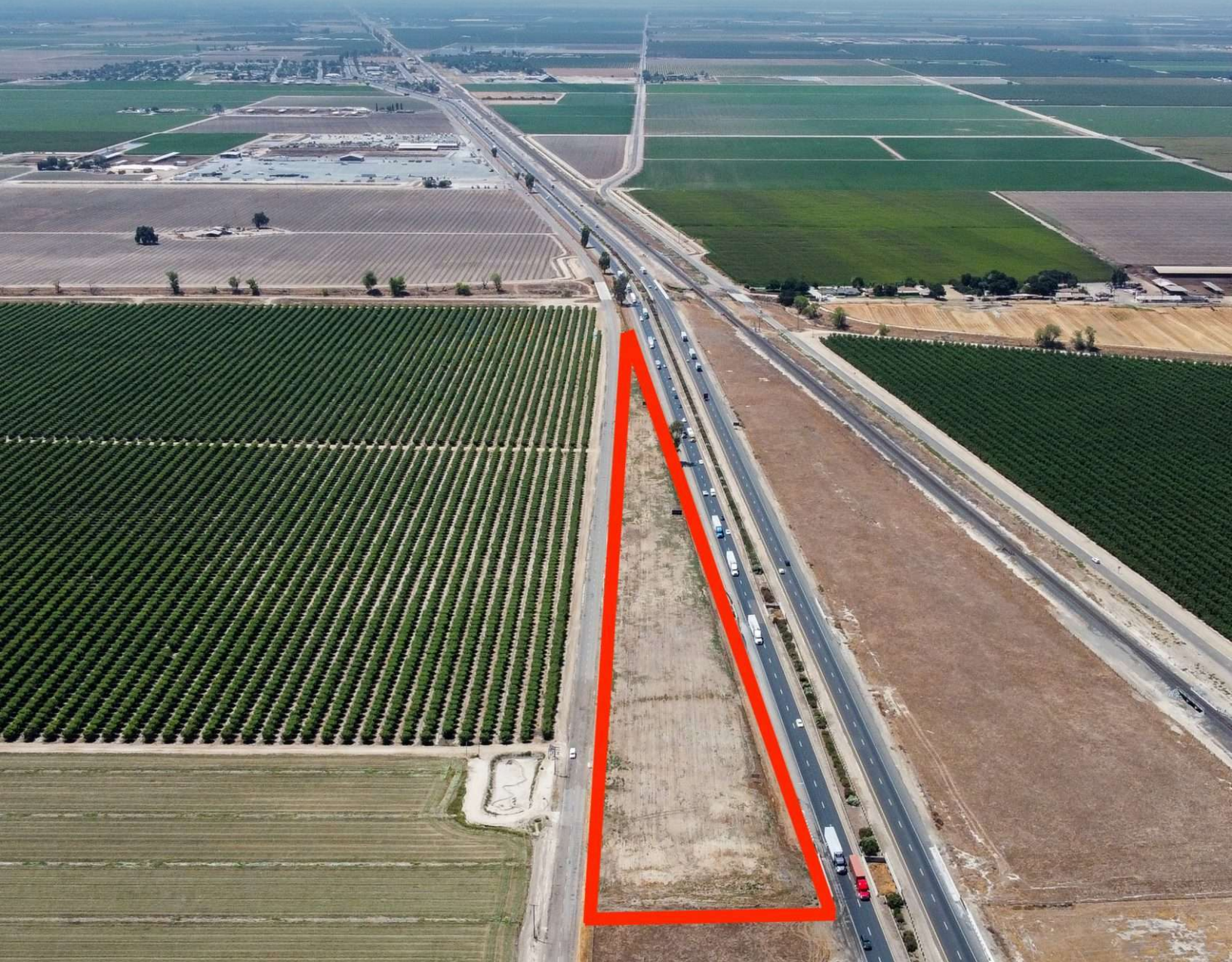




**SCHUIL**  
AG REAL ESTATE



## **+/-5.2 Acres – Freeway Frontage – Tulare, CA**

CA-99, Tulare, CA, USA • 5.2 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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## LOCATION:

Property is located on the east side of CA-99, just south of Avenue 176 in Tulare, CA. Property is on the west side of Road 112. Incredible freeway frontage property. Located just +/-4 hours away from major San Francisco and Los Angeles ports.

## SIZE:

+/-5.2 Assessed Acres

## LEGAL:

Tulare County APN: 228-150-008-000

## PLANTINGS:

Open Land

## SOIL:

+/-81.7% – Grade 2 – Good soils. (Biggriz-Biggriz, saline-Sodic, complex) +/-18.3% – Grade 1 – Excellent soils. (Colpien loam.)

## ZONING:

Zoned as AE-40. Property is a likely candidate to be re-zoned from AE-40 to Commercial/Industrial.

## POTENTIAL USE:

The property would make for an excellent industrial/storage facility. See attached Site Plan from current owner for a potential truck yard. (88 truck/trailer stalls parking encompassing +/-2.9 acres of the parcel at 790' long x 160' wide.)

## REMARKS:

Incredible opportunity to purchase +/-5 acres on CA-99, with +/-0.4 miles of freeway frontage with over +/-110,000 vehicles passing by per day (+/-40,150,000 yearly). This highly visible property would be a great location to build or expand your business. The location provides great access across California located halfway between LA and San Francisco. The property is 20 miles away from UPS and Amazon distribution centers in Visalia and only +/-5 miles south of the International Agri-Center in Tulare, CA. The property is also located +/-0.5 miles north of RB Auction, and borders the Philip S. Raine Rest Area.

## PRICE:

**\$580,000**

## CONTACT:

Stephen Schuil  
559-859-6731 (m)  
stephen@schuil.com  
CalBRE #01713755





