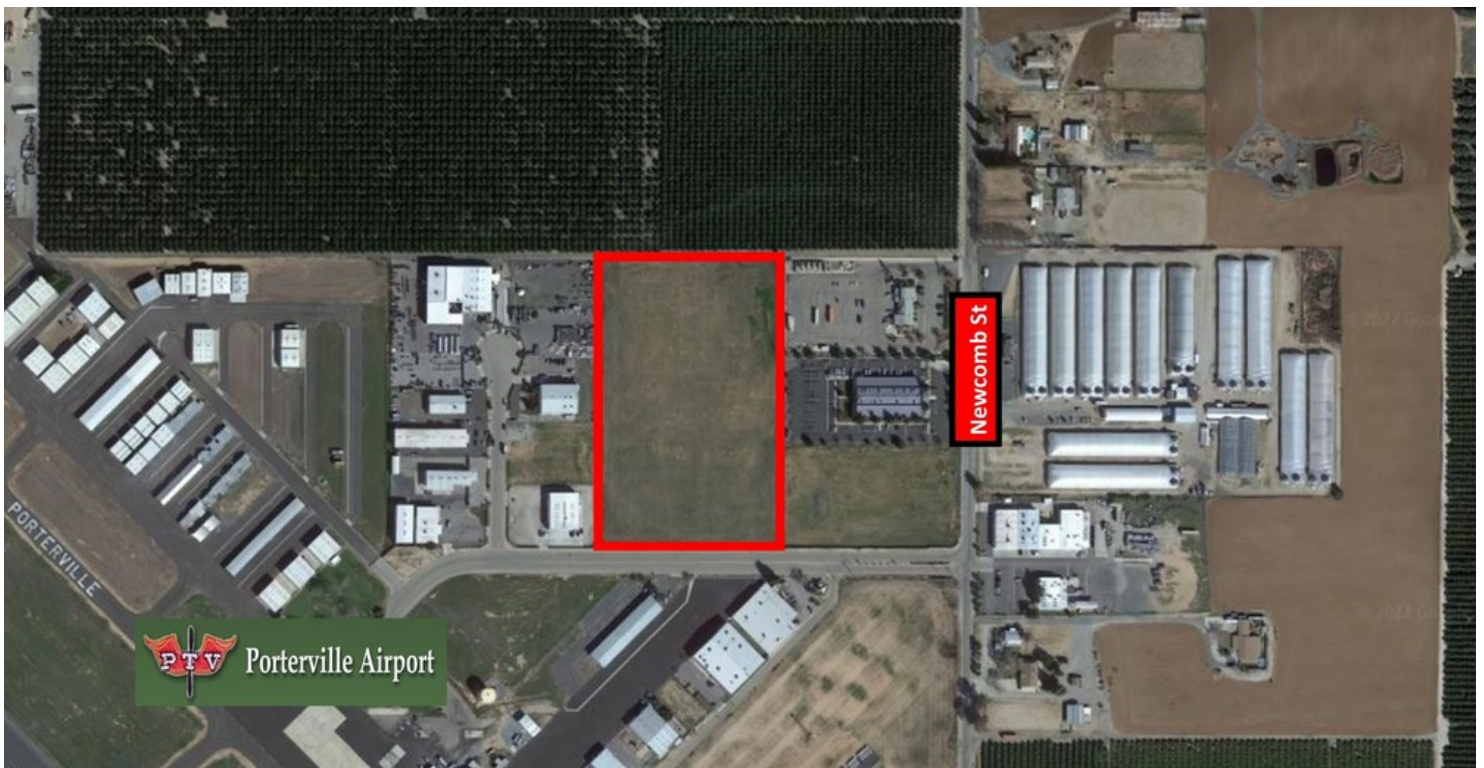
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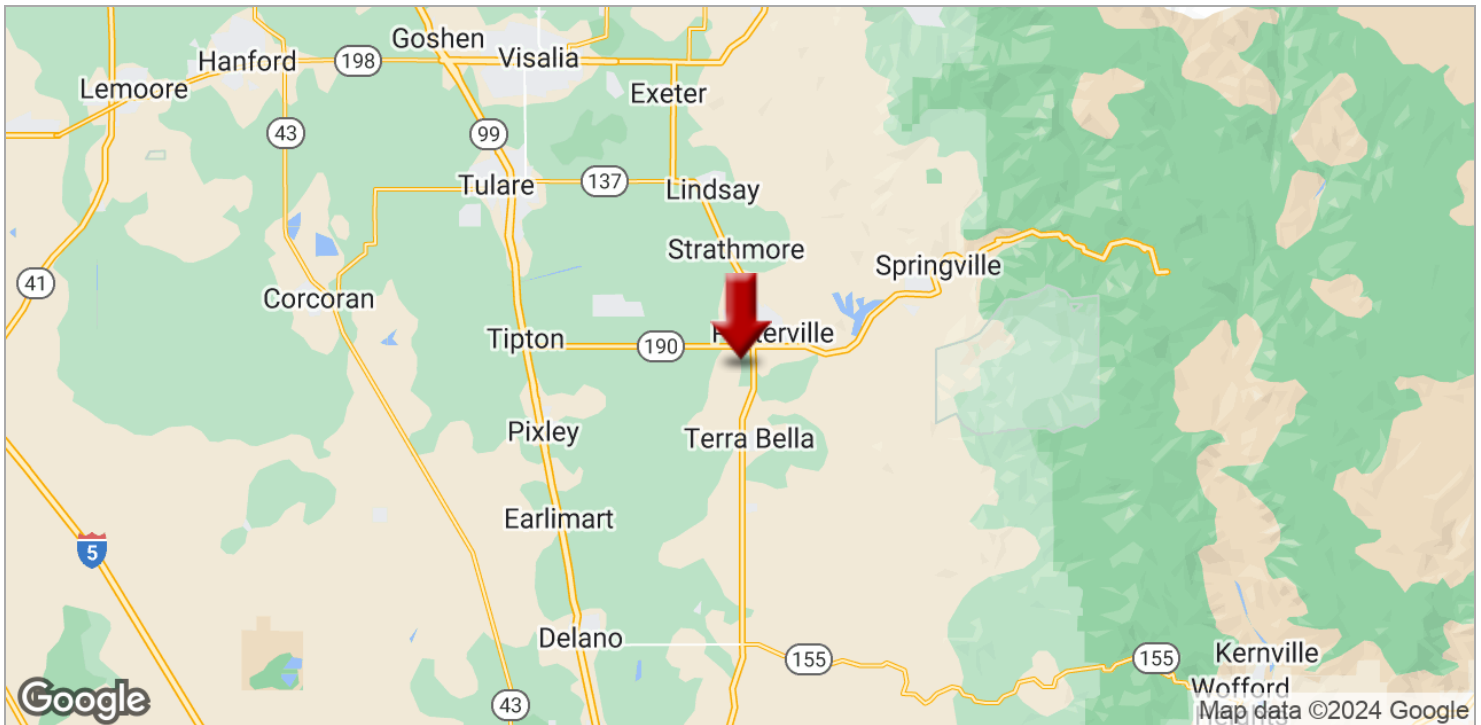
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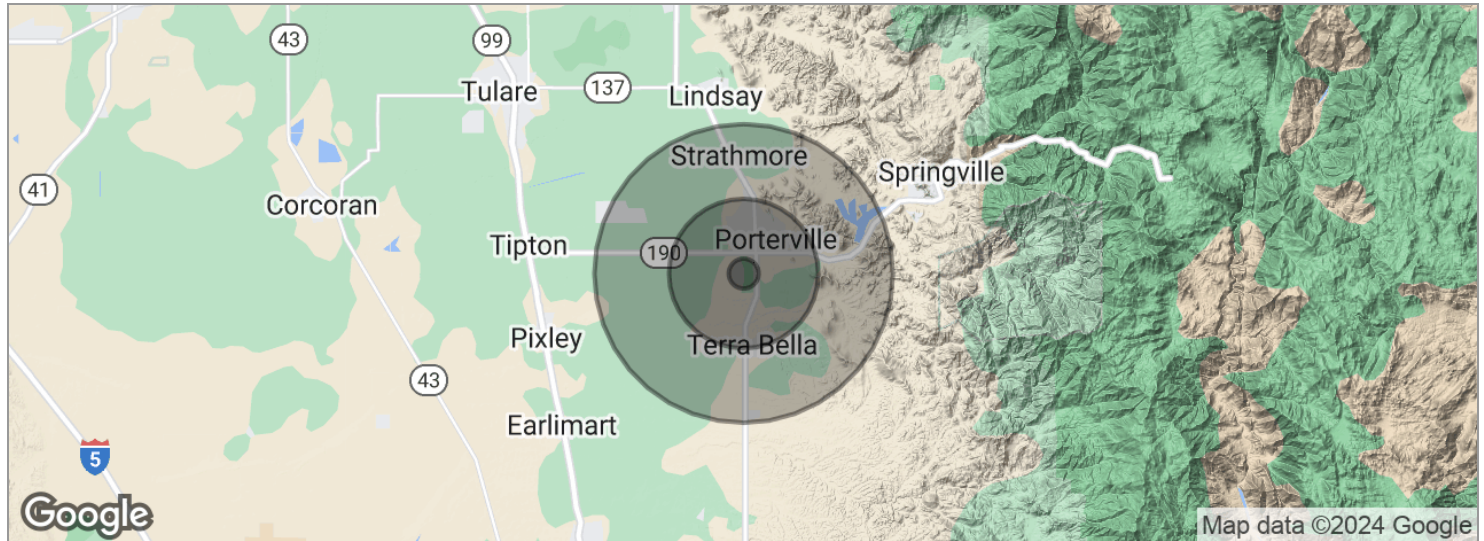
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	310	74,817	102,481
Median age	33.6	29.2	29.1
Median age (male)	33.5	27.7	27.9
Median age (Female)	34.0	30.8	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	89	22,089	29,614
# of persons per HH	3.5	3.4	3.5
Average HH income	\$53,066	\$51,829	\$51,611
Average house value		\$219,934	\$223,035
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	50.0%	61.3%	62.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	81.6%	71.7%	72.3%
Black	0.0%	0.7%	0.7%
Asian	9.0%	3.7%	3.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.0%	1.5%	1.5%
Other	3.9%	18.6%	18.5%

\* Demographic data derived from 2020 ACS - US Census

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