

# TIPTON FARMLAND

19.2 AC OF PRIME LAND WITH COMMERCIAL REDEVELOPMENT POTENTIAL

MOTIVATED SELLER

OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

# EXECUTIVE SUMMARY

## OFFERING SUMMARY

Offering Price	\$1,500,000
Price PSF	\$1.79

## PROPERTY DETAILS

Legal Description	POR E HWY NW/4 NE/4 6-22-25
APN	300-030-007-000
Municipality	Tipton
State	California
ZIP	93272
County	Tulare County
Land SF	836,352 SF
Land AC	19.2 AC
Current Use Type	Agricultural

## HIGHLIGHTS

- Strategically located along Highway 99, a major north-south trade corridor in California.
- High-visibility highway frontage with strong traffic counts and commercial exposure.
- Situated at a busy interchange, ensuring excellent accessibility and connectivity.
- Positioned within an emerging commercial redevelopment zone, ideal for future growth.
- Expansive 19.2-acre parcel, offering ample space for development.
- Directly across from the Ventura Coastal plant, adding to the area's economic activity.

**MOTIVATED SELLER**

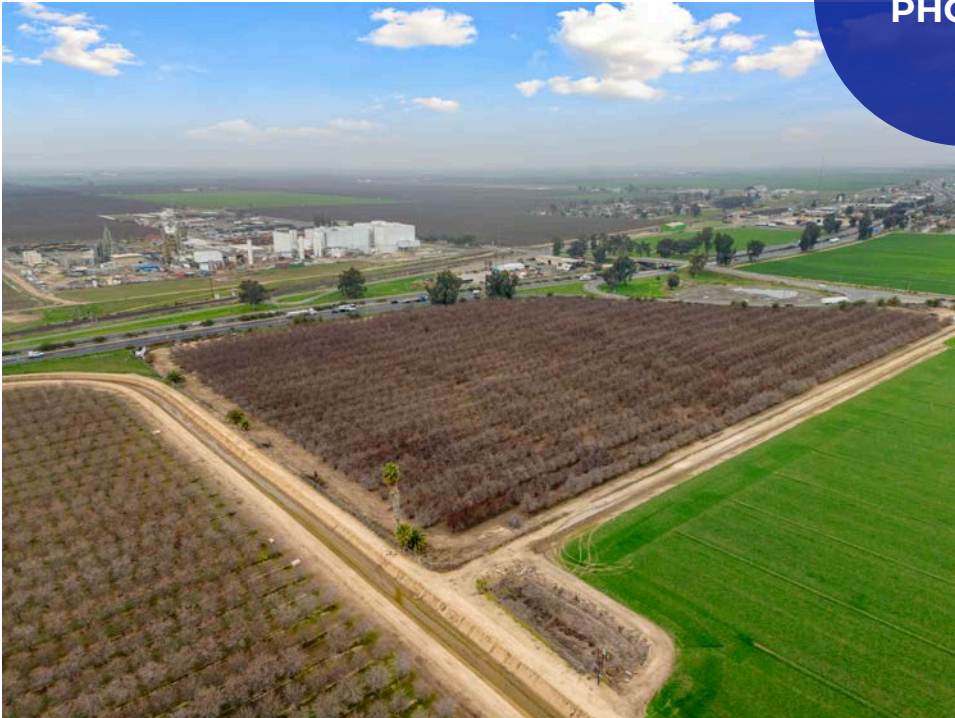


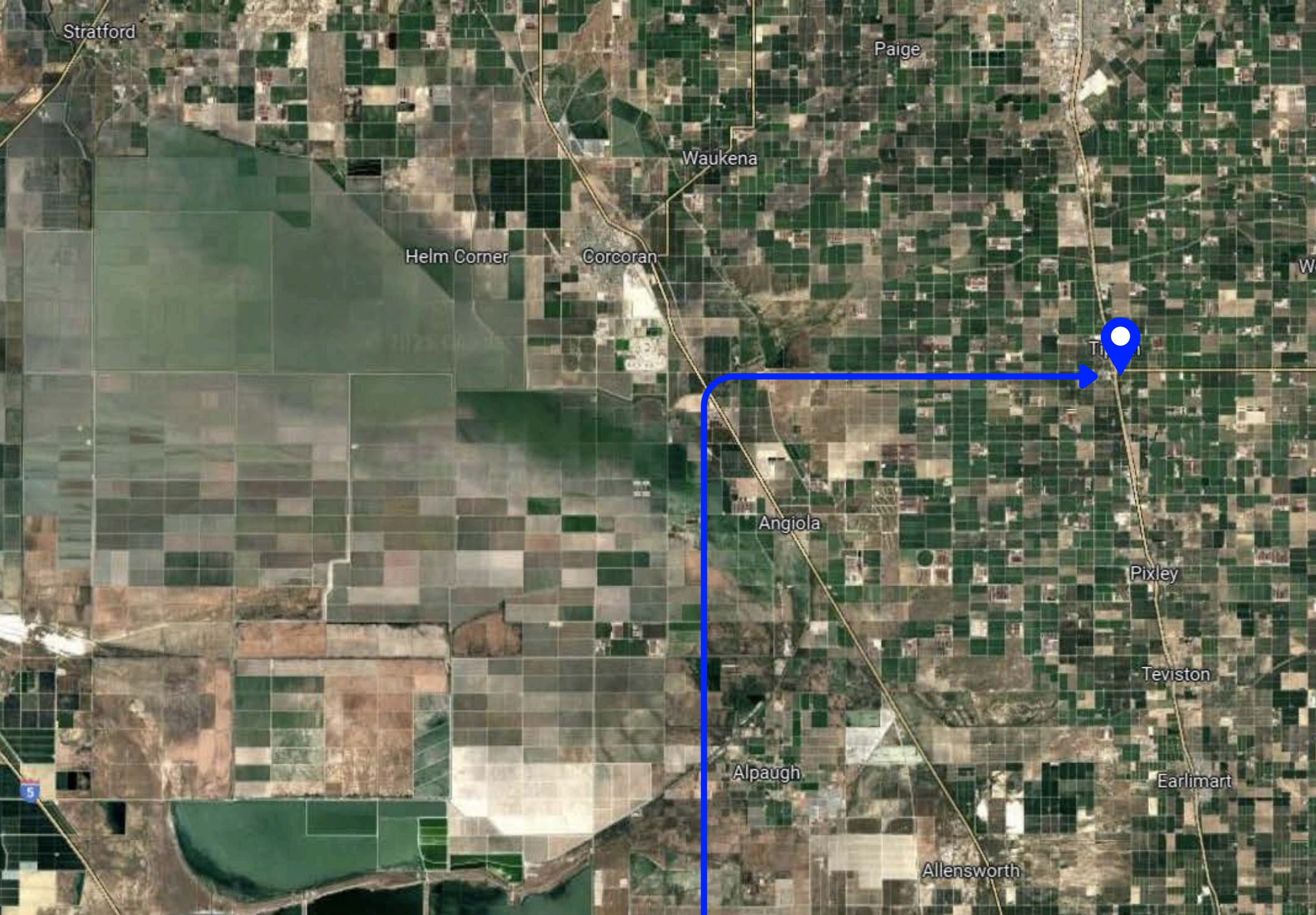






**AERIAL  
PHOTOS**





Stratford

Paige

Waukena

Helm Corner

Corcoran



Angiola

Pixley

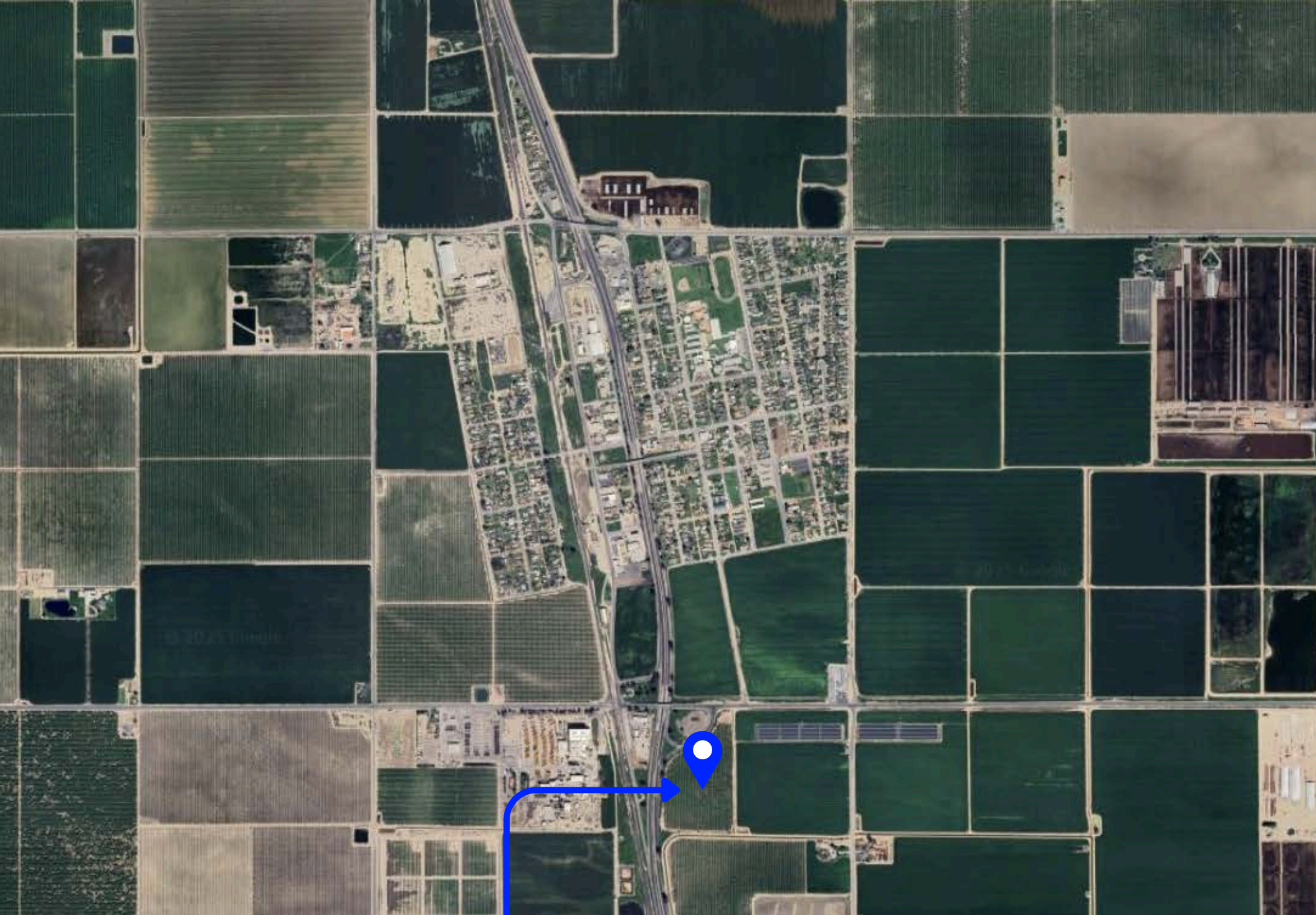
Teviston

Alpaugh

Earlimart

Allensworth

5





NORTH TO FRESNO, MODESTO,  
STOCKTON, SACRAMENTO &  
SAN FRANCISCO BAY AREA

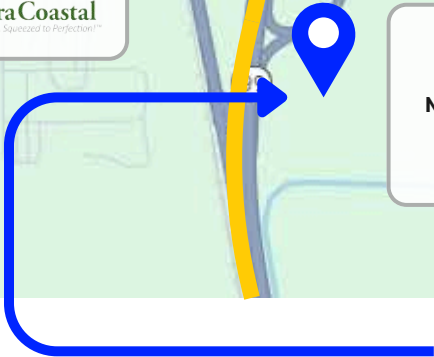


Vanderham East



PRIME OPPORTUNITY FOR  
COMMERCIAL BUSINESS ON  
MAJOR NORTH-SOUTH TRADE  
ROUTE THROUGH CENTRAL  
VALLEY OF CALIFORNIA

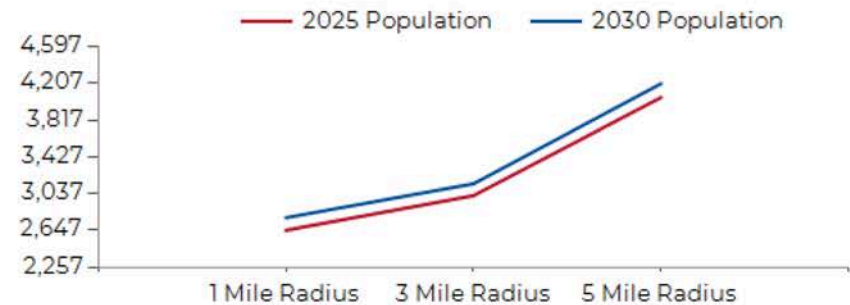
SOUTH TO BAKERSFIELD,  
LOS ANGELES, SOUTHERN  
CALIFORNIA CITIES



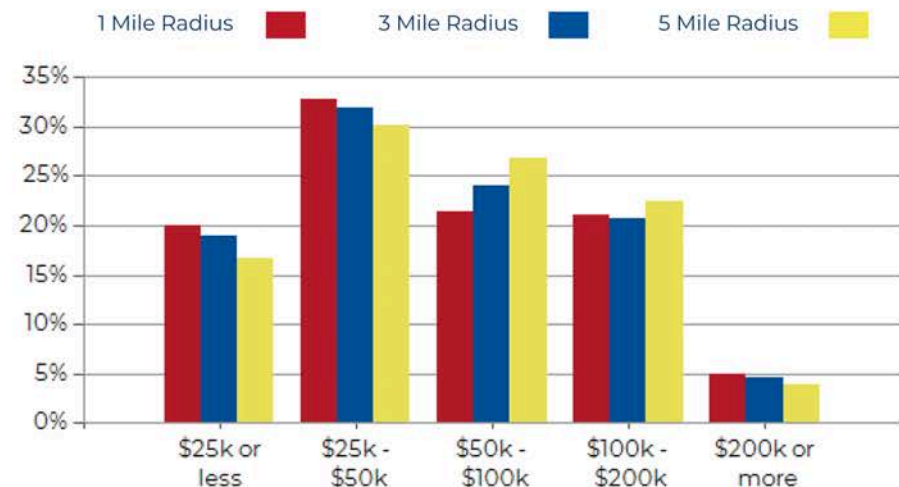
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,891	2,311	3,195
2010 Population	2,643	3,038	4,045
2025 Population	2,647	3,016	4,060
2030 Population	2,781	3,142	4,207
2025-2030: Population: Growth Rate	4.95%	4.10%	3.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	69	78	100
\$15,000-\$24,999	71	72	78
\$25,000-\$34,999	116	122	143
\$35,000-\$49,999	113	132	180
\$50,000-\$74,999	81	104	157
\$75,000-\$99,999	68	87	131
\$100,000-\$149,999	99	111	167
\$150,000-\$199,999	48	53	73
\$200,000 or greater	34	36	42
Median HH Income	\$46,641	\$48,999	\$54,087
Average HH Income	\$76,401	\$76,074	\$77,406

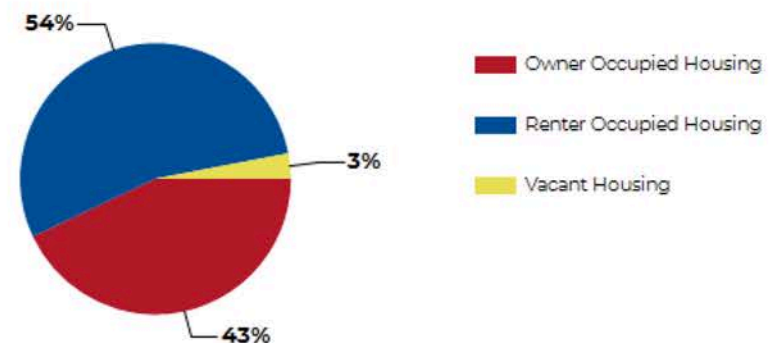
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	508	648	934
2010 Total Households	629	742	1,009
2025 Total Households	698	795	1,071
2030 Total Households	746	842	1,127
2025 Average Household Size	3.78	3.78	3.78
2025-2030: Households: Growth Rate	6.70%	5.80%	5.10%



2025 Household Income

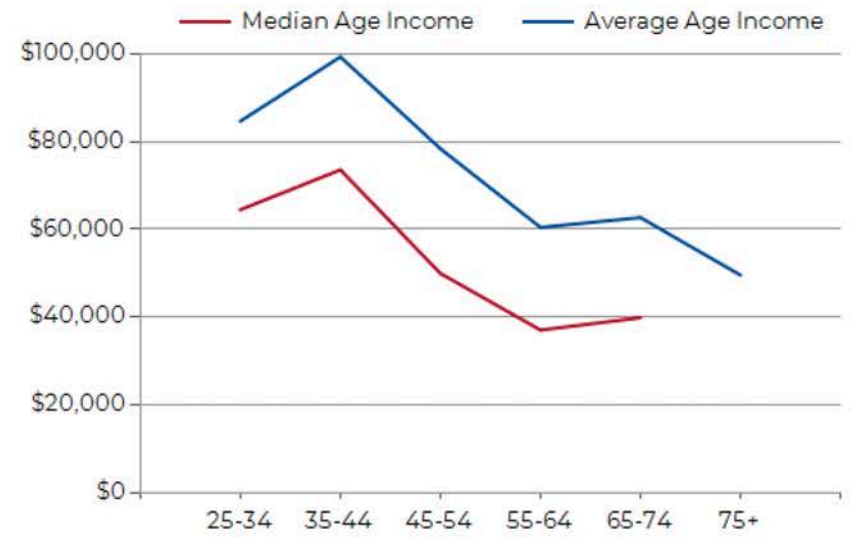
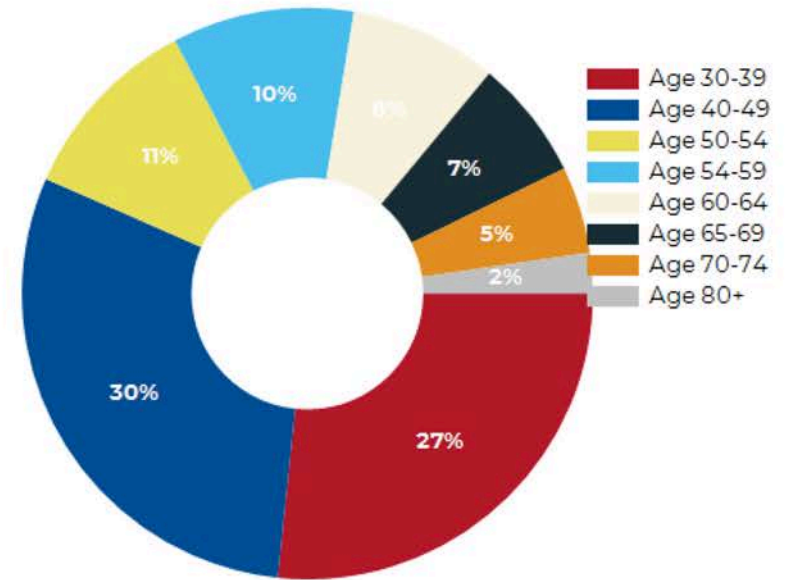


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	174	193	257
2025 Population Age 35-39	163	186	255
2025 Population Age 40-44	216	241	319
2025 Population Age 45-49	162	182	236
2025 Population Age 50-54	136	157	218
2025 Population Age 55-59	130	151	205
2025 Population Age 60-64	106	127	176
2025 Population Age 65-69	86	99	134
2025 Population Age 70-74	62	70	94
2025 Population Age 75-79	29	36	57
2025 Population Age 80-84	14	19	27
2025 Population Age 85+	19	26	37
2025 Population Age 18+	1,792	2,053	2,780
2025 Median Age	29	30	30
2030 Median Age	30	30	30

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,490	\$65,151	\$64,289
Average Household Income 25-34	\$84,703	\$83,078	\$81,492
Median Household Income 35-44	\$73,637	\$75,213	\$76,709
Average Household Income 35-44	\$99,413	\$97,936	\$96,191
Median Household Income 45-54	\$50,000	\$53,656	\$59,848
Average Household Income 45-54	\$78,484	\$79,789	\$83,327
Median Household Income 55-64	\$37,032	\$39,371	\$44,114
Average Household Income 55-64	\$60,484	\$61,740	\$65,511
Median Household Income 65-74	\$39,863	\$41,615	\$45,830
Average Household Income 65-74	\$62,723	\$60,814	\$65,877
Average Household Income 75+	\$49,595	\$50,539	\$52,784



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