

7.27 ac Prime Farmersville Commercial Land



NEC Farmersville Rd & Walnut St, Farmersville, CA

Commercial Land For Sale
NEC Farmersville & Walnut
Farmersville, CA 93223

For more information, please contact:

John Lee

559.447.6257

jlee@retailcalifornia.com

DRE # 01406883

Property Summary

7.27 ac Farmersville Commercial Land For Sale NEC Farmersville Rd & Walnut St, Farmersville, CA 93223

Property Description:

The property consists of 7.27± acres of commercial land at the northeast corner of Farmersville Rd. and Walnut St. in Farmersville, CA.

Location Description:

A recently constructed Rite Aid is on the hard northeast corner of the subject intersection. The available commercial land comprises 7.27 acres surrounding the Rite Aid location with direct access from Farmersville Rd. and Walnut St. Nearby retailers include Dollar Tree, Dollar General, Check 'n Go, Jack in the Box, O'Reilly Auto Parts, and AutoZone. Farmersville High School is approximately 200 yards away from the available property on Walnut St.

APN: 111-290-014

Designated Zoning: Community Commercial

Property Size: 7.27± acres

Asking Price: \$950,000 (\$3.00± psf)

2017 Demographics:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Total Population:	9,522	12,669	22,013
Total Households:	2,367	3,295	6,339
Total Avg HH Income:	\$53,344	\$53,651	\$61,247
Total Daytime Pop:	7,865	11,263	17,778

Source: AnySite

2017 Traffic Counts:

Walnut St.:	5,830 ADT
Farmersville Rd.:	9,176 ADT
TOTAL:	15,006 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



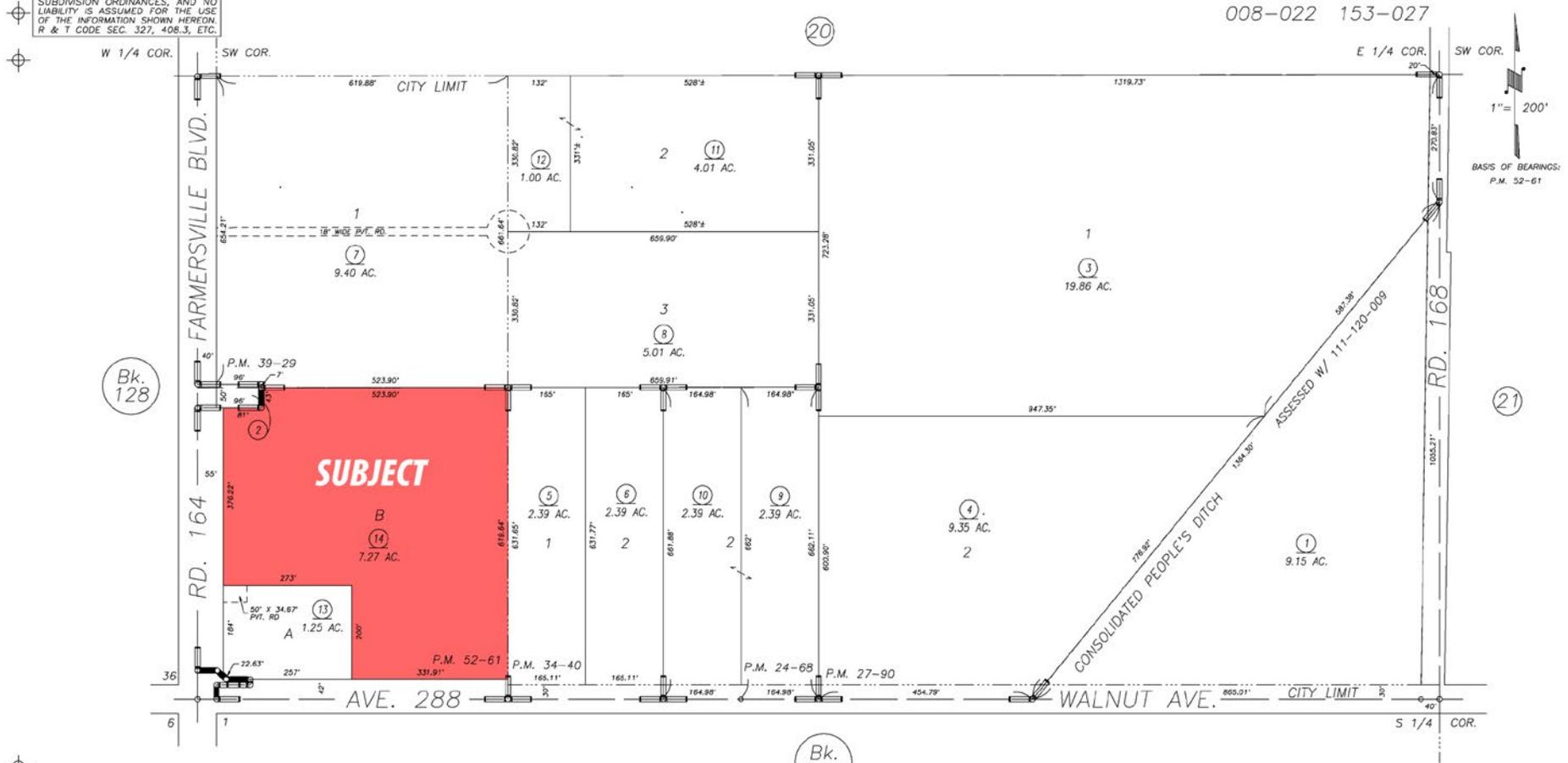
Parcel Map - NEC Farmersville Rd & Walnut St. - Farmersville, CA

S1/2 OF SW1/4 SEC.31, T.18S., R.26E., M.D.B.&M.

Tax Area Codes 111-29

008-020 008-027
008-021 087-003
008-022 153-027

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 408.3, ETC.



PARCEL MAP NO. 2367, P.M. 24-68
PARCEL MAP NO. 2689, P.M. 27-90
PARCEL MAP NO. 3338, P.M. 34-40
PARCEL MAP NO. 3828, P.M. 39-29
POR. RECORD OF SURVEY, L.S. 39-72 (RD. 164, ETC.)
PARCEL MAP NO. 5154, P.M. 52-61

VICINITY OF FARMERSVILLE
ASSESSOR'S MAPS BK. 111 , PG.29
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles ① 123
Assessor's Block Numbers Shown in Ellipses ① 123

2016-0015909	04/12/2016	ARL
REVISION	DATE	TECH

Farmersville, CA Retail Competition

**Retail Competition
Farmersville, CA**



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2018 Retail California. All rights reserved.

Retail California CRE
Updated Summary Report



N Farmersville Blvd AT W Walnut Ave
N Farmersville Blvd AT W Walnut Ave Farmersville, CA 93223

18 October 2018

Coordinates Longitude: -119.207040
Latitude: 36.312295

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	8,316	11,120	16,744
2010 Total Population	9,522	12,669	22,013
2017 Total Population	9,767	12,926	22,551
2022 Total Population	9,918	13,077	23,177
Households Trend			
2000 Total Households	1,979	2,791	4,595
2010 Total Households	2,293	3,214	6,139
2017 Total Households	2,367	3,295	6,339
2022 Total Households	2,455	3,406	6,656
Population Change Trend			
2000 to 2010 Population Change	14.5%	13.9%	31.5%
2000 to 2017 Population Change	17.4%	16.2%	34.7%
2010 to 2022 Population Change	4.2%	3.2%	5.3%
2017 to 2022 Population Change	1.5%	1.2%	2.8%
Household Change Trend			
2000 to 2010 Household Change	15.9%	15.2%	33.6%
2000 to 2017 Household Change	19.6%	18.1%	38.0%
2010 to 2022 Household Change	7.1%	6.0%	8.4%
2017 to 2022 Household Change	3.7%	3.4%	5.0%
2017 Race			
White alone	49.6%	51.3%	56.8%
Black or African American alone	0.9%	0.8%	1.2%
American Indian and Alaska Native alone	1.8%	1.7%	1.5%
Asian alone	0.7%	0.7%	2.3%
Native Hawaiian and OPI alone	0.0%	0.0%	0.1%
Some Other Race alone	41.8%	40.5%	32.7%
Two or More Races	5.2%	5.1%	5.3%
2017 Income			
Per Capita Income	\$13,246	\$13,688	\$17,389
Household Income: Median	\$36,455	\$35,799	\$47,572
Household Income: Average	\$53,344	\$53,651	\$61,247
Less than \$10,000	7.2%	7.3%	6.9%

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\$10,000 to \$14,999	3.6%	4.6%	4.2%
\$15,000 to \$19,999	11.7%	12.1%	8.1%
\$20,000 to \$24,999	11.4%	11.6%	7.1%
\$25,000 to \$29,999	4.3%	4.6%	4.9%
\$30,000 to \$34,999	9.3%	8.9%	6.7%
\$35,000 to \$39,999	8.2%	6.7%	6.2%
\$40,000 to \$44,999	2.5%	2.8%	3.0%
\$45,000 to \$49,999	3.8%	4.2%	5.4%
\$50,000 to \$59,999	6.6%	6.3%	9.2%
\$60,000 to \$74,999	8.8%	9.2%	12.5%
\$75,000 to \$99,999	12.2%	10.3%	9.9%
\$100,000 to \$124,999	7.0%	6.3%	7.9%
\$125,000 to \$149,999	1.5%	2.4%	2.9%
\$150,000 to \$199,999	0.8%	1.7%	3.0%
\$200,000 or more	1.0%	1.2%	2.0%
Average household size	4.0	3.9	3.5
Total Daytime Population	7,865	11,263	17,778
Total Employee Population	1,467	2,813	3,562
Total Daytime at Home Population	6,398	8,450	14,216
Total Employee Population (% of Daytime Population)	18.7%	25.0%	20.0%
Total Daytime at Home Population (% of Daytime Population)	81.3%	75.0%	80.0%