

**COMMERCIAL/ INDUSTRIAL  
\$40,000,000**

**FOR SALE**



**Avenue 64 & Road 136 (Near Road 140 & Hwy 99)  
Earlimart, Tulare County, CA 93219**

**Property Features**

- 315.8 acres (approx.)
- Seller is willing to sell all or part of the acreage.
- Three (3) – 16” agriculture wells.
- Two mobile homes and a 10,000 sq. ft. (approx.) building.
- New zoning to allow for:  
Single Family Homes,  
Multi-Family Units,  
Commercial, and Industrial.

*(see reverse side for additional information)*

**For more information contact:**

**Bill Whitlatch** 

GRI, RE Master's™, CCIM  
Real Estate Broker,  
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## TULARE COUNTY, CALIFORNIA

**ADDRESS:**

East of Highway 99 and  
North of Deer Creek Ave.  
in Earlimart, CA 93219

**GROSS LAND SIZE:**

320 Acres (approx.)

**TOTAL PARCELS:**

8 (Eight)

**ZONING PARCELS:**

Industrial (1), Commercial (2), Multi-Family  
Residential (2), and Single-Family Residential (3)

## ADDITIONAL PROPERTY DETAILS

**ZONING TYPE:**

- **1 – 16 acres** industrial zoned which has an 8-inch well and 10,000 sq. ft. building/offices currently leased to a long-time tenant.
  - **20.5 acres** high density (76 units/acre) multi-family.
  - **29.69 acres** high density (76 units/acre) multi-family.
  - **11.21 acres** commercial.
  - **9.90 acres** commercial.
  - **28.18 acres** medium density single family (5 units/acre).
  - **83.99 acres** medium density single family (5 units/acre).
  - **118.75 acres** medium density single family (5 units/acre).
- 318.22 acres Total**

## ADDITIONAL PROPERTY DETAILS

**By Parcel:**

- **APN**
  - **Commercial:** 318-120-012 (9.90 acres) & 318-180-010 (11.21 acres)
  - **Multi-Family:** 316-180-011 (20.50 acres) & 318-120-013 (29.69 acres)
  - **Single-Family:** 316-180-012 (28.18 acres) & 316-180-013 (83.99 acres)  
318-120-014 (118.75 acres)
  - **Industrial:** 316-180-008 (16.00 acres)