

AVAILABLE FOR SALE | 53.22± ASSESSED ACRES

DELANO COMMERCIAL/RESIDENTIAL LAND TULARE COUNTY

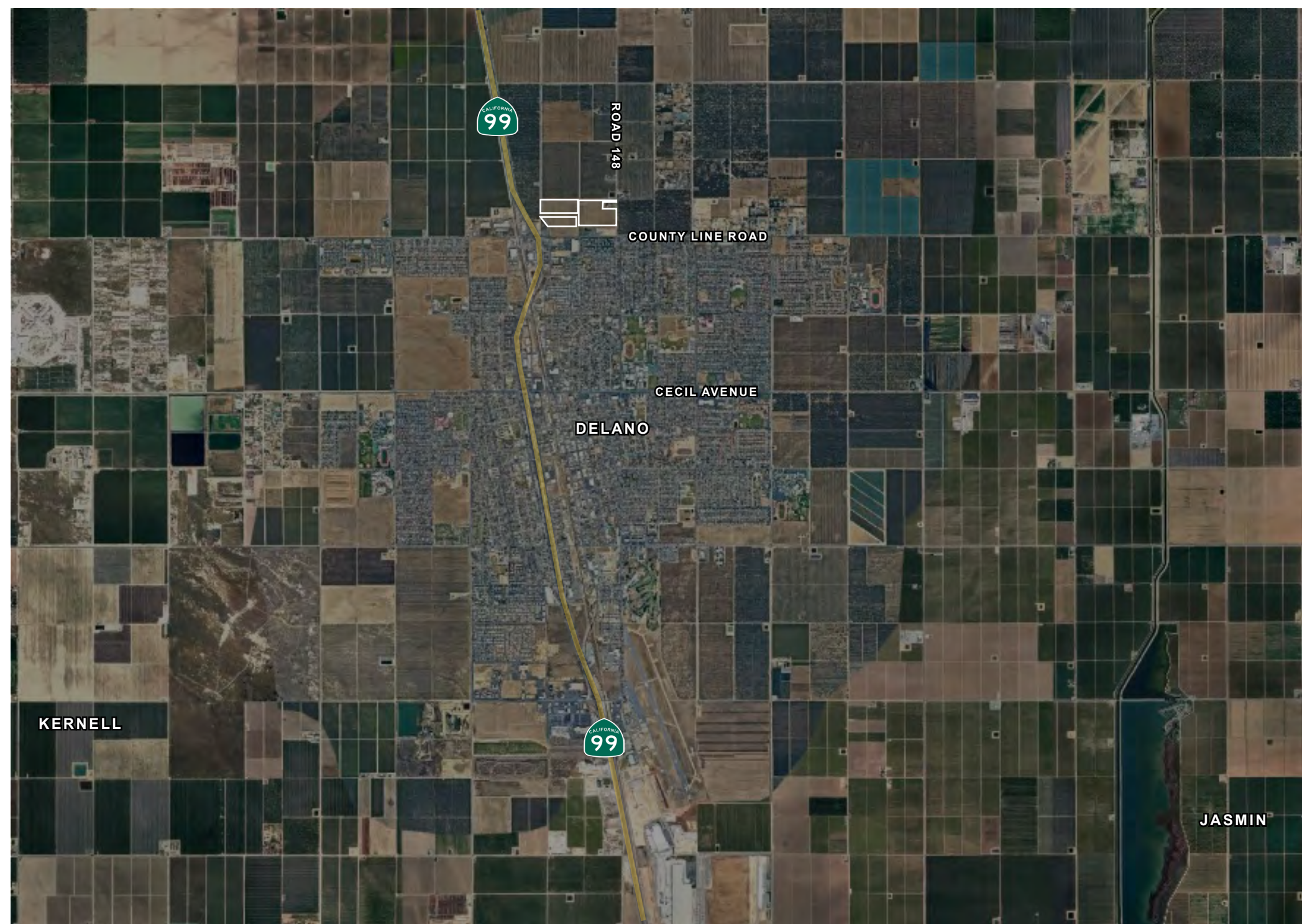


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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



ROAD 148

COUNTRY LINE ROAD

GIRARD STREET

3

ZONED: COMMERCIAL/RESIDENTIAL

1

ZONED: COMMERCIAL

2

ZONED: COMMERCIAL



DELANO COMMERCIAL/RESIDENTIAL PROPERTY INFORMATION

PROPERTY LOCATION

The subject property consists of 53.22± assessed acres of land, zoned for residential and commercial development.

PROPERTY DESCRIPTION

This highly visible commercial property is strategically located just northeast of the Highway 99 on/off ramps at the intersection of Girard Street and County Line Road in Delano, California. Its prime location offers excellent accessibility and exposure to both local and highway traffic, making it ideal for a wide range of commercial uses.

The surrounding area is a well-established retail and hospitality corridor, anchored by national and regional tenants. Nearby retailers include Tractor Supply Co., Big Lots, Smart & Final, Harbor Freight, Starbucks, Little Caesars Pizza, McDonalds, and more, all within close proximity, providing strong consumer draw and foot traffic.

Hospitality options in the immediate vicinity offer additional synergy and customer base, including Holiday Inn Express, Rodeway Inn, and Best Western, all located conveniently near the Highway 99 access points.

This location benefits from strong traffic counts, excellent visibility, and a dense mix of retail and lodging, making it a high-potential site for development or investment.

LEGAL

Tulare County APNS: 336-210-009, 336-210-010, 336-210-011

PRICE/TERMS

\$6,855,400 Million Cash at the close of escrow. Parcels can be sold separately.

DELANO COMMERCIAL/RESIDENTIAL PARCEL INFORMATION

ROAD 148

PARCEL 1

TULARE COUNTY APN	336-210-009
ZONING	CM (Commercial- Tulare County)
PARCEL SIZE	12.63± Assessed Acres
PRICE	\$1,894,500 Cash at the Close of Escrow

PARCEL 2

TULARE COUNTY APN	336-210-010
ZONING	CM (Commercial- Tulare County)
PARCEL SIZE	12.40± Assessed Acres
PRICE	\$1,860,000 Cash at the Close of Escrow

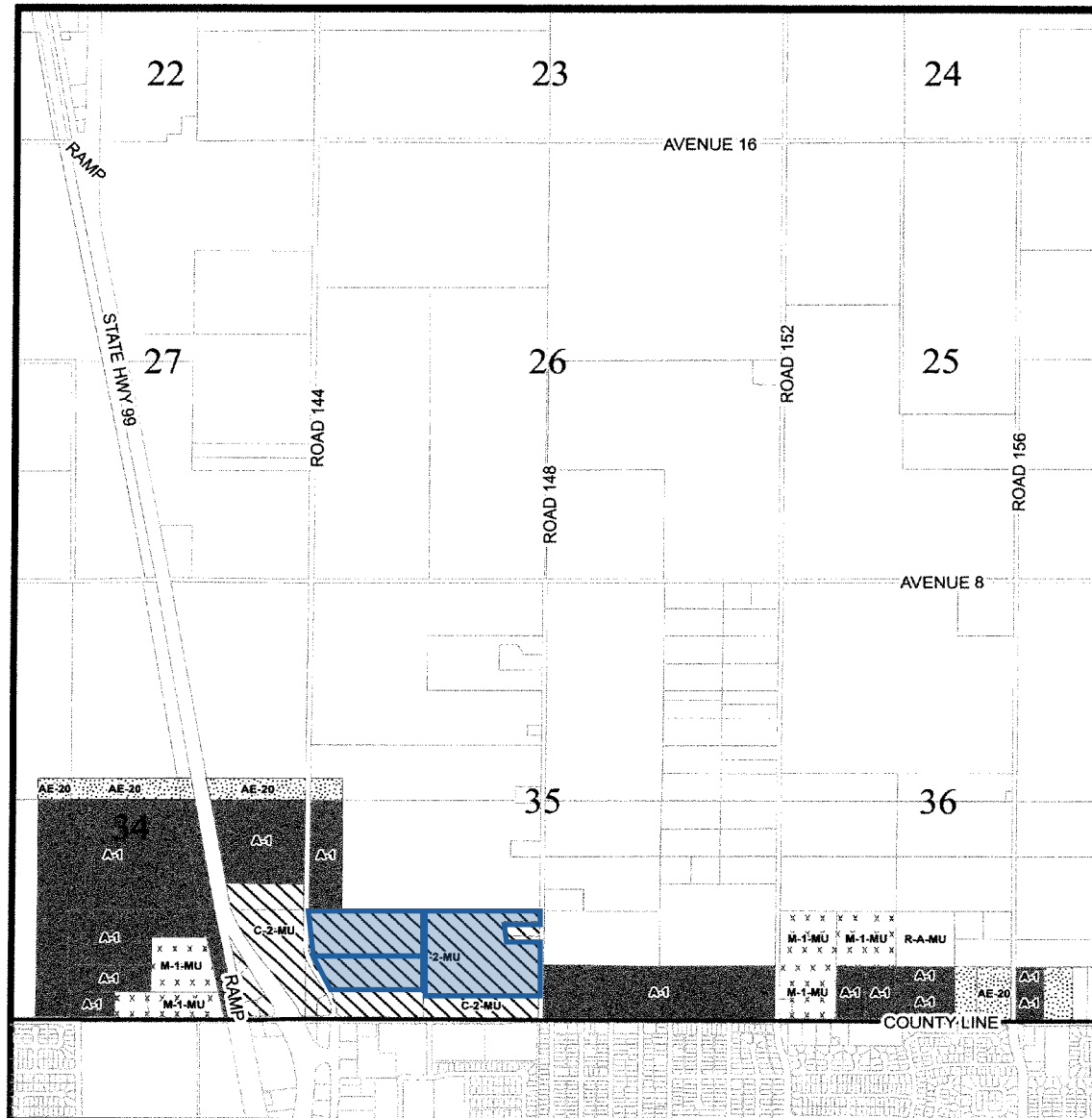
PARCEL 3

TULARE COUNTY APN	336-210-011
ZONING	CM-MU (Commercial/Residential- Tulare County)
PARCEL SIZE	28.19± Assessed Acres
PRICE	\$3,100,900 Cash at the Close of Escrow

*Parcels can be sold together for \$6,855,400 Million cash at the close of escrow.



DELANO COMMERCIAL/RESIDENTIAL PROPERTY PARCEL MAP





DELANO COMMERCIAL/RESIDENTIAL PROPERTY LOCATION

ROAD 148



COUNTY LINE ROAD



Princeton Street Elementary

CECIL AVENUE



La Vina Middle School

Almond Tree Middle School

Freemont Elementary School

RFK High School

Cesar Chavez High School



GARCES HIGHWAY



DELANO COMMERCIAL/RESIDENTIAL
CONTACT

Exclusively Offered By

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