

LAND FOR SALE

±4.38 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF CA-190

191 W Poplar, Porterville, CA 93257



Sale Price

\$765,000

PROPERTY HIGHLIGHTS

- ±4.38 Acres of Prime Industrial Land | Shovel Ready
- High Identity Location | Fully Improved w/ Curb & Gutter
- Established & Quality Industrial Development Area
- Situated Near Many Existing & Planned Developments
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- Prime Land w/ Nearby CA-65 & Main Street Access
- Optimal Visibility w/ ±81,173 Cars Per Day
- North/South & East/West Traffic Generators Minutes Away
- Excellent Access to Highways 190, 65, & 99

OFFERING SUMMARY

Available SF:	±190,793 SF
Price/SF:	\$4.00/SF
Lot Size:	±4.38 Acres
Zoning:	IG (General Industrial)
Market:	Visalia/Porterville
Submarket:	Porterville
Cross Streets	W Poplar Ave & H St
Traffic Counts:	±81,173 CPD
APN:	269-050-035

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PROPERTY DESCRIPTION

±4.38 acres of industrial land located near Porterville's major highway. The fully improved & shovel ready parcel offers great visibility, efficient traffic flow, & easy access. The property is surrounded by many existing businesses & new planned developments such as the brand new ±161,602 SF Walmart Supercenter located just less than a mile from the subject property. This parcel has quick access to both Highway's 190 & 65 which allows for convenient access to all the major highways in the area including CA-99 & I-5. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

Property is well located on Poplar Avenue in Porterville, CA. The property is just north of E Gibbons Avenue, east of S Main St, west of N Jaye St & south of W Poplar Ave. The subject property is located along State Highway 190 which provides a steady traffic flow and great visibility. Walmart's Central California Distribution Center is located only a quarter mile from the site with hundreds of employees traveling next to the subject site 24 hours per day. This area is Porterville's up and coming retail corridor. National tenants include Starbucks, McDonalds, Panda Express, Taco Bell, Lowe's, Grocery Outlet, Denny's, Burger King, Carl's Jr., Best Western, Citizens Bank, & many others!

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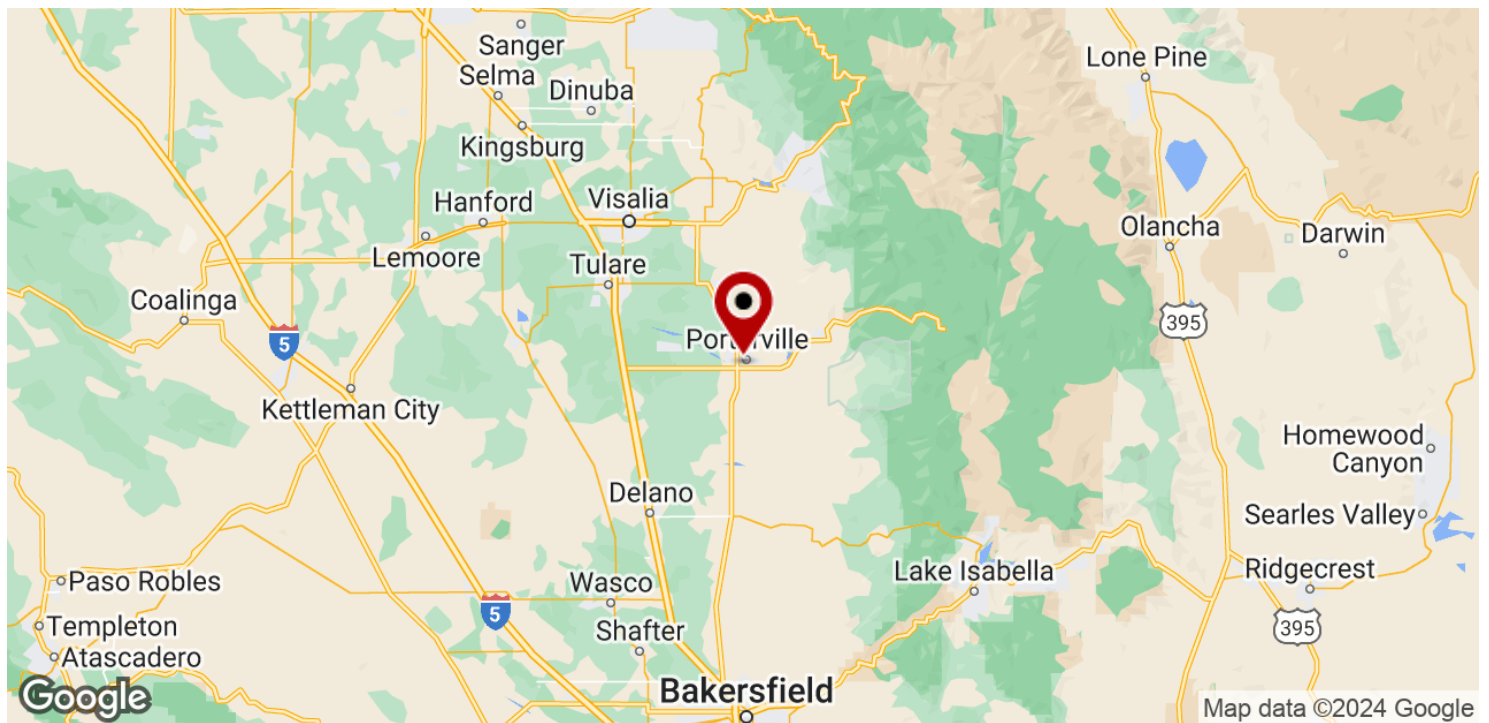
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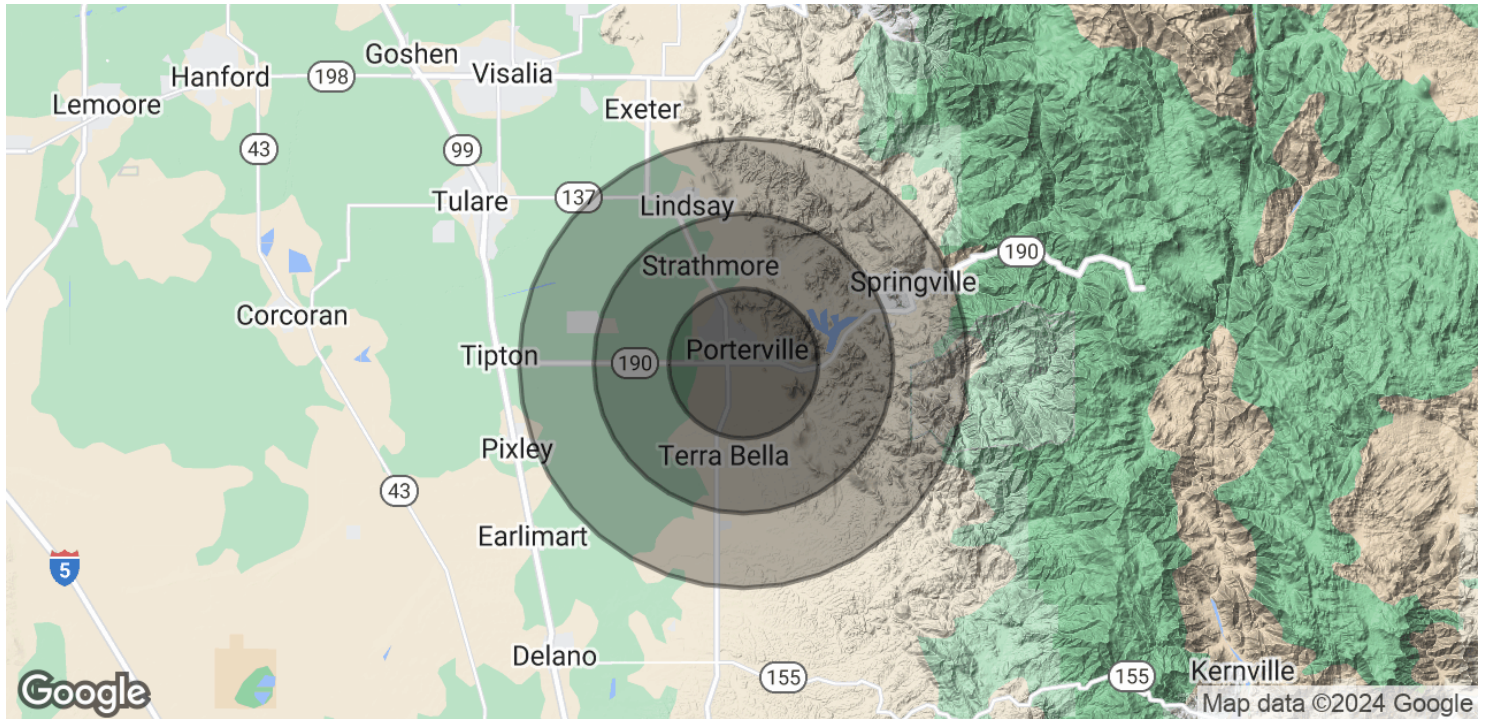
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	68,783	87,254	111,656
Average Age	32.6	33.7	33.8
Average Age (Male)	31.2	32.0	32.2
Average Age (Female)	33.7	34.5	34.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,792	27,846	35,852
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$59,538	\$57,719	\$56,028
Average House Value	\$180,524	\$184,482	\$190,533
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	67.9%	67.6%	69.7%
2020 American Community Survey (ACS)			

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