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Santa Fe West

Offering Memorandum

±32.97 Acres | 171 Units

Contact Matt Graham - (559) 754-3020

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POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations. Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property. Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers. Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property. In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties. Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller. Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships. The terms and conditions set forth above apply to this Brochure in its entirety.



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Table of Contents

01

Property Overview

02

Tentative Subdivision Map

03

Site Details

04

Offering Guidelines

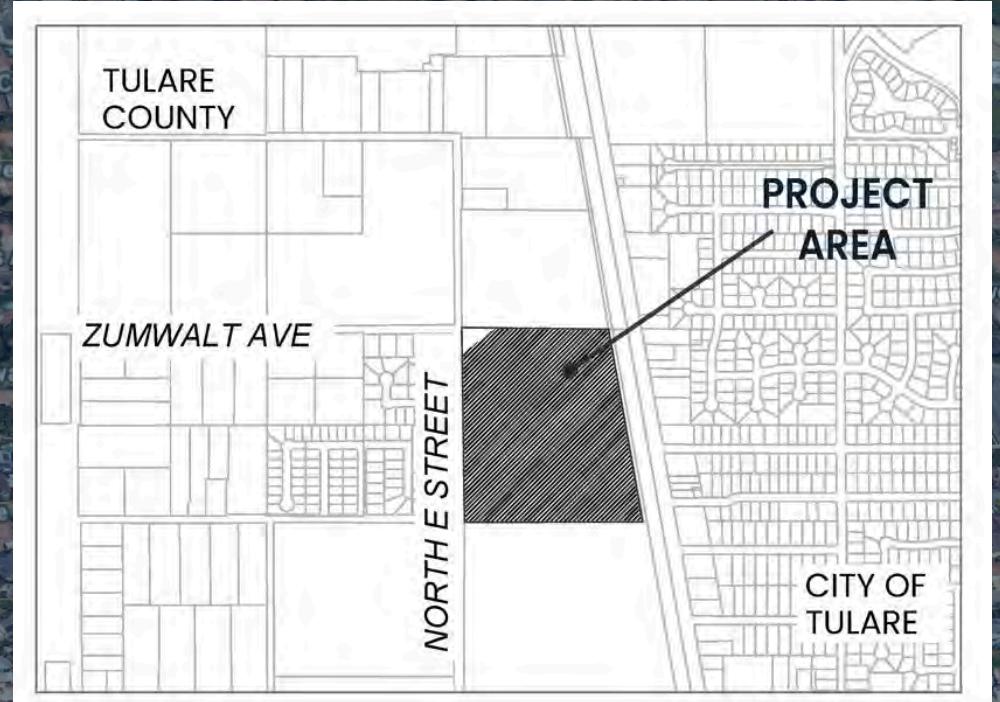
05

Meet Our Team



Property Overview

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Easy Access to Hwy 99



Near Local Amenities



New Growth Area



Close to Job Centers

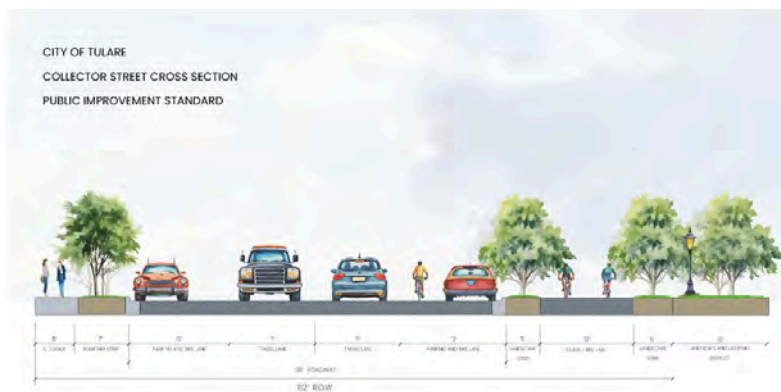


Tentative Subdivision Map

Cross Sections
not to scale



Internal Residential Streets



North E Street



Site Detail

DEMAND FACTORS

- Northern and Southern California homes continue to be unaffordable and Central California offers a higher quality-of-life for an attainable price-point in comparison.
- Increased job opportunities from businesses relocating to the area.
- Work-from-home trend making relocating to value locations, such as Tulare County / Central Valley, more viable.
- Major unmet demand for well-located, high-quality homes in or near Tulare County.

DIVERSE DEMOGRAPHIC (BUYER/RENTER)

- Part-time & seasonal residents.
- Professionals (current and prospective Tulare County area residents).
- Young couples and families.
- “Empty nesters” downsizing, interested in “lock & leave” housing with modern homes.
- 55+ Active Adult & Retirees

LOCATION

Santa Fe West is located west of Highway 99 at the corner Paige Avenue and Pratt Street in the southern portion of Tulare, CA, near the city limits.

AREA LANDMARKS

Near International Agri-Center, Tulare Outlet Mall, College of the Sequoias, and many restaurants, shopping and other neighborhoods.

MUNICIPALITY & JURISDICTION

City of Tulare, California.

ACRES

Parcels 8 and 9 (APN 164-100-008, 009): ±35.0 AC (Gross)

REQUIRED ENTITLEMENTS

Tentative Subdivision Map
Rezone

LOT SIZE

Minimum Lot Size: 5,000 SF
Maximum Lot Size: 14,948 SF

NUMBER OF LOTS

171 (Based on typical lot sizes)

GROSS DENSITY

5.19 DU/Acre

EXISTING ZONING

R-1-4

EXISTING GENERAL PLAN

Low Density Residential

PROPOSED GENERAL PLAN

Low Density Residential

EXISTING USE

Farmland

PROPOSED USE

Single-family Residential

UTILITIES

Storm Water:
Temporary On-Site
Stormwater Basin

Sewer:
City of Tulare

Water:
City of Tulare

Refuse:
City of Tulare

FLOOD ZONE

N/A

ELECTRICITY

Southern California Edison

NATURAL GAS

Southern California Gas

TELEPHONE

AT&T

REQUIRED PARKSPACE

Parkspace Acres Required: 2.81 Acres

*Parkspace dedication to be met through in-lieu fees.

City and Area Overview: Tulare, CA

Prime Central California Location

LOCATED IN TULARE COUNTY, CALIFORNIA

- Direct Highway 99 access and six interchanges

CLOSE PROXIMITY TO MAJOR CITIES

- Fresno (45 miles north) and Bakersfield (60 miles south)

MULTIPLE AIRPORTS NEARBY

- Visalia Municipal Airport (10 min)
- Fresno Yosemite International Airport
- Bakersfield's Meadows Field



City and Area Overview: Tulare, CA

Economic Growth & Investment

COMMITMENT TO PROGRESS

- Home to the Tulare Outlet Center and the World Ag Expo (largest farm equipment show in the world).
- Over \$300 million invested in transportation projects, including a new interchange in South Tulare.
- \$20 million invested in revitalizing downtown Tulare, including the Zumwalt Park Amphitheater for year-round entertainment.



City and Area Overview: Tulare, CA

Employment & Industry

KEY SECTORS

- Agriculture, Manufacturing, Healthcare, Education, and Retail

TOP EMPLOYERS

- Adventist Health Tulare, Land O' Lakes, Saputo Cheese USA, Lactalis Heritage Dairy, US Cold Storage, Tulare Joint Union High School District, Tulare City School District, and Altura Centers for Health

STRONG JOB GROWTH IN EDUCATION & HEALTHCARE

- 10.4% industry expansion in 2024



City and Area Overview: Tulare, CA



City and Area Overview: Tulare, CA

Infrastructure & Public Services

INVESTMENTS TO SUPPORT GROWTH

- \$1.3 billion investment in city utilities (water, wastewater, storm drainage)

ENERGY EFFICIENCY FOR LONG-TERM SAVINGS

- Energy-saving initiatives projected to save \$1 million annually

EXPANDING COMMUNITY SUPPORT SERVICES

- New homeless shelter project in development



City and Area Overview: Tulare, CA

Quality of Life & Community

A WELCOMING PLACE TO CALL HOME

- Affordable housing and family-friendly neighborhoods

EXPANDING RESIDENTIAL OPPORTUNITIES

- New developments adding 6,000+ residential units

ENHANCING PARKS & PUBLIC SPACES

- Strong commitment to parks & recreation, with the Downtown Master Plan guiding future investments



Our Team

Graham & Associates based in the heart of Central California, is a development and land entitlement firm dedicated to providing exceptional real estate solutions. With a deep understanding of the local market and a commitment to excellence, we specialize in both residential and commercial properties, offering a full spectrum of services to meet the diverse needs of our clients.



Matthew Graham
Manager



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