

LAND FOR SALE

2.08 ACRES CA-99 HIGHWAY COMMERCIAL DEVELOPMENT LAND

Lungren Court, Kingsburg, CA 93631



Sale Price

\$770,000

PROPERTY HIGHLIGHTS

- PRICE REDUCED BY \$125,000!!
- ±2.08 Acres of Commercial Land
- Prime Land W/Nearby Sierra Street Access
- Easy Access to HWY 99 On/Off Ramps
- Optimal Visibility w/ 163,878 Cars Per Day
- Unmatched Level of Consumer Traffic and High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Ideal for Hotel, Mini Storage, Commercial, & More!

OFFERING SUMMARY

Available SF:	90,604 SF
Lot Size:	2.08 Acres
Price / Acre:	\$370,192
Zoning:	Commercial
Market:	Northwest Kingsburg
Submarket:	Kingsburg Commercial Service
APN:	394-042-05

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PROPERTY DESCRIPTION

±2.08 Acres (90,604 SF) Highway Commercial Development located just west of HWY 99. Highly visible location w/ easy highway on and off ramps. The Sierra Street exit offers many existing and planned developments, which include restaurants, retail, office and industrial. Adjacent from this property is Kindred Lakes Hospitality hotel which is currently in progress & can offer vast amount of activity.

Sierra Street is a full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the

California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, or Vehicle Sales.

LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 99 and the Sierra Street exit in Kingsburg, CA. Location is 1 mile east of the most recent growth point of town, surrounded by future housing tracts and commercial developments. Easy recently upgraded brand new north/south Hwy 99 access & will benefit from this large, expanding commercial market. Parcel is located west of HWY 99 in the culd-a-sac of Lungren Court just off of Ventura Court.



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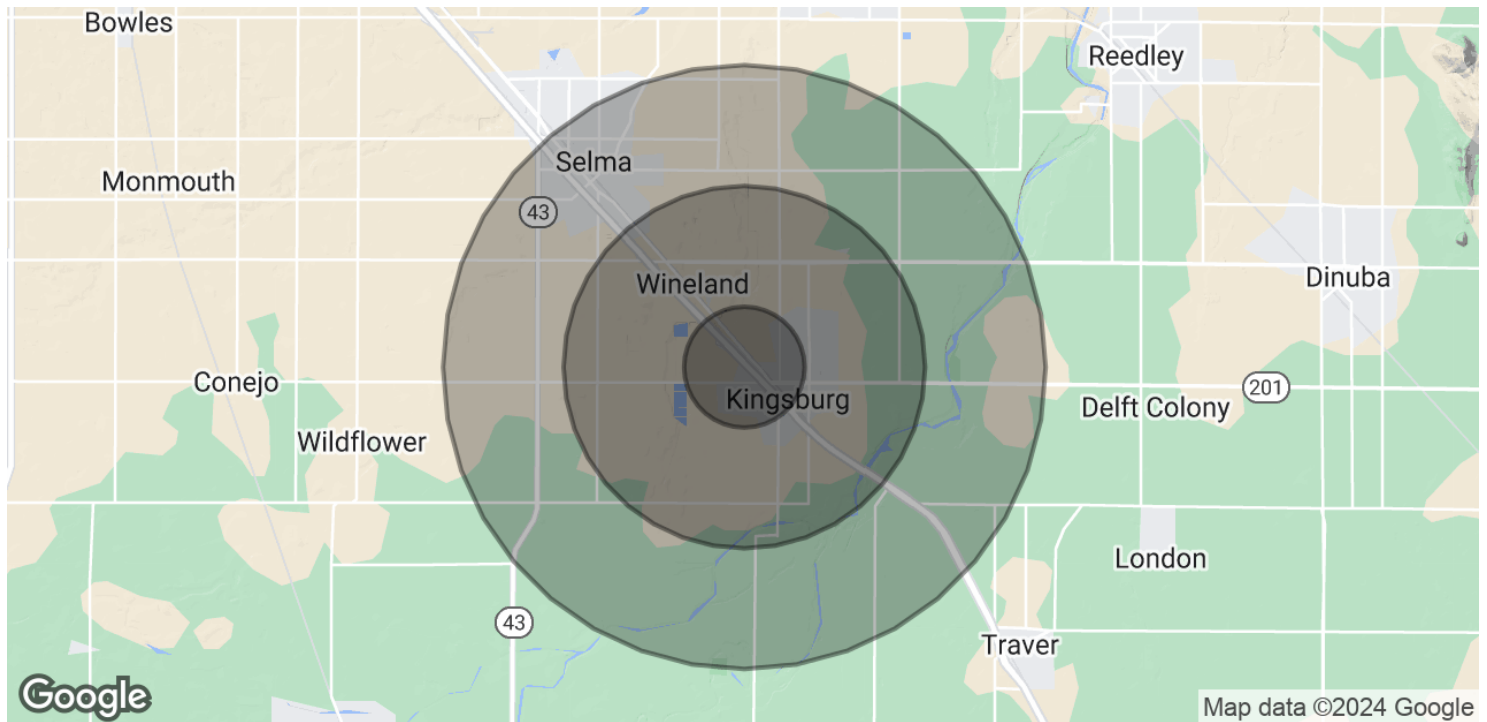
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,806	14,635	34,814
Average Age	29.3	30.6	30.3
Average Age (Male)	27.8	29.4	29.8
Average Age (Female)	30.5	31.8	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,161	4,497	10,250
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$61,501	\$65,451	\$60,399
Average House Value	\$421,194	\$323,835	\$298,824
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	58.4%	53.3%	62.2%

* Demographic data derived from 2020 ACS - US Census

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