



VALLEY TRUST REALTY

E Bush & D St. Lemoore California



LEMOORE COMMERCIAL LAND - FOR SALE

- 6 Parcels Total
- Ready for multi-family & commercial retail development.
- Zoned Mixed Use and Medium Density Residential
- 5-10 Minutes from Naval Air Station Lemoore, Lemoore Surf Ranch, California Cannabis Company (large cultivation site), Hwy 198 & 41 quick access.

LOTS 1,2 & 3 \$7.20 SQ FT.
LOTS 5 & 8 \$5.50 SQ FT.



Lot 1 - 32,670 Sq ft	Lot 5 - 121,097 Sq Ft
Lot 2 - 29,185 Sq Ft	
Lot 3 - 29,621 Sq Ft	Lot 8 - 155,074 Sq Ft

Lot 1 - \$235,224
 Lot 2 - \$210,132
 Lot 3 - \$213,271

Lot 5 - \$666,033
 Lot 8 - \$852,907

TONY OLIVEIRA - BROKER
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 RESIDENTIAL - COMMERCIAL - AG LAND
 24476 Fairfax Ave. Lemoore CA 93245



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COMMERCIAL LAND FOR SALE

Property Features

- Storm drain fees prepaid by the seller.
- Seller Financing available up to the development stage.
- Perfect Mixed Use development opportunity in the growing city of Lemoore!
- The Central Valley is at the beginning of major economic opportunity.

APNs:

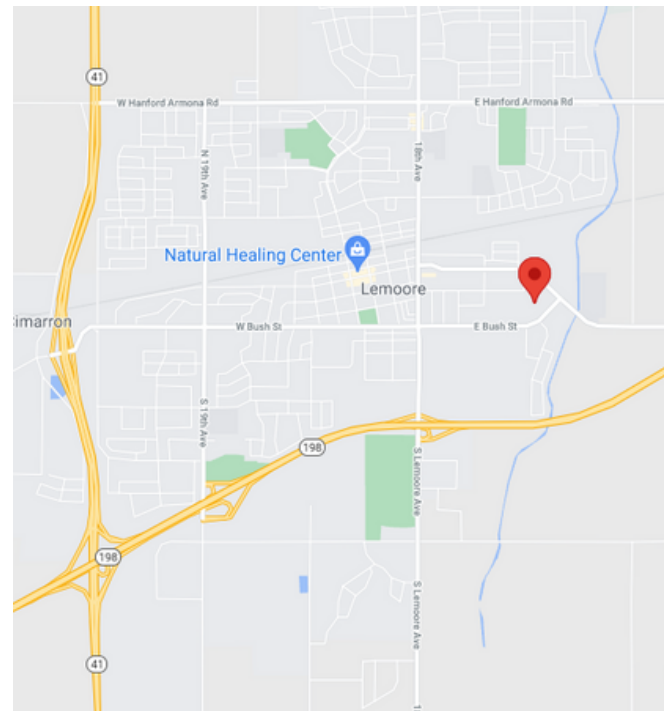
Lt 1 - 023-020-066-000

Lt 2 - 023-020-067-000

Lt 3 - 023-020-068-000

Lt 5 - 023-020-071-000

Lt 8 - 023-020-073-000



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Nearby Attractions

- Naval Air Station Lemoore
- Lemoore Surf Ranch
- Tachi Palace Casino & Resort
- California Cannabis Company
- West Hills College Lemoore



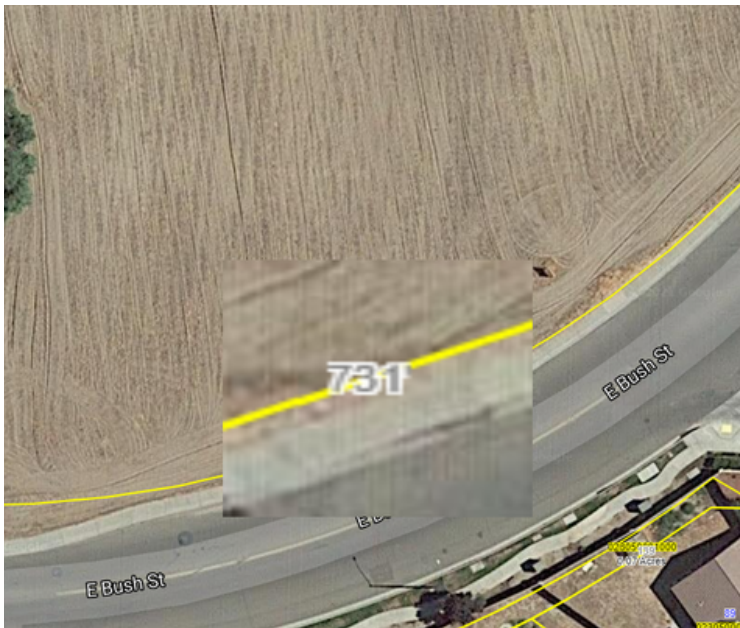
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LOT FRONTAGE

- Lot 1 - **306'** ft on D St.
- Lot 2 - **423'** ft on D St & Oleander.
- Lot 3 - **295'** ft on Oleander.
- Lot 5 - **231'** ft on Oleander.
- Lot 7 - **155'** ft on Bush St.
- Lot 8 - **731'** ft at South end along Bush St.

Site map has been engineered for infrastructure and utility design complete with ready to build elevations including road and curb and gutter.

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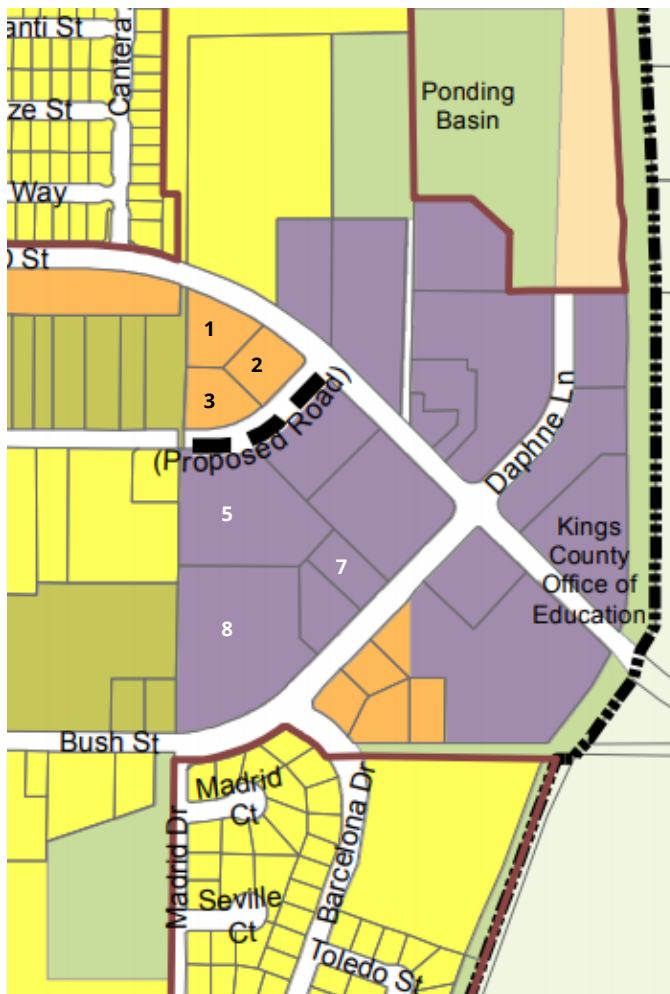













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Zoning Guide

Lots 1,2,& 3 are currently zoned Medium Density Residential, and 5,7, & 8 are Mixed Use. After discussions with the city, it appears that the sellers, on behalf of the developers, would be able to exchange current zoning to have multifamily or mixed use in lots 5 & 8, professional office in lot 7, commercial in lots 1,2,&3 or a combination of what best fits the development.



-  Agriculture (AG)
-  Agricultural and Rural Residential (AR)
-  Very Low Density Residential (RVLD)
-  Low Density Residential (RLD)
-  Traditional Neighborhood Residential (RN)
-  Low-Medium Density Residential (RLMD)
-  Medium Density Residential (RMD)
-  High Density Residential (RHD)
-  Neighborhood Commercial (NC)
-  Regional Commercial (RC)
-  Mixed Use (MU)

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