



SCHUIL & ASSOCIATES
REAL ESTATE



Private: +/-4.98 Acres Development Land

E Poplar Ave & S Stark St, Porterville -
California 93257, USA • 4.98 Acres

CalBRE: 00845607

Schuil & Associates

559-734-1700 • www.schuil.com



SIZE:

+/-4.98 Tax Assessed Acres

LOCATION:

Property is located on the northside of E. Poplar Avenue approximately 1 mile east of S. Plano Street, adjacent to the city of Porterville, CA.

PLANTINGS:

Property is open land.

ZONING:

Tulare County zoning is R-A-M – Suburban Residential allowing for manufactured homes.

City of Porterville Pre-Zoning is half RS-2 and half RM-2 – Low density residential and medium density residential.

Owner is in the process of annexing the property into the City of Porterville. See attached "Tentative Subdivision Map" that is being submitted for the City's approval. Proposed map has both single family lots and multi-family lots.

"We are through site plan review and moving towards city council approval." – 4Creeks Engineer

WATER:

Seller states City of Porterville water is available.

LEGAL:

Tulare County APN: 262-150-001

GROUNDWATER DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/.

REMARKS:

Great development opportunity. City or County zoning options available. Potential Buyer to confirm zoning, potential use information, and water availability.

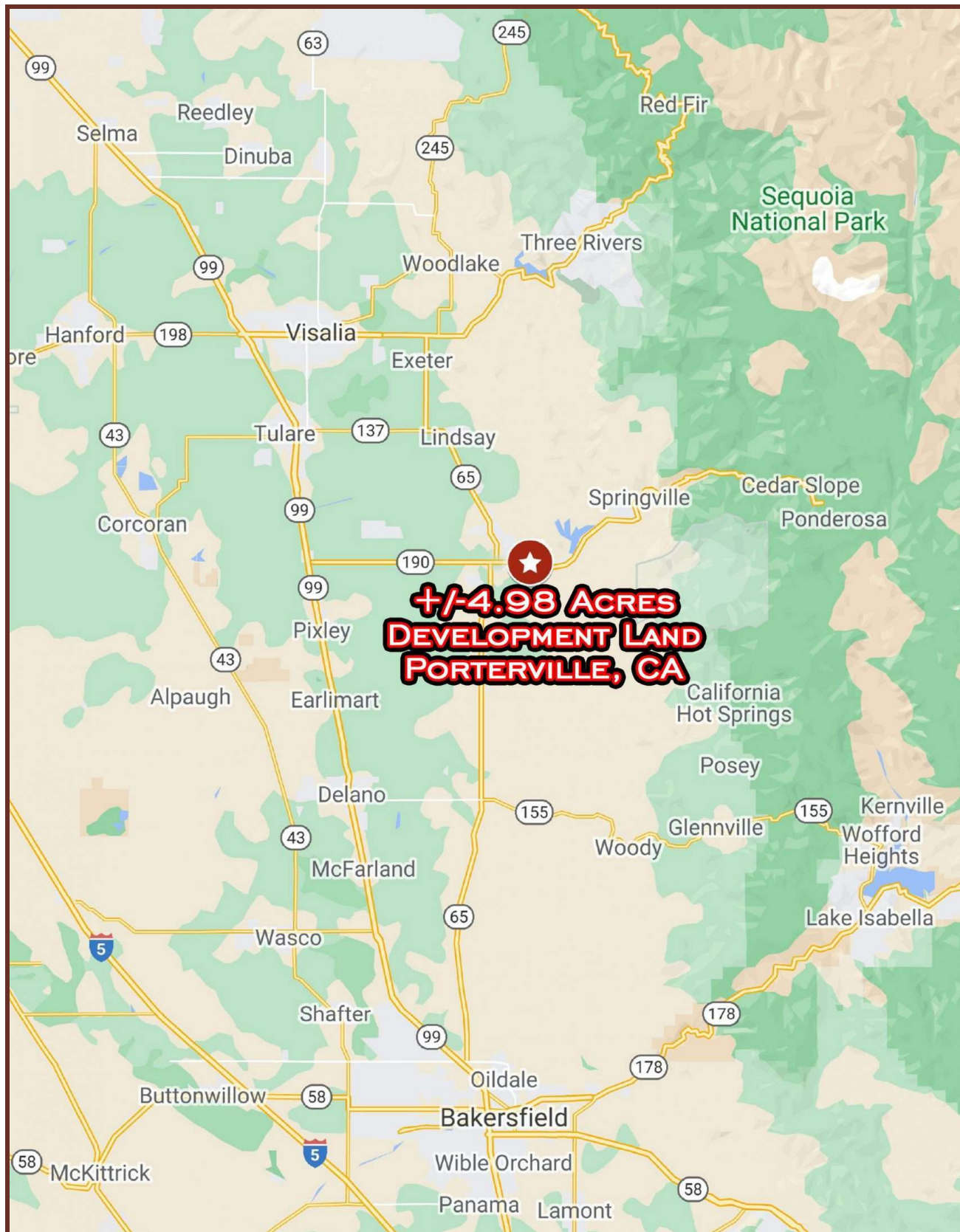
PRICE:

\$395,000

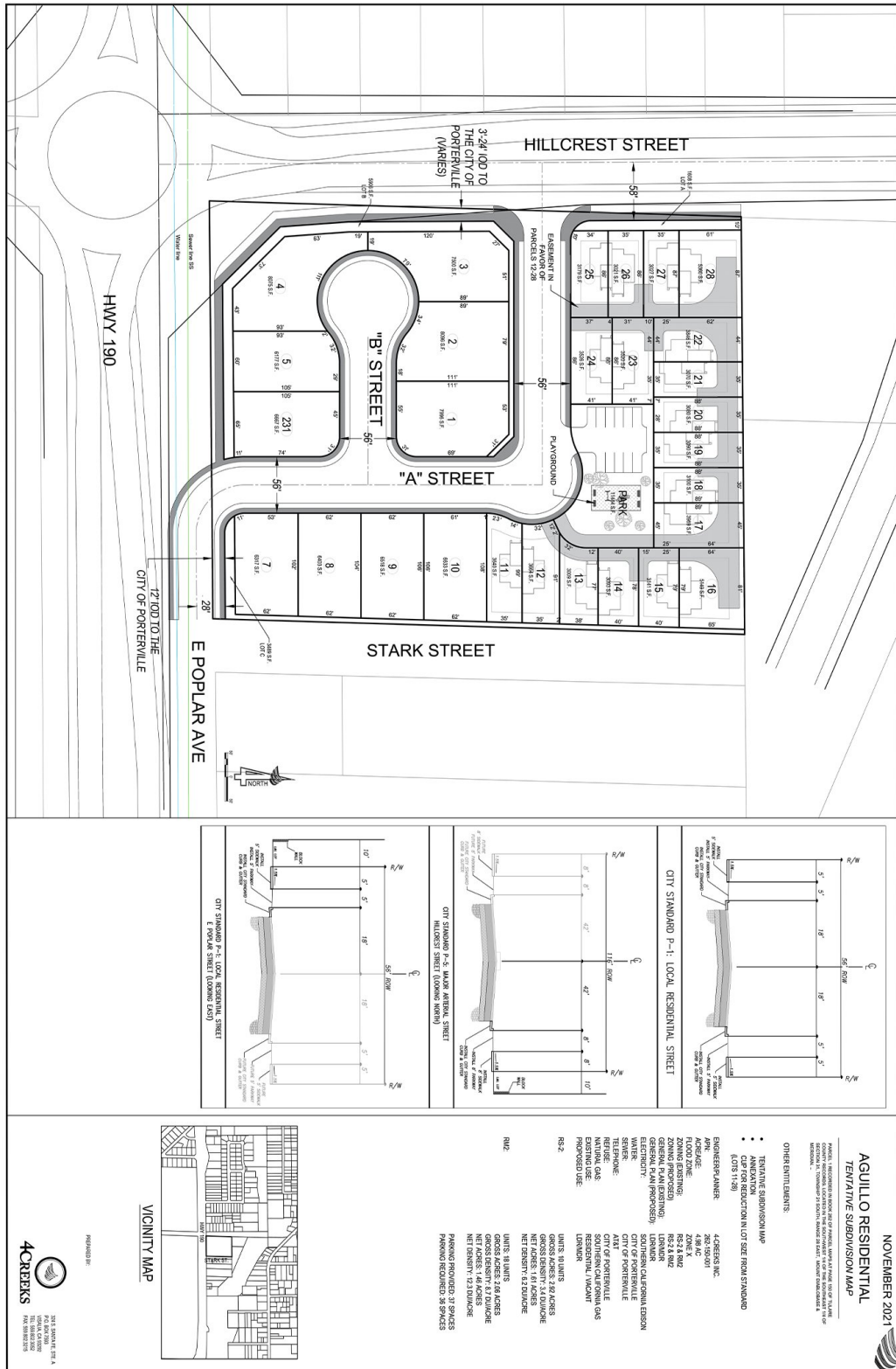
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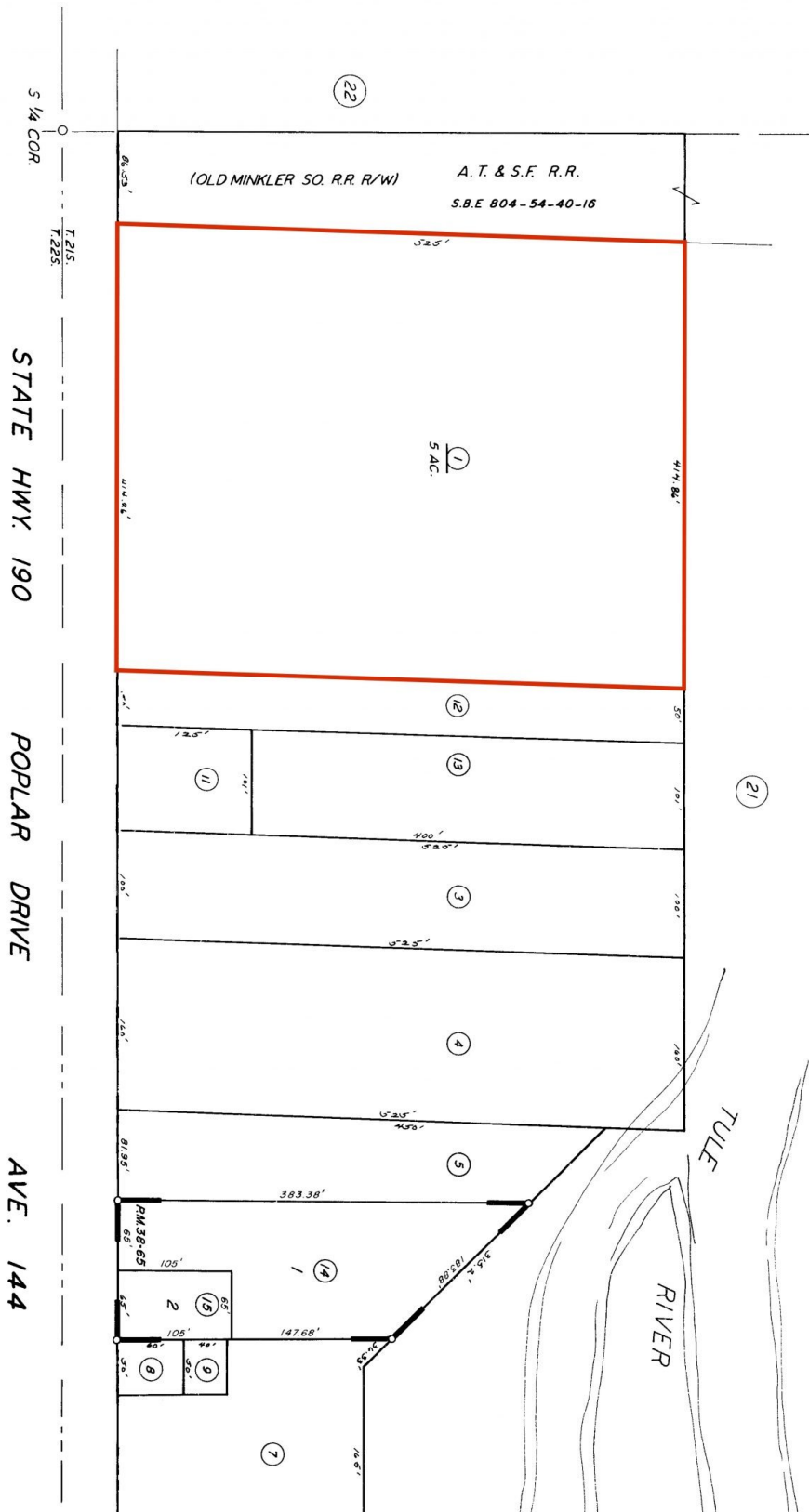






S'LY. POR. SW 1/4 OF SE 1/4 SEC. 31, T.21S, R.28E, M.D.B.&M.

TAX CODE AREA
126-002 **262**



PARCEL MAP 3762, P.M. 38-65

ASSESSOR'S MAPS BK. 262, PG
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

