

±4.88 Acres of Vacant Residential Land in Porterville, CA



Sale Price	\$634,000
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OFFERING SUMMARY

Available SF:	212,573 SF
Lot Size:	4.88 Acres
Price / SF:	\$2.98
Zoning:	RM-2 (Medium Density Residential)
Market:	Visalia/Porterville
Submarket:	Porterville
Cross Streets:	Main Street & Reid Ave
APN:	247-030-044

PROPERTY HIGHLIGHTS

- ±4.88 Acres of Prime Porterville SFR Development Land
- Free & Clear Parcel Ready For Developers Concept | Flexible Seller
- Clean Phase I & Well Reports On File | Within PUSD School System
- Quite Setting, Convenient Location, Up-Class Neighborhoods
- Zoned Residential | Shovel Ready | High Identity Location
- Located Near Porterville College & Elementary, Middle, & High Schools
- Riverwalk Marketplace & Regional Retail Developments Just Minutes Away
- Near Scenic Foothills Across From Scenic Heights Housing Community
- Situated Near Existing Newer Semi-Custom Housing Developments
- Near Major Corridors Servicing College, Casino, Downtown, & Schools
- Easy Access & Multiple Entrances/Exits | Convenient Highway Access
- Avg Household Income: \$69,454 & Med. Home Value: \$255,202 (1 Mi)
- 31,142 Households, 109,932 Population & \$946M Consumer Spending (10 Mi)
- Growth Area of Porterville- New Schools/Residential Projects Recently Built/Planned
- Conveniently Located Between Fresno & Bakersfield

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Central CA Commercial

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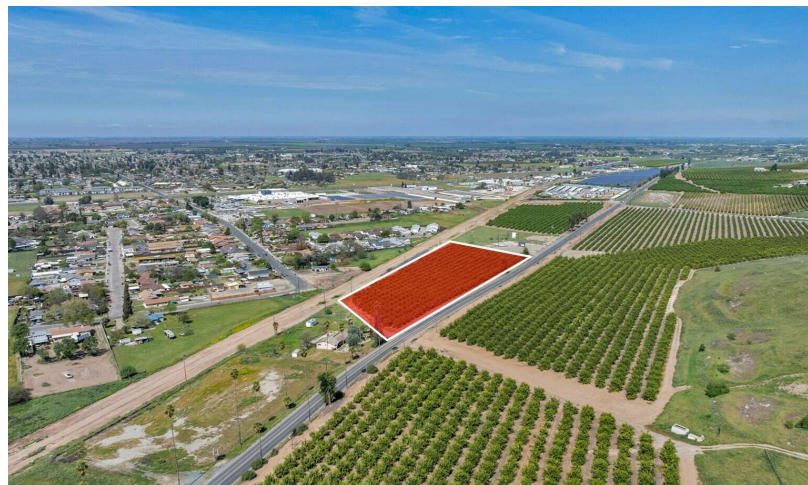
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PROPERTY DESCRIPTION

Prime semi-custom SFR development land totaling ±4.88 Acres (212,573 SF) off Main Street in north Porterville, CA. Located east of Scenic Heights, west of CA-65 freeway entrance and adjacent to the planned Royal Oaks development just 2 miles up the road from Sierra View District Hospital. The freeway entrance just 1/2 mile from the property provides instant access to all nearby shopping centers like Porterville Town Center (1.25mi), Riverwalk Marketplace (3.5mi) & Downtown Porterville (1.60mi). Situated in the City of Porterville Sphere of Influence, multiple existing paved roadways including Main Street & Reid Ave lead to the property from neighboring developments. The land is a blank and clean canvas for flexible concepts. Nearby cities including Tulare, Visalia, Lindsay, Springville, Tipton, Exeter & many others! SFR development is consistent with the land use, is within the holding capacity, conforms to all policies, avoids traffic congestion, and is ready for flexible concepts. The parcel, characterized by its spacious layout and strategic location, offers a canvas for creating a vibrant residential community. Nestled in Porterville's NE Growth Area, this residential development land is surrounded by many nearby amenities with easy access to major thoroughfares servicing Porterville College, Eagle Mountain Casino, Riverwalk Marketplace, Porterville Unified School District, Downtown Porterville, & many others!

LOCATION DESCRIPTION

Located in the north growth area of Porterville just west of Main Street, south of Reid Ave, east of CA-65 & north of Westfield Ave within the county of Tulare, CA. Prime location just east of Scenic Heights in Porterville, California adjacent to the Royal Oaks Housing Community (estimated completion Q4 2025). Provides quick access to all neighboring cities and is within the Porterville Unified School District with several desirable school facilities including 2,000 student Porterville High School, 2,583 student Monache High School, 1,242 student Granite Hills High School, and 4,300 student Porterville College. Within the Porterville submarket, the property is conveniently located near CA-65 offering quick access to all neighboring cities. The site is in close proximity to Sierra View District Hospital and other amenities such as shopping, dining, & banking.



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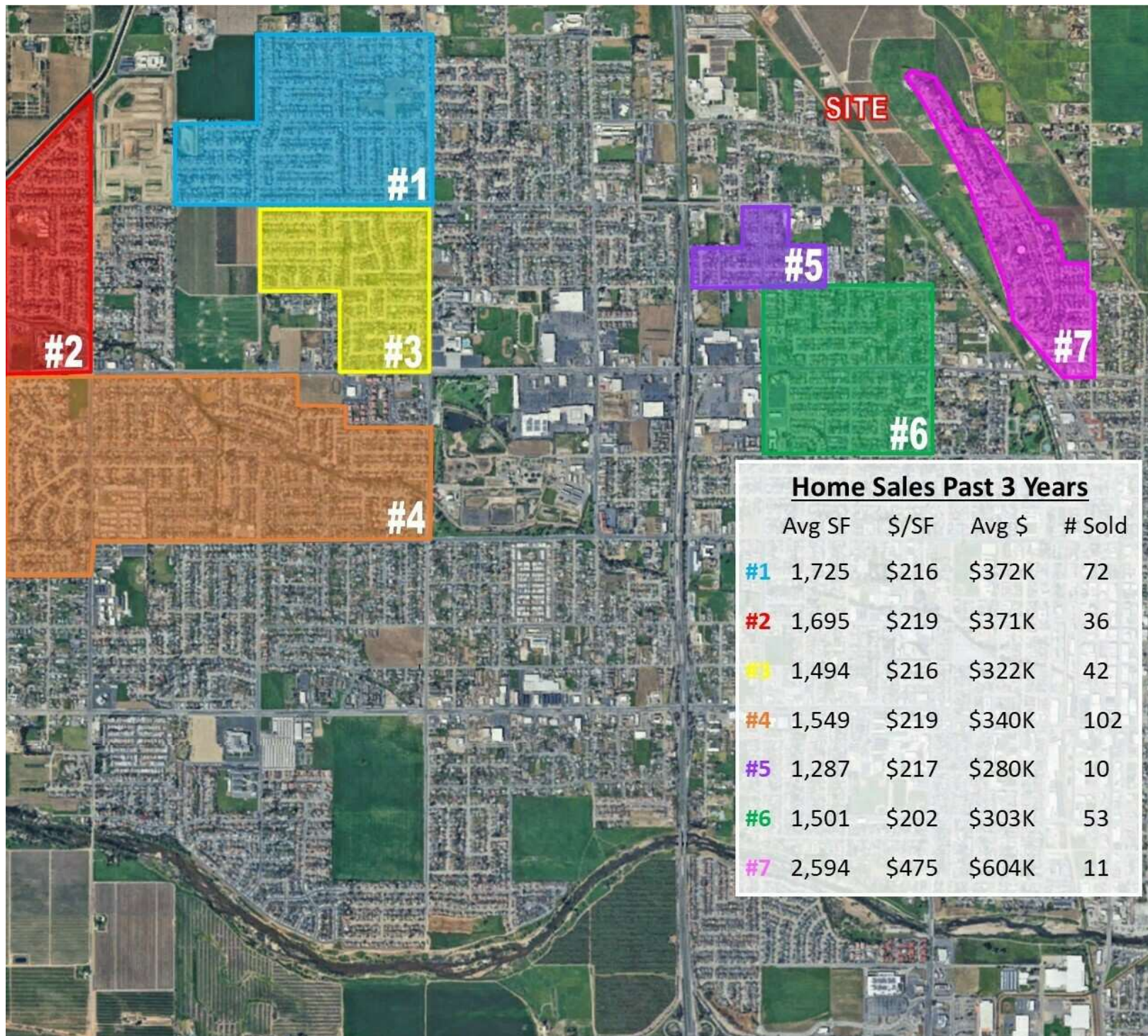
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Residential Property Analysis 1471 N Main St Porterville, CA

Assumptions:

Total Acreage	4.88
Minimum 20,000 SF Lots	
Lot Yield Per Acre Assumption	4.75
Total Lots =	23

Average Home Values

Average Home Size	2,200
Value per Square Foot	\$275.00
Average Home Value	\$605,000

Land Residual Calculation (per lot)

Home Sales Price		\$605,000
Incentives		-\$5,000
Home Construction Cost PSF	\$100.00	-\$220,000
Builder Gross Profit	20%	-\$121,000
Commissions and Closing Costs	5%	-\$30,250
Model Expense @\$150,000 per model	3	-\$19,413
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$9,020
Building Permit Fees		-\$2,500
Land Entitlement Costs	\$1,500.00	-\$1,500
Land Development Costs	\$45,000.00	-\$45,000
Residual Land Value Per Lot		\$135,132
Current Land Value (Total)		\$3,132,353
Current Land Value Per Acre		\$641,875.64

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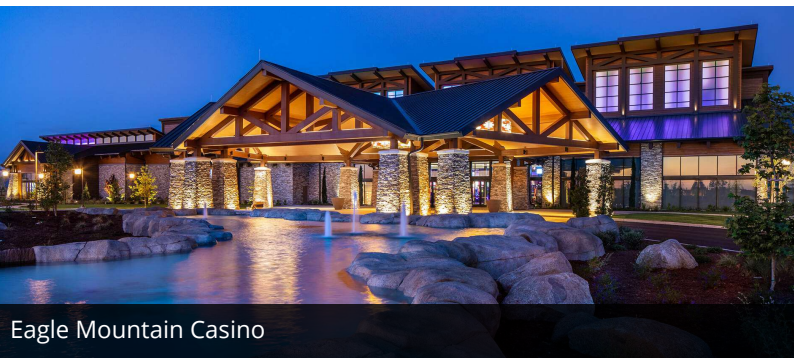
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Lake Success



Eagle Mountain Casino



Downtown Porterville

ABOUT PORTERVILLE:

Known as the 'Gateway to the Sierra's' and a driving force behind the 'Mighty 190' that connects South East Tulare to Highway 99, Porterville is California's largest city not yet on a major highway. With their action oriented and solution forward municipality, Porterville is on track to become the next big city in California. The City is one of 13 cities that make up Tulare County and recently increased its sphere of influence by 300 Acres and has employment growth that outpaced the state overall in 2020 & 2021.

Porterville is home to the CalFire/US Forest Service Air Attack Base, the newly developed Eagle Mountain Casino, Foster Farms manufacturing center, Young's Commercial Trucking, & Walmart's highest performing distribution center in the US.

Porterville is a mostly quiet town located in Central California. It has a small town feel while still offering access to many well-known food and shopping places for residents. It is known for its magnificent giant sequoias, creeks, rivers, a lake, forests with the biggest trees in the world, world class rock climbing, places to camp and hike, hunt and fish, and lots more.

PORTERVILLE, CA:

- Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.
- The region includes numerous scenic hiking trails including the Atwell Hockett, Black Mountain, Deer Creek, High Sierra and the Sheep Creek trails. The Kaweah River and Kings River provide opportunities for whitewater paddling. Bravo, Kaweah and Heron lakes are close by. The Sequoia & Kings Canyon National Park is a popular destination for residents and tourists.
- Nearby Cities & Towns include Delano, Tulare, Lindsay, Farmersville, Exeter, & Springville
- Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.

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INFORMATION ABOUT TULARE COUNTY:

Centrally located within the heart of the Central Valley, Tulare County is situated in a delightful and geographically diverse region. There are a variety of opportunities for all-season outdoor recreation such as camping, hiking, water and snow skiing, fishing, and boating.

The County has a growing population of 479,112 and includes an area of 4,863 square miles. Mountain peaks of the Sierra Nevada range rise to more than 14,000 feet in its Eastern half, which is comprised primarily of public lands within the Sequoia National Park, National Forest, and the Mineral King, Golden Trout, and Domeland Wilderness areas. Meanwhile, the extensively cultivated and very fertile valley floor in the Western half has allowed Tulare County to become the top producer of agricultural commodities in the United States.

Tulare County is known for its low cost of living, inexpensive land, proximity to the central coast and mountains, and family-friendly communities that are a great place to raise a family. No matter where you live in Tulare County, you can enjoy all the region offers

TULARE COUNTY, CA OVERVIEW:

- The median home cost in Tulare County is \$308,500, whereas the median price in California is \$733,500.
- The County of Tulare is home to the World Ag Expo in Tulare. The geographic region is culturally diverse and agriculturally rich. Tulare County's total economic picture includes agriculture, logistics, substantial packing and shipping operations, major manufacturing plants, healthcare, and bioeconomy.
- Porterville, CA is a city in Tulare County with a population of 62,876 as of 2023.
- Tulare County is home to community colleges as well as 4-year universities with satellite campuses.
- There are currently 150,968 total employed & 13,397 total businesses.

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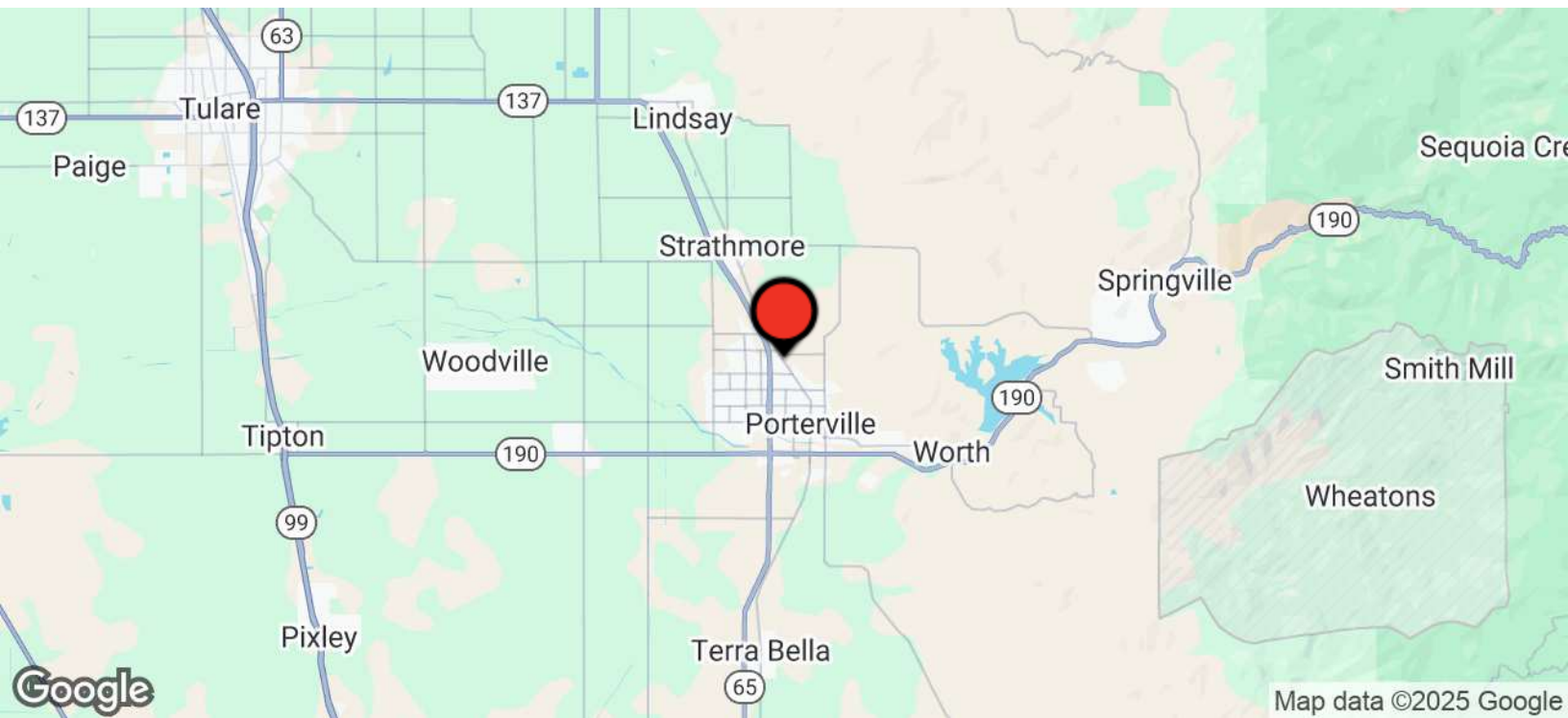
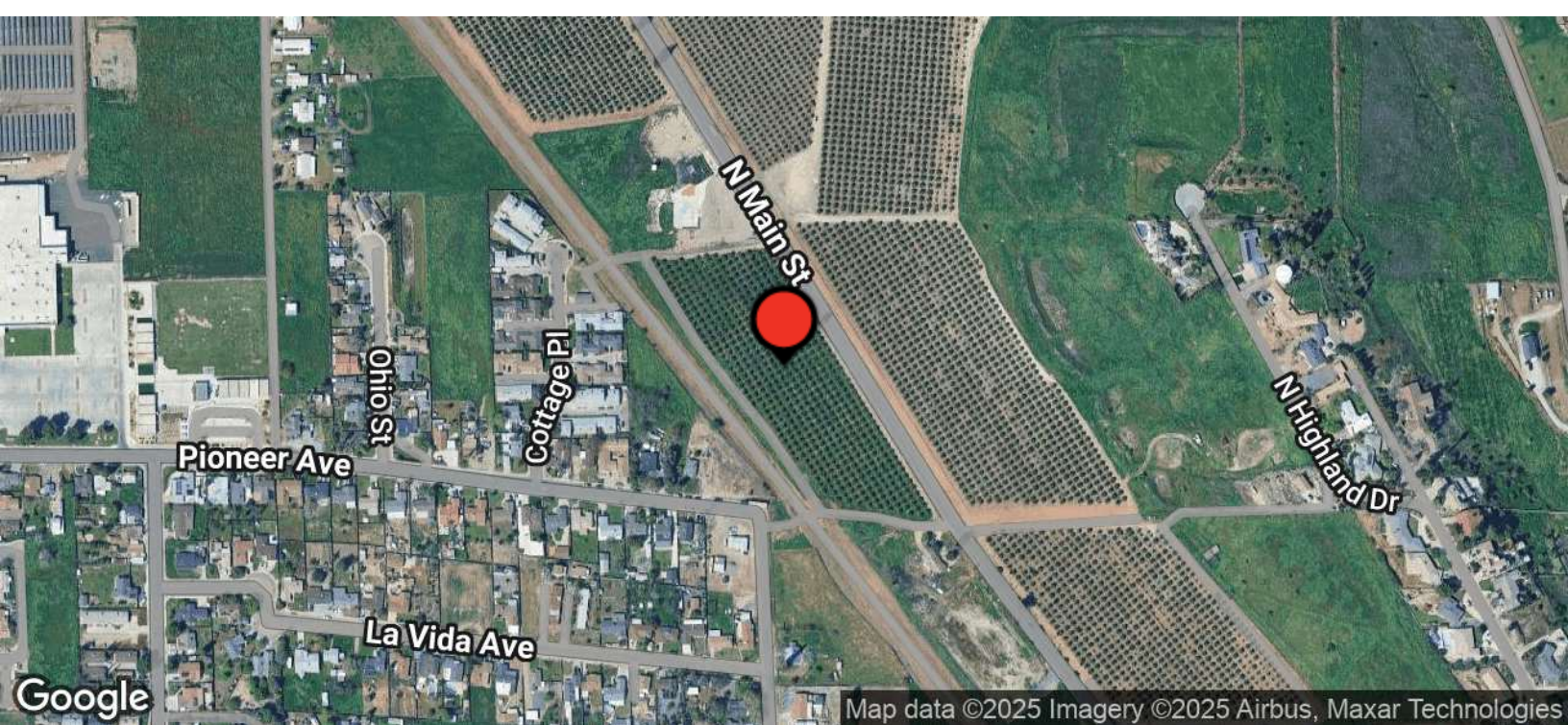
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Land For Sale | 1471 N Main St Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**

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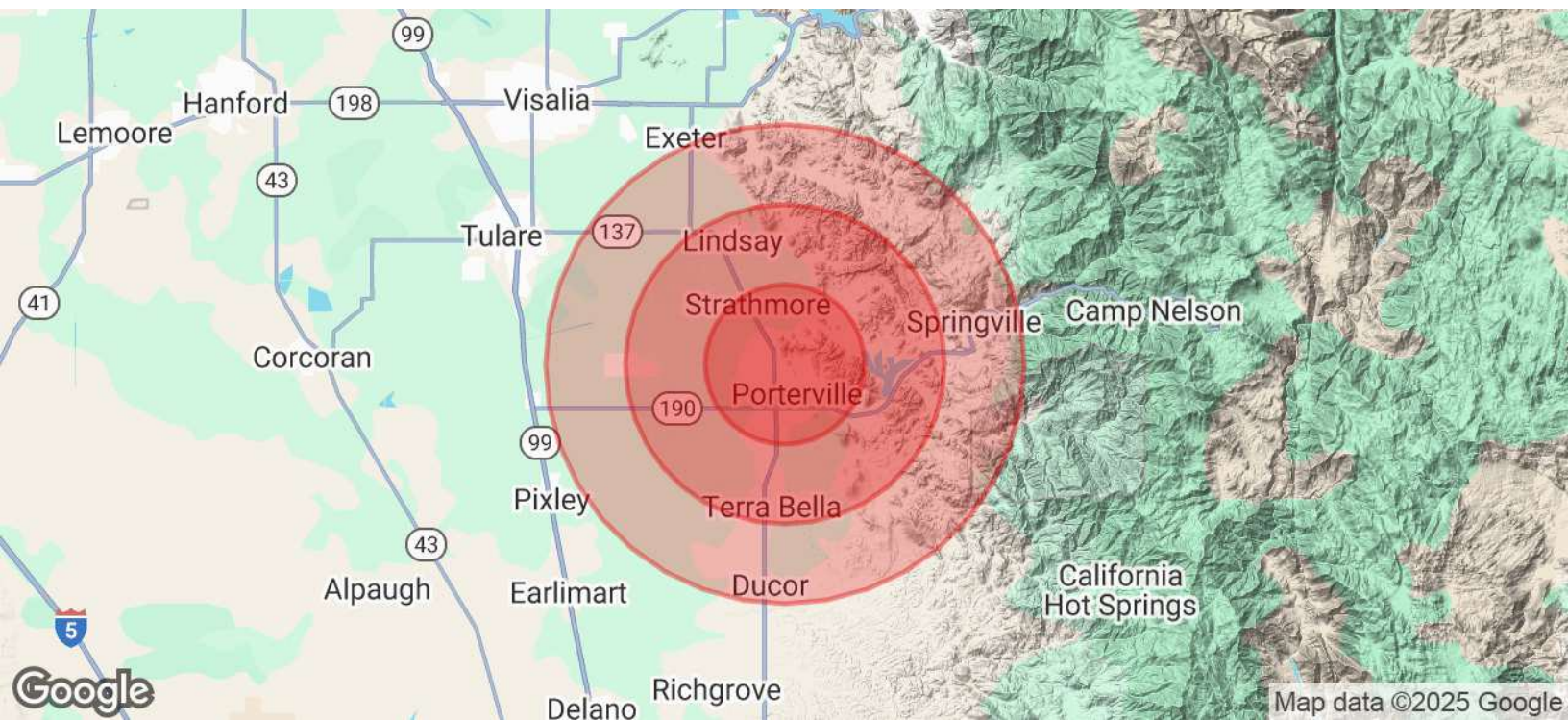
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	78,871	110,835	121,166
Average Age	34	34	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,754	31,678	34,967
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$73,752	\$71,403	\$72,238
Average House Value	\$319,666	\$328,939	\$335,081

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	73.2%	75.6%	73.8%

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