

LAND FOR SALE

7 SHOVEL-READY PARCELS W/ FLEXIBLE ZONING & MINIMAL OFFSITE WORK

300 Sequoia Cir, Porterville, CA 93257



Sale Price

\$645,000

PROPERTY HIGHLIGHTS

- Free And Clear Parcel Ready For Developers Concept
- (7) Shovel Ready Parcels | Utilities Stubbed & Impact Fees Paid
- Proposed 48 Multifamily Apartment Development
- 48 Units | (5) Two-Story Buildings | (16) Two Bed & (32) One Bed
- All Curb, Gutter, Street Lighting, & Underground Utilities In Place
- High Density That Allows Reduction in Minimum Setbacks
- Convenient and Close Highway Access Near Henderson Ave
- Regional Retail Developments On Henderson Ave Just Minutes Away
- Prime Location Near Major Intersections | Great Access & Easy Entrance
- Near Major Corridors servicing College, Airport, Downtown, & Schools

OFFERING SUMMARY

Lot Size:	2.03 Acres
Zoning:	RM-3 (High Density Residential)
Market:	Visalia/Porterville
Submarket:	Porterville
Total Buildings:	(5)
Total Units:	(48)
Cross Streets:	Henderson Ave & G St
Parking:	2.5 Spaces Per Unit
APN's:	247-160-036, 037, 040, 043, 044, 045, & 046

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PROPERTY DESCRIPTION

Ideal development site split into (7) separate legal descriptions/APN's, dedicated city cul-de-sac road/curb/gutter & street lighting in place, all underground utilities stubbed, city water/sewer in place, majority of impact fees paid, and sites are graded to be shovel-ready. Site excluding the road totals ± 2.03 Acres ($\pm 88,426.8$ SF) with a tentative map for 48 multifamily apartment units. Parcels are located in a fantastic area for residential and multi-family housing due to the close proximity to Henderson Ave & many surrounding schools. Offers many nearby commercial amenities, as well as a neighboring planned development of additional apartment units. Concept consists of (5) freestanding buildings with (3) different building types to produce (32) 1-bedroom units & (16) 2-bedroom units. The project provides ample parking with 2 1/2 cars per unit (124 spaces), 1/4 AC of open space of which 9,600 SF has active open space, and plans for a quality rod iron fence. Roads have adequate capacity, consistent with the land use, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready.

LOCATION DESCRIPTION

These parcels are located just off Highway 65 - north of W Henderson Avenue, east of N G St, south of N Main St and W of N Jaye St in Porterville, California. Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city's 2021 population (not including East Porterville) was estimated at 62,742. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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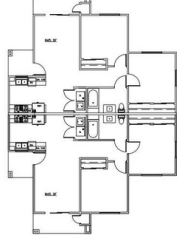
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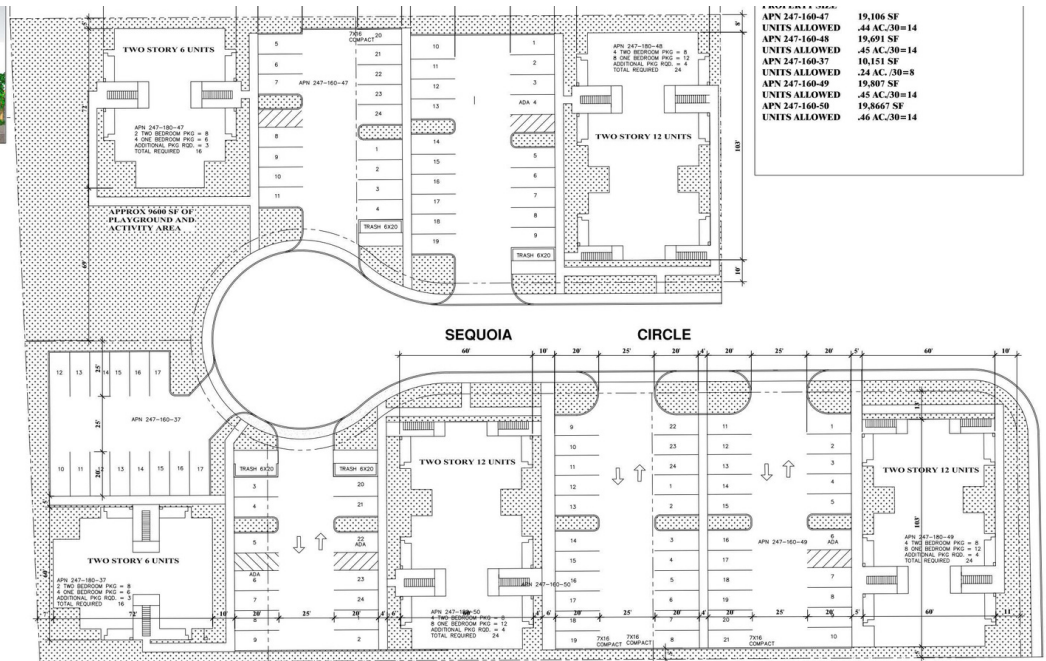
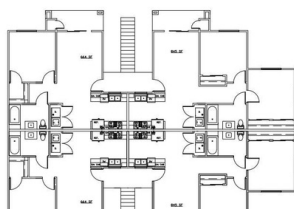
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CONCEPTUAL EXTERIOR



CONCEPTUAL FLOOR PLAN



CONCEPTUAL SITE PLAN

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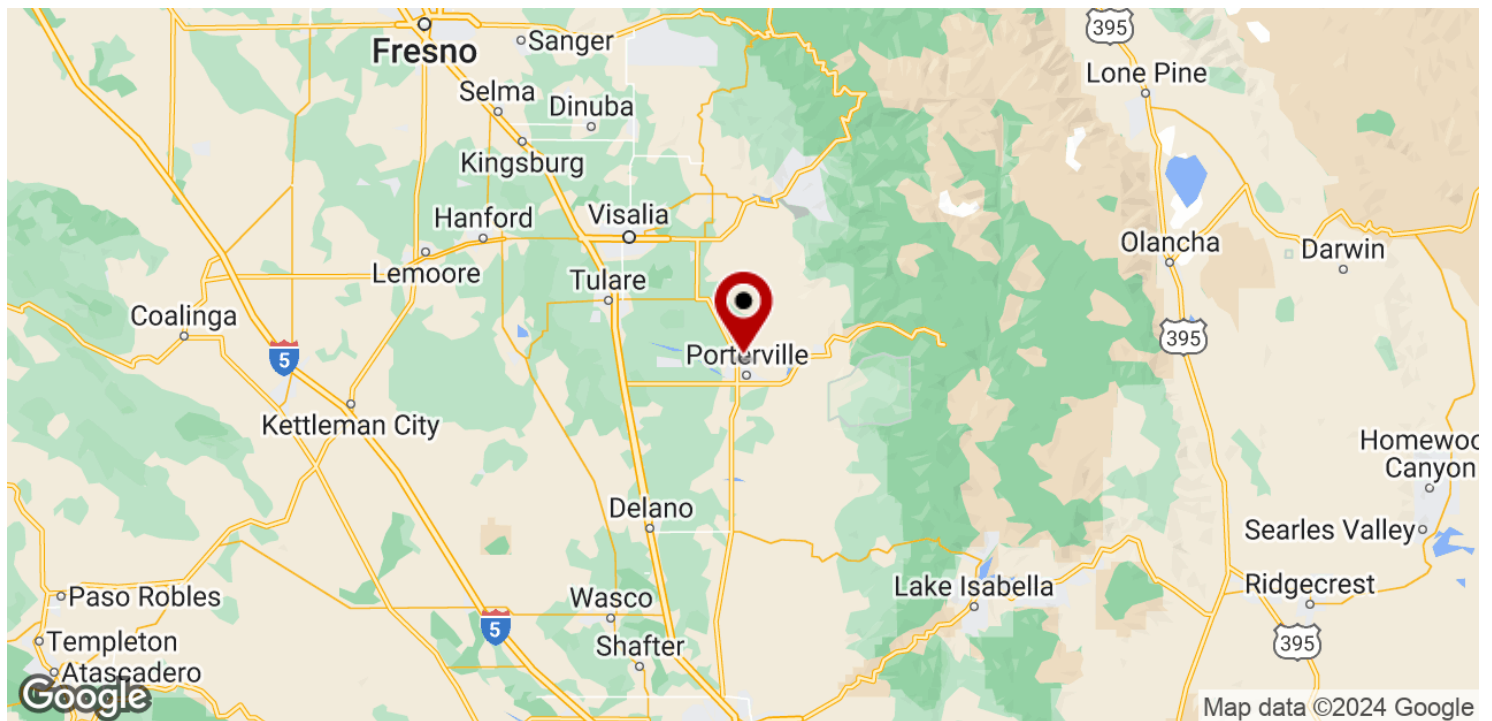
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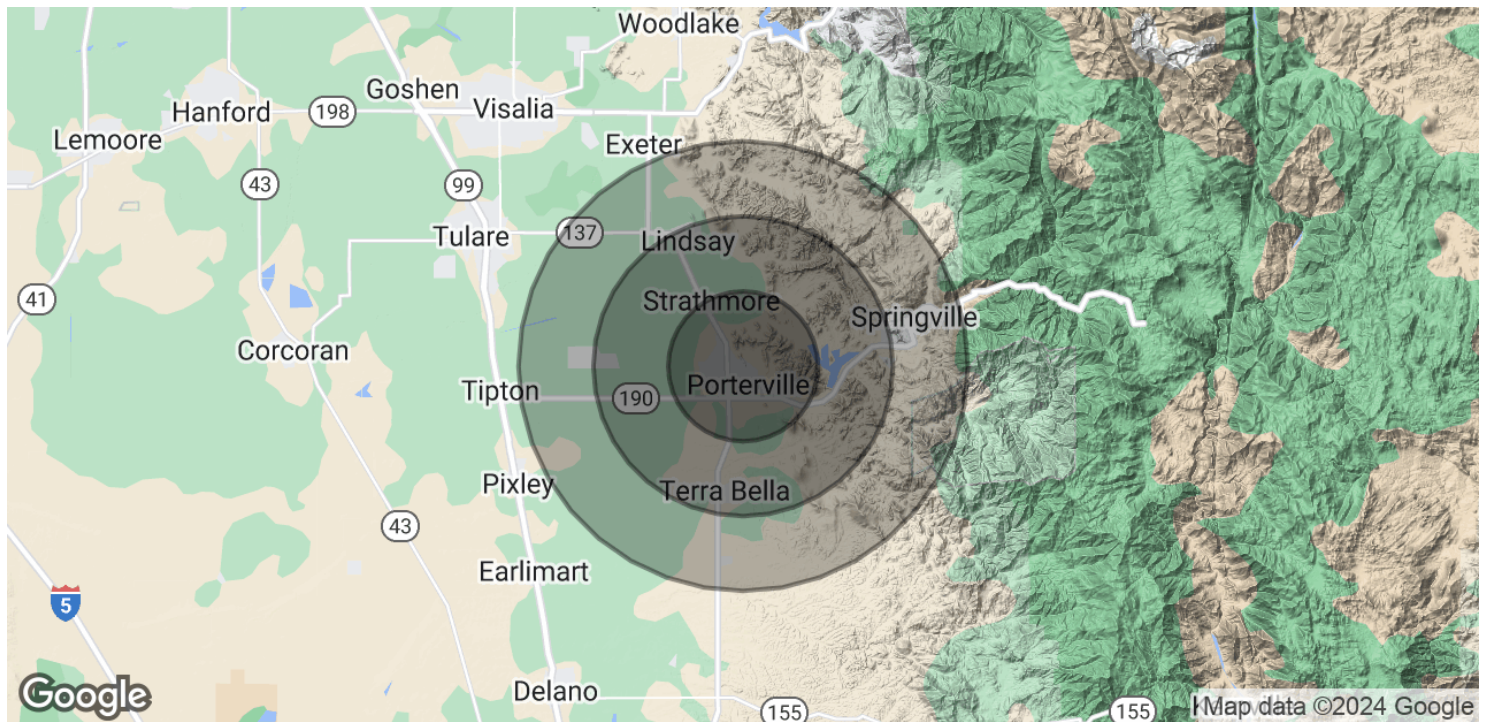
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	70,971	99,148	112,905
Average Age	32.8	33.5	33.9
Average Age (Male)	30.9	31.9	32.2
Average Age (Female)	33.9	34.4	34.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,395	31,602	36,460
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$59,345	\$56,112	\$56,410
Average House Value	\$182,002	\$187,788	\$195,064
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	68.0%	69.6%	69.4%

* Demographic data derived from 2020 ACS - US Census

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