

AVAILABLE FOR SALE  
14.81± ACRES

# HIGHWAY 198 & FARMERSVILLE BOULEVARD

FARMERSVILLE, CA

14.81± ACRES

← SITE

*For information, please contact:*

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# HIGHWAY 198 AND FARMERSVILLE BOULEVARD

## FARMERSVILLE, CA

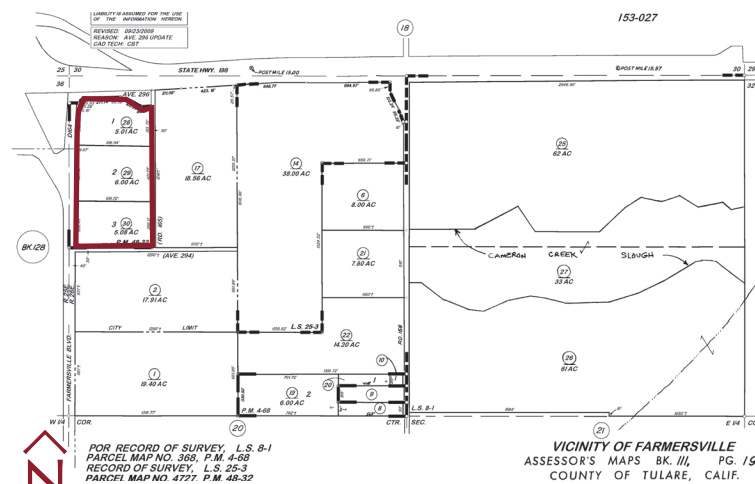
## PROPERTY INFORMATION

**Availability:** 14.81± acres  
**Zoning:** C-H (*Highway Commercial*)  
**APN:** 111-019-028, 029, 030 (*Tulare County*)

### PROPERTY DESCRIPTION

Prime Highway 198 development opportunity!

Located along the "Gateway to the Sequoias" this 14.81± acres is zoned C-H (Highway Commercial) and is an ideal location for a Hotel, fast-food, gas station and other related services. Property consists of 3 parcels which can be sold separately. Contact Broker for parcel pricing.



**\$2,000,000**  
ASKING PRICE

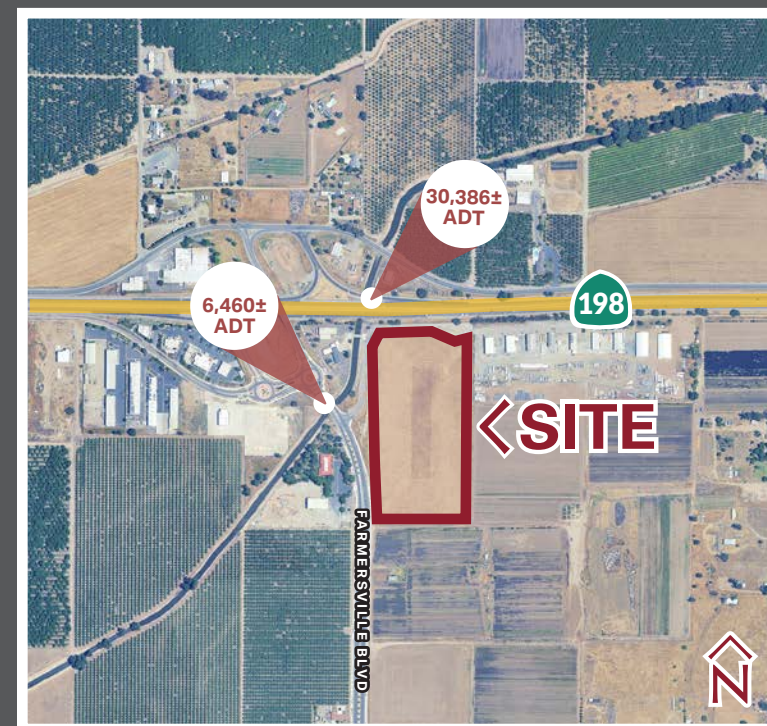
# HIGHWAY 198 AND FARMERSVILLE BOULEVARD

## FARMERSVILLE, CA

## AREA DEMOGRAPHICS

|            | DEMOGRAPHICS                       | 1 MILE<br>RADIUS | 3 MILE<br>RADIUS | 5 MILE<br>RADIUS |
|------------|------------------------------------|------------------|------------------|------------------|
| POPULATION | 2031 Projection                    | 2,650            | 26,822           | 80,120           |
|            | 2026 Estimate                      | 2,478            | 26,145           | 78,522           |
|            | Growth 2026-2031                   | 6.92%            | 2.59%            | 2.03%            |
|            | Growth 2020-2026                   | 16.54%           | 7.24%            | 5.45%            |
|            | Growth 2010-2020                   | 32.18%           | 2.24%            | 4.83%            |
| HOUSEHOLD  | 2031 Projection                    | 649              | 7,944            | 25,800           |
|            | 2026 Estimate                      | 613              | 7,716            | 25,214           |
|            | Growth 2026-2031                   | 5.80%            | 2.96%            | 2.32%            |
|            | Growth 2020-2026                   | 9.22%            | 8.09%            | 6.36%            |
|            | Growth 2010-2020                   | 21.09%           | 4.97%            | 7.09%            |
|            | <b>2026 Est. Average HH Income</b> | <b>\$91,152</b>  | <b>\$108,875</b> | <b>\$105,405</b> |

Source: Claritas 2026



**TRAFFIC COUNTS**  
(Within a One Mile Radius)

**30,386± ADT**

Highway 198

**6,460± ADT**

N. Farmersville Boulevard  
(South and North bound)

Source: Kalibrate TrafficMetrix 2025



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