

Investment Opportunity

LAND DEVELOPMENT

12812 East Stroud, Kingsburg, CA 93631
OFFERING MEMORANDUM

LAND FOR SALE



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PROPERTY *highlights*



- + 16-Acre Parcel, primed for potential future Multi-family development
- + Convenient Access to Highway 99 & All Amenities in North Kingsburg Developing Areas
- + Kingsburg General Plan Cites this Parcel for Multi-Family Residential
- + Schools, Offices, Hotels, Banking, Shopping, Retail, Restaurants, Entertainment & More Nearby



the OPPORTUNITY

The California Company is proud to introduce this rare opportunity now available in the heart of north Kingsburg, offering an expansive 16-acre property with exceptional future development potential. This agricultural estate is strategically located near the Kingsburg Sphere of Influence and is surrounded by established residential neighborhoods and newly developed apartment communities highlighting its prime position amid the city's continual growth.

With freeway access just a convenient five-minute drive away, the location offers excellent connectivity to surrounding amenities and regional destinations. Buyers are encouraged to check with the City of Kingsburg regarding current zoning, development potential, and the city's positioning on this property, as it represents a compelling opportunity for investors, developers, or forward-thinking buyers looking to capitalize on Kingsburg's expanding housing needs and growing population.

the OPPORTUNITY

ADDRESS 12812 East Stroud Avenue
Kingsburg, California

APN(S) 394-021-31

LOT SIZE 16 Acres
Note: 17.12 Acres is the current parcel size, however the sale will be subject to the parcel split of the Seller's Singl Family Residence on 1 Acre. AG Tenant may remove the Ag Well and some of the citrus trees within 30 days of close of escrow.

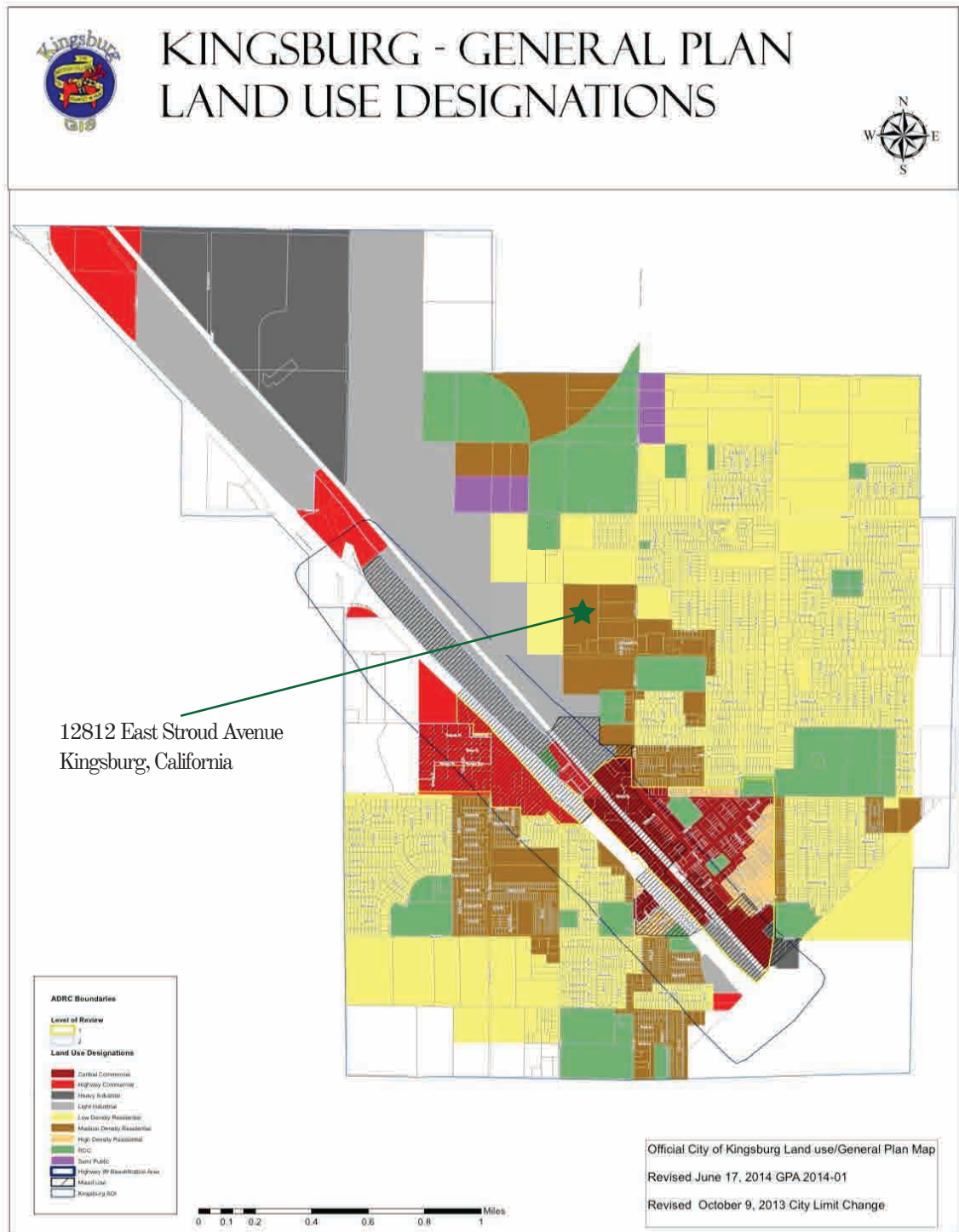
ZONING The City of Kingsburg General Plan Slates this parcel for future *Multi-Family Development*, however it is currently zoned as Ag Land

OFFERED at \$4,200,000



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16 ACRE MULTI-FAMILY DEVELOPMENT 8-15 UNITS PER ACRE

OPTION 1: 128 UNITS (8 UNITS/ACRE)

-  Total Units: 128
-  Density: 8 du/ac
-  2-3 Story Buildings
-  Unit Mix: 1, 2 & 3 Bedroom

Note: City of Kingsburg has identified they are looking for 8-15 units per acre at this parcel.

Buyer to verify. Renderings are conceptual and for illustrative purposes only.

property SITE PLAN

16 ACRE MULTI-FAMILY DEVELOPMENT 8-15 UNITS PER ACRE

OPTION 2: 240 UNITS (15 UNITS/ACRE)

-  Total Units: 240
-  Density: 15 du/ac
-  2-3 Story Buildings
-  Unit Mix: 1, 2 & 3 Bedroom

Note: City of Kingsburg has identified they are looking for 8-15 units per acre at this parcel.

Buyer to verify. Renderings are conceptual and for illustrative purposes only.



12812 East Shroud Avenue, Kingsburg, CA

confidentiality & disclaimer AGREEMENT

This Offering Memorandum presents select information regarding the property located at 12812 East Stroud in Kingsburg, California (the “Property”). It has been prepared by The California Company for informational purposes only and is intended solely for review by qualified prospective purchasers.

The details contained herein are confidential and may not include all the information a buyer may need to evaluate the Property. Recipients are encouraged to conduct their own independent analysis and due diligence. This material should not be shared, copied, or distributed without the written consent of The California Company.

Information within this Memorandum was obtained from sources deemed reliable; however, The California Company and the Property Owner make no guarantees, representations, or warranties—express or implied—as to the accuracy or completeness of the information provided.

The California Company and the Owner reserve the right to withdraw the Property from the market, reject any and all offers, or terminate discussions at any time without notice. No commitment to sell shall exist unless and until a written purchase agreement has been executed by all parties.

If you decide not to pursue this opportunity or discontinue your review, please destroy all related materials, including this Offering Memorandum.

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