

FOR SALE

Farrar Estates

139 Lots
Approx. 78 ACRES

RESIDENTIAL SUBDIVISION

Tulare, California

Property Overview

This prime property is situated in one of the fastest growing regions of the Central Valley of California. Within the urban boundary of the City of Tulare, this property has been annexed into the city of Tulare. Adjacent properties to the north, west, and south are all under construction and part of residential master plan developments. Property directly to the east are beautifully established 1-2 acre country estates.

This approved development is planned and designed to incorporate a high quality and size configuration of estate home lots. Currently, the home sites are mapped to include single story homes ranging from one acre to one third acre lots. The planned development will be a punch pad gated community. A sub-division map and site map of 139 lots have been approved by all city and county and state agencies, making this property ready for high income residential development.

This planned residential development is designed with 108 lots within the boundary of a gated subdivision with an additional 31 lots in a non-gated area. The entrance of the gated community is located on Morrison Street. Approximately 4.2 acres has been dedicated to storm drain basin as a condition of the use permit.

Property Location: *(see attached map)*

The location of the property is on the easterly boundary of the City of Tulare and is considered a proposed prime residential development property.

The property is approximately one quarter mile east of Mooney Blvd. and fronts Tulare Avenue on it's northern boundary, (State Highway 137). The property is the last to be proposed for subdivision directly east of the intersection of Mooney Boulevard and Tulare Avenue.

The property fronts along approximately one half mile of Morrison Street.



Legal Description

Approximately 76.75 acres of open land in Tulare County, California. Tulare County Assessors Parcel Numbers are; 172-090-029; 172-130-020; 172-110-001 and 172-070-005. The property is located at the intersection of Tulare Avenue (California State Highway 137) and Morrison Street in Tulare, California. The property fronts along approximately one quarter mile of Tulare Avenue and approximately one half mile of Morrison Street.

Project Status

The property was annexed into the City of Tulare in 2007, according to the Site plan and sub-division map on record. (All documentation is attached). The Subdivision map and site plan has been approved by:

- LAFCO - County of Tulare
- City of Tulare

The following reports completed:

- Preliminary Title report
- A Geo/Hydro report
- ALTA survey
- Conditional Use Permit #2006-20
- Zoned lots R-1, R1-20, R1-12.5, R1-7

Demographics

See the following web sites for additional information growth patterns and trends and County of Tulare and City of Tulare demographics;

- www.ci.tulare.ca.us/
- www.co.tulare.ca.us/
- www.tularechamber.org/

OFFERED PRICE: \$150,000.00/acre

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Ralph Friend, Project Manager/Broker
R. Friend and Company
559-302-7372
ralph@rfriend.net
www.rfriend.net



We believe the information herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.



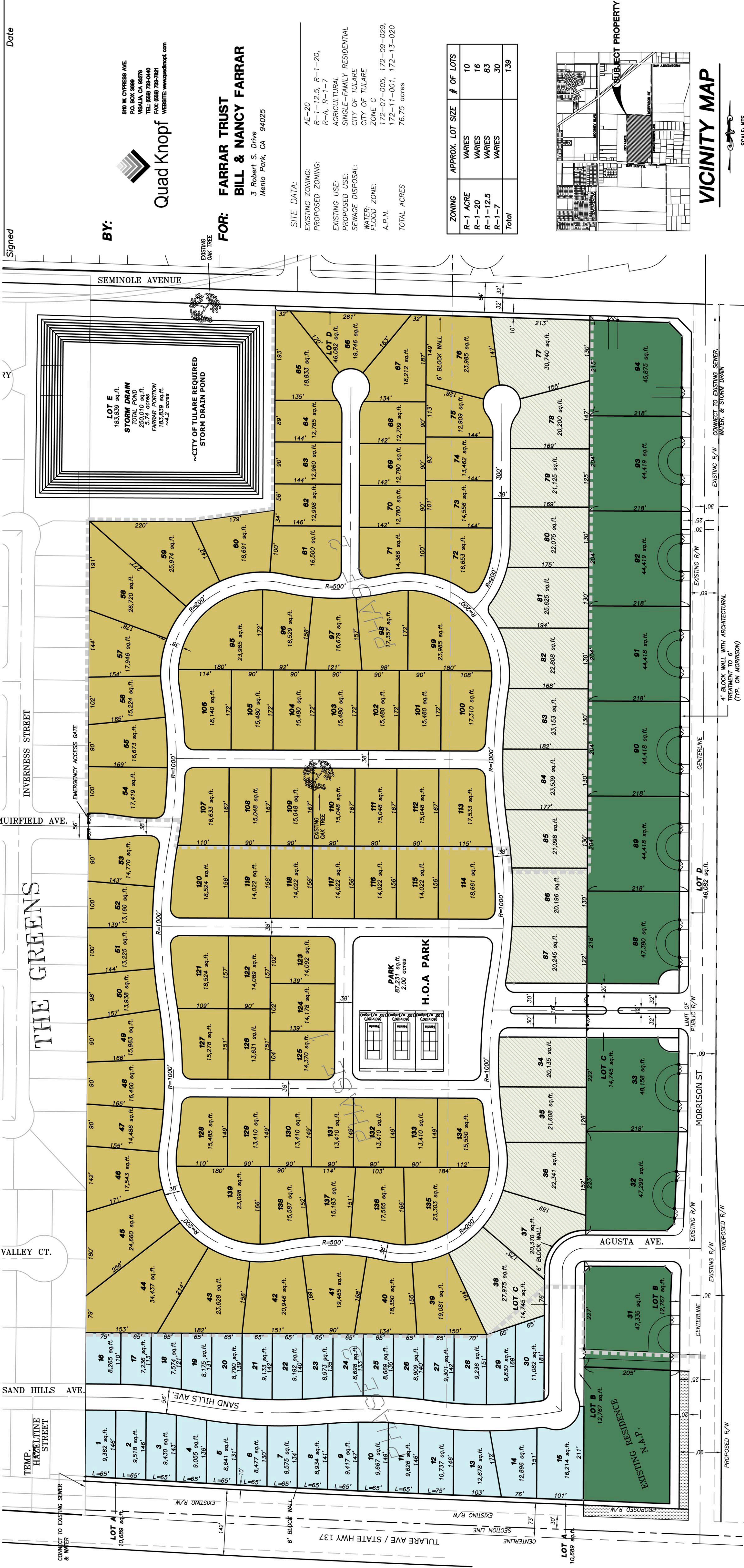
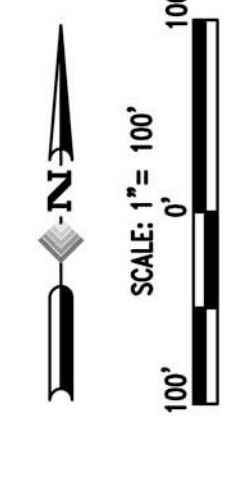
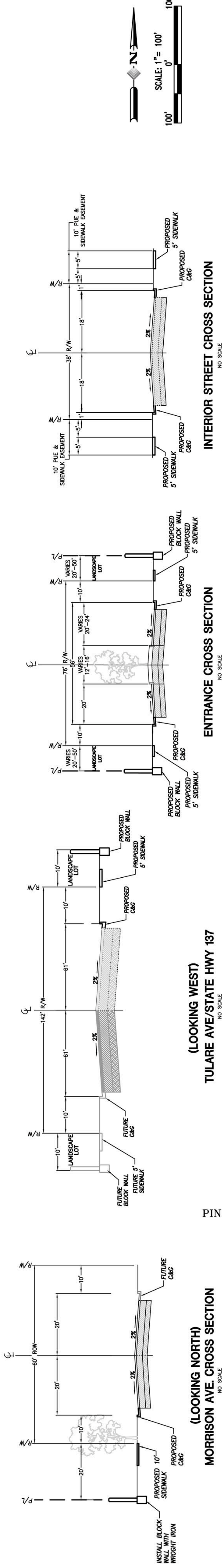
r. friend & co.
R E A L E S T A T E

FARRAR ESTATES TENTATIVE SUBDIVISION

BEING A PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA.

October 2006
CONSISTING OF 1 SHEET

I hereby apply for approval of the subdivision shown on this map and certify that I am the legal owner or the authorized agent of the legal owner of said property and that the information shown hereon is true and current to the best of my knowledge and belief.

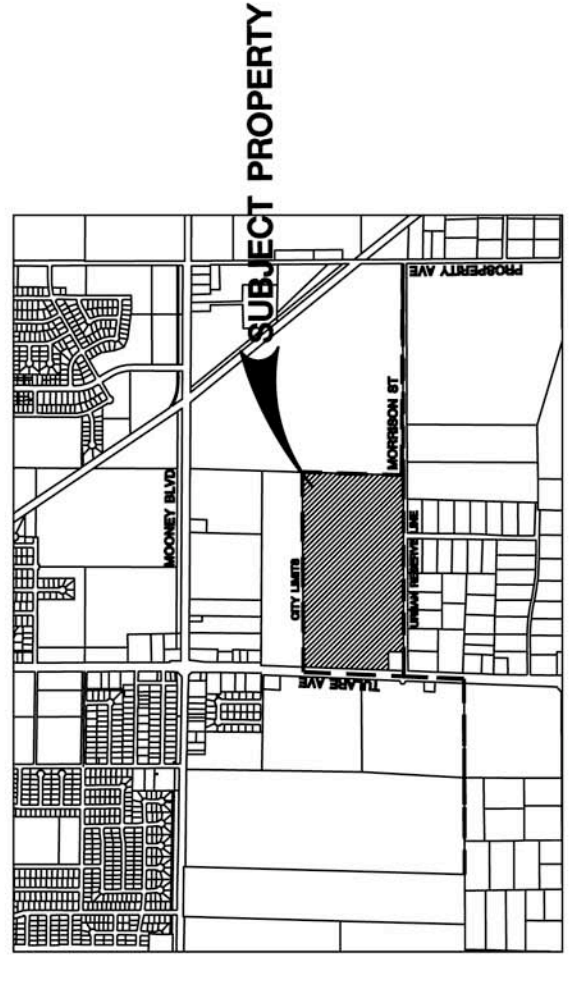


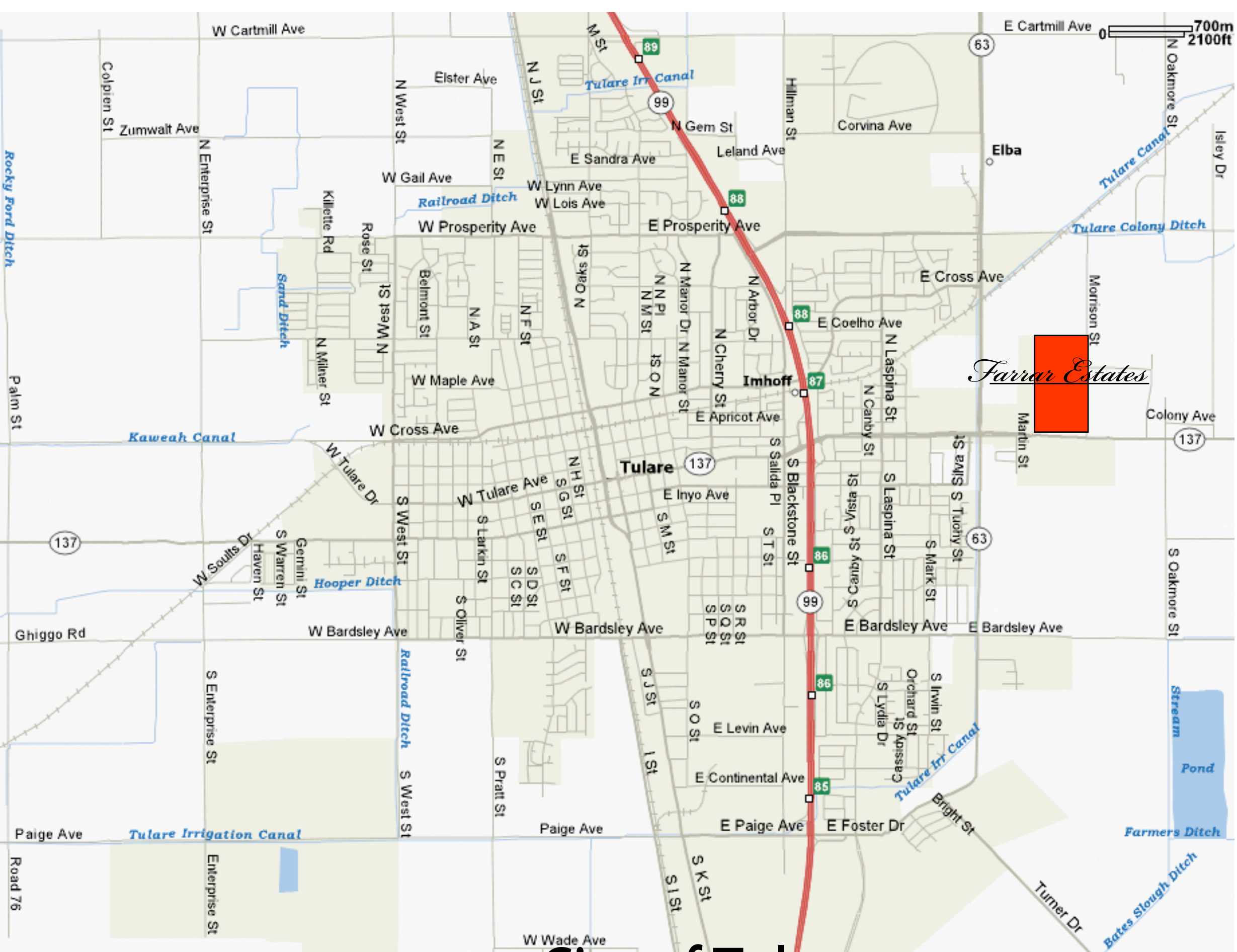
BY:
870 W. CYPRRESS AVE.
P.O. BOX 9889
VADIA, CA 93278
TEL: (650) 785-0440
FAX: (650) 785-7821
WEBSITE: www.quadknopf.com

FOR:
FARRAR TRUST
BILL & NANCY FARRAR
3 Robert S. Drive
Menlo Park, CA 94025

SITE DATA:
EXISTING ZONING: AE-20
PROPOSED ZONING: R-1-12.5, R-1-20,
R-A, R-1-7
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
SEWAGE DISPOSAL: CITY OF TULARE
WATER: FLOOD ZONE:
A.P.N.: 172-07-005, 172-09-029,
172-11-001, 172-13-020
TOTAL ACRES: 76.75 acres

ZONING	APPROX. LOT SIZE	# OF LOTS
R-1 ACRE	VARIABLES	10
R-1-20	VARIABLES	16
R-1-12.5	VARIABLES	63
R-1-7	VARIABLES	80
Total		139





City of Tulare