

±35.18 Acres of Vacant Land in Porterville, CA



Sale Price	\$1,531,500
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OFFERING SUMMARY

Available SF:	±1,532,441 SF
Lot Size:	35.18 Acres
Price / Acre:	\$43,533
Zoning:	AE-20
Potential Zoning:	Commercial/Industrial
APN:	268-120-031
Traffic Count:	±70,776 Cars Per Day
Cross Streets:	Scranton & Newcomb

PROPERTY HIGHLIGHTS

- ±35.18 Acres of Vacant Land
- High Identity Location | Shovel Ready
- Master Planned Zoning | Service Station/Industrial Park
- Prime Land w/ Scranton and Newcomb Access
- 640' Scranton Ave Frontage + 555' Newcomb Street Frontage
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- 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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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

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PROPERTY DESCRIPTION

±35.18 Acres of vacant land currently zoned AE-20. Master planned zoning for service station/industrial. Prime Development land located near the Porterville Airport offering a great location for convenient store, fuel station and industrial park development. Highly visible location with easy nearby Highway Exit and Entrance off Scranton Ave. 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 dispense 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 retail, commercial and industrial.

LOCATION DESCRIPTION

Parcel is located on SEC of Scranton Ave and Newcomb Street. Strategically located within minutes of the Highway 65 & Scranton Ave in Porterville, CA. Parcel is North of W Teapot Dome Ave, South of HWY-190, East of Rd 224 and West of HWY-65. Surrounding tenants include Target, Starbucks, McDonalds, DutchBros, Denny's, Burger King, Carl's Jr., Kohls, Marshalls, Panda Express, AT&T, Bank of the Sierra, Citizens Bank, Beneficial State Bank, Union Bank, Yum Yum Donuts, The Vault, Don Vino's, vientiane Cuisine, El Tapatio Restaurant, Jenny Lynn's Cafe, and many others!



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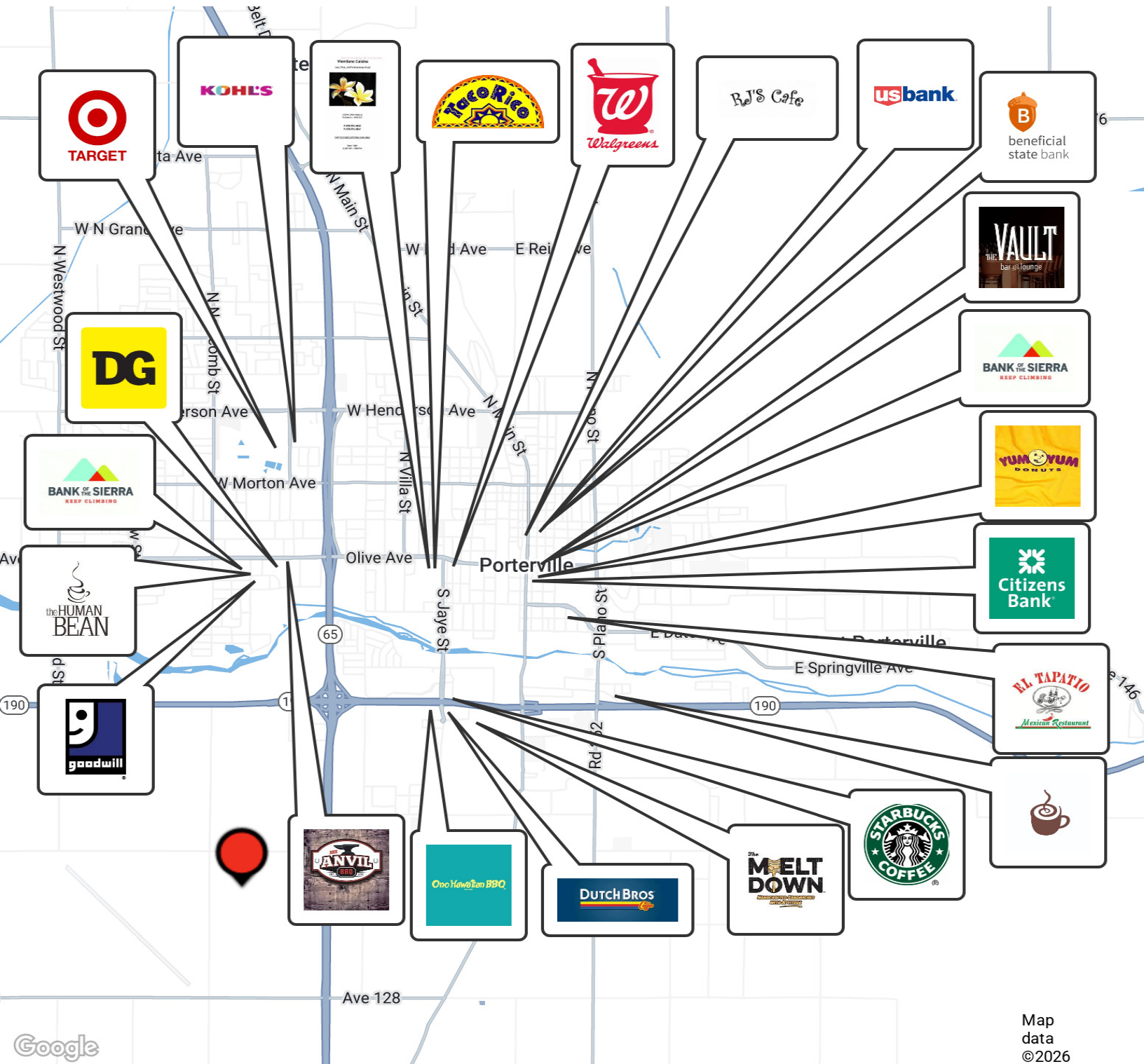
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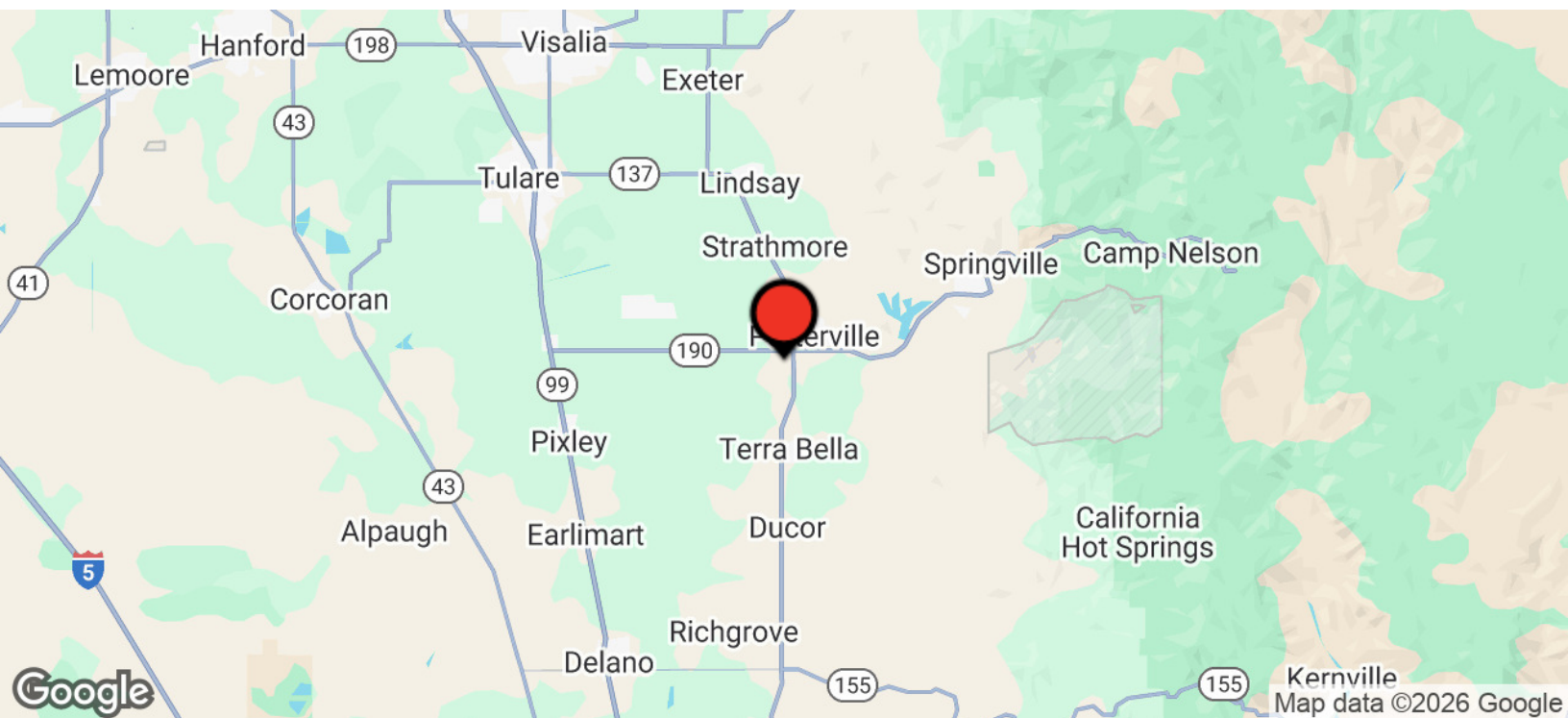
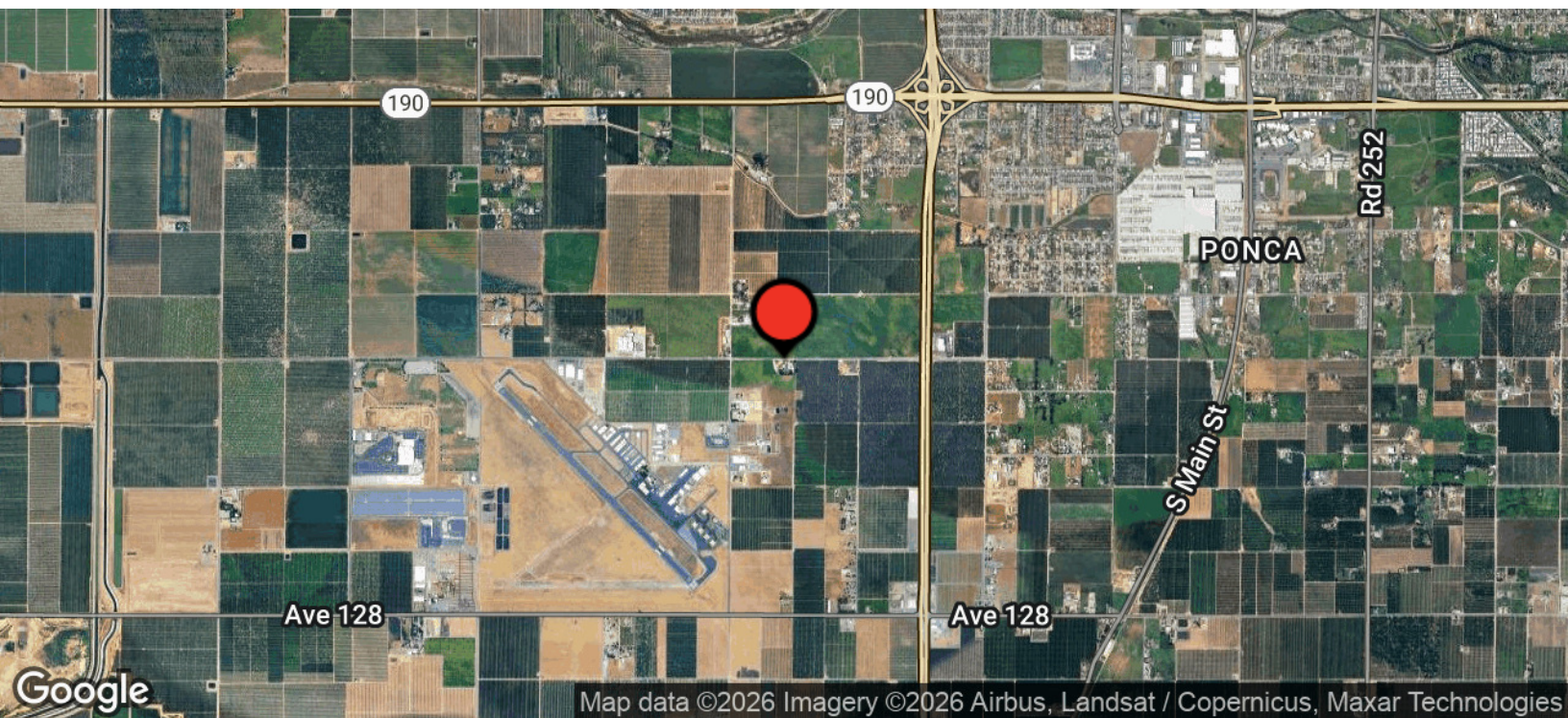
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Land For Sale | 1447 W Scranton Ave Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**

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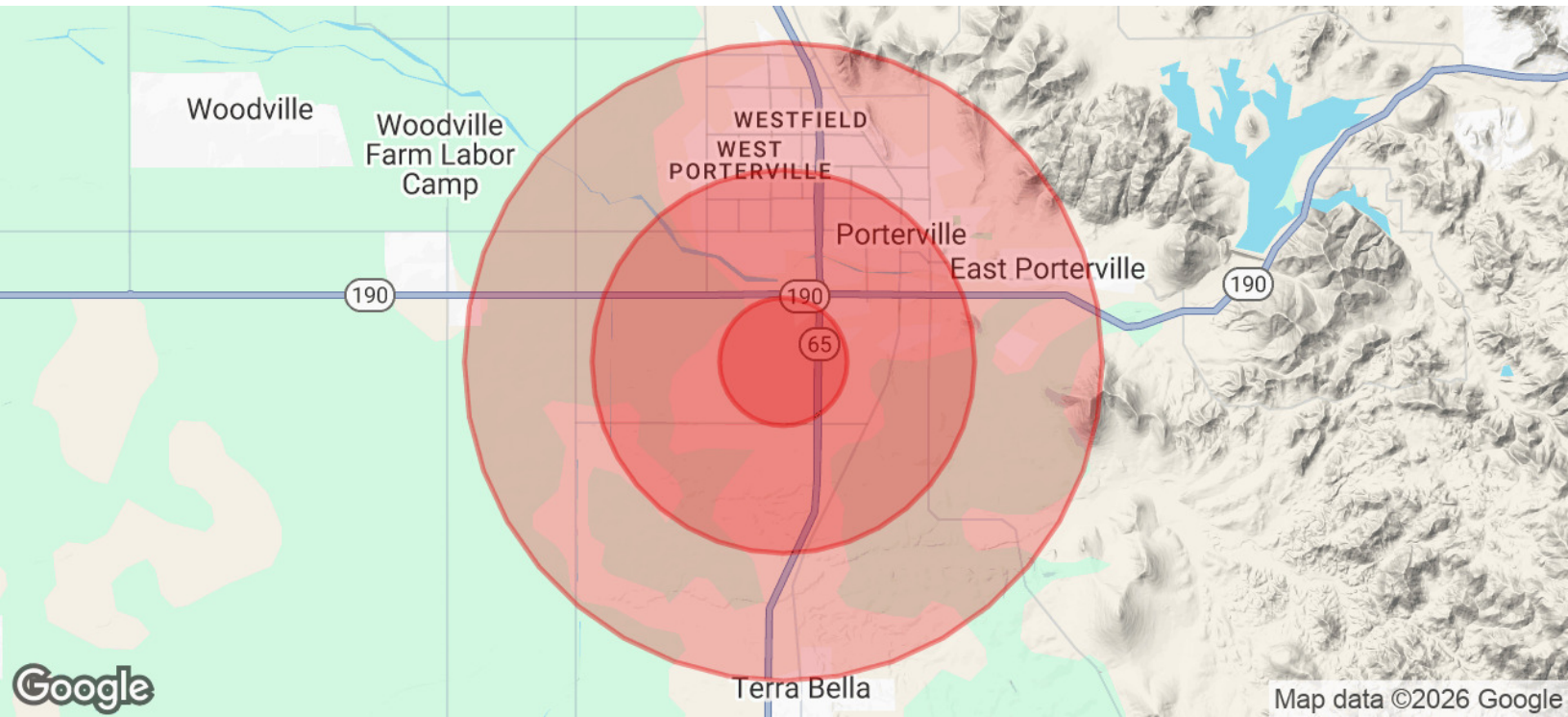
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,637	98,154	240,088
Average Age	32.9	30.3	30.8
Average Age (Male)	31.2	29.1	29.6
Average Age (Female)	34.3	31.2	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,219	31,964	78,910
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$45,459	\$46,282	\$51,666
Average House Value	\$109,484	\$198,774	\$263,702

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	56.0%	53.3%	50.9%