



**SCHUIL**  
AG REAL ESTATE



## **+/-10.85 Acres – Development Land – Strathmore, CA**

Avenue 194, Strathmore, CA 93267, USA • 10.85 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION :

The property is located at the intersection of Avenue 194 and Road 228 in Strathmore, Tulare County, CA.

## SIZE:

+/-10.85 Assessed Acres

## LAND USE:

Property is open land ready for development.

## WATER:

There is one (1) functioning ag well on the property.

## ZONING:

The property is currently zoned the following:

- ±4 acres fronting the roadway are zoned C-3-MU, "Service Commercial – Mixed Use"
- ±6 acres zoned R-3-MU, "Multiple-family with Mixed-use Overlay"

See 'Official Zoning Map of Tulare County' for details.

## LEGAL:

Tulare County APNs: 215-410-024 and 215-410-025

**GROUNDWATER  
DISCLOSURE:**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping.

For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

**REMARKS:**

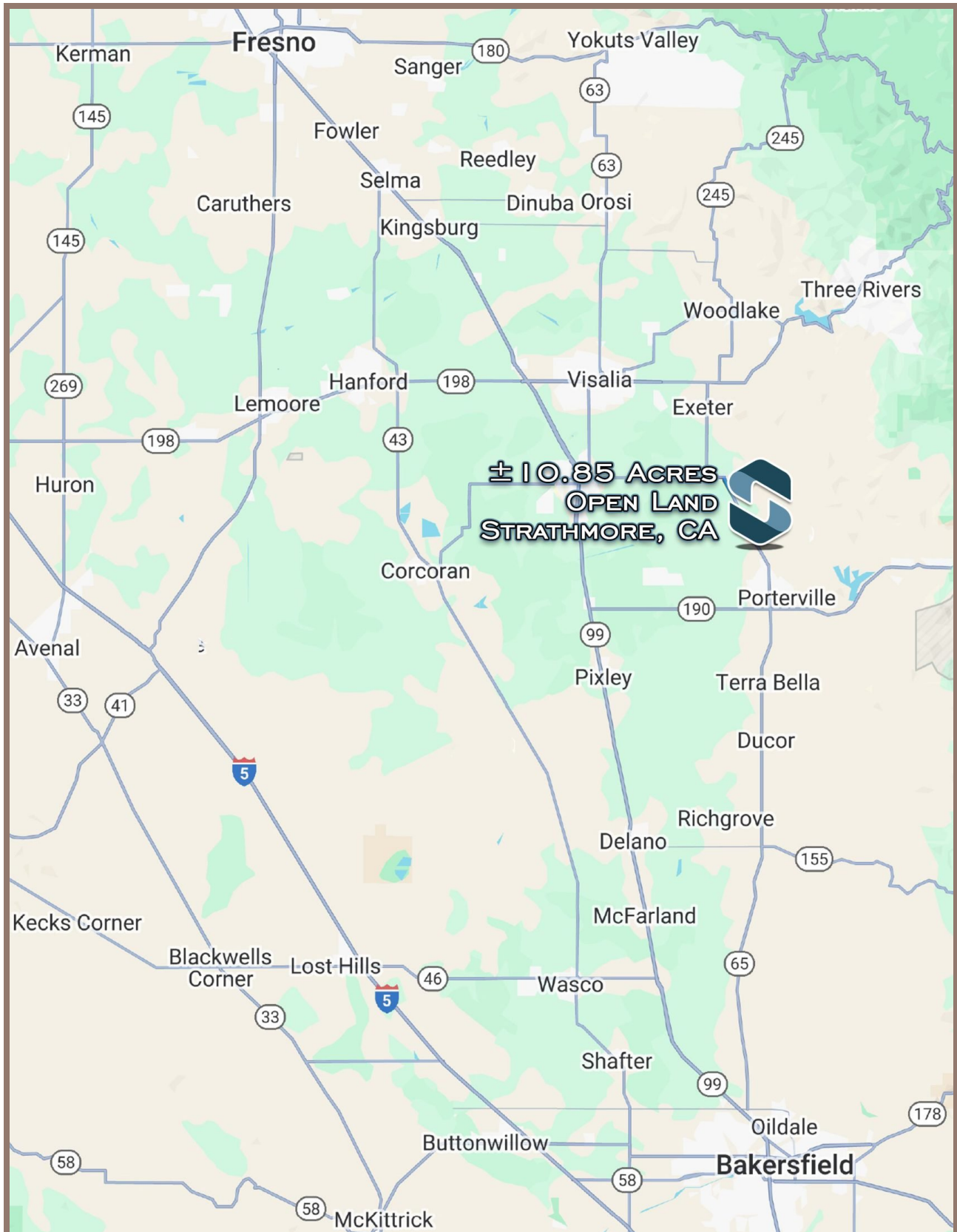
This versatile property offers multiple potential development opportunities. With a combination of agricultural and commercial zoning, the property may be suitable for future residential development, the creation of rural ranchettes, a private estate homesite, or commercial uses such as a self-storage facility. Its strategic location near established neighborhoods, Strathmore High School, and major roadways enhances its appeal for both residential and commercial projects. Buyers are encouraged to conduct their own due diligence with Tulare County regarding zoning, permitted uses, infrastructure requirements, and the approval process for their intended development.

**PRICE:**

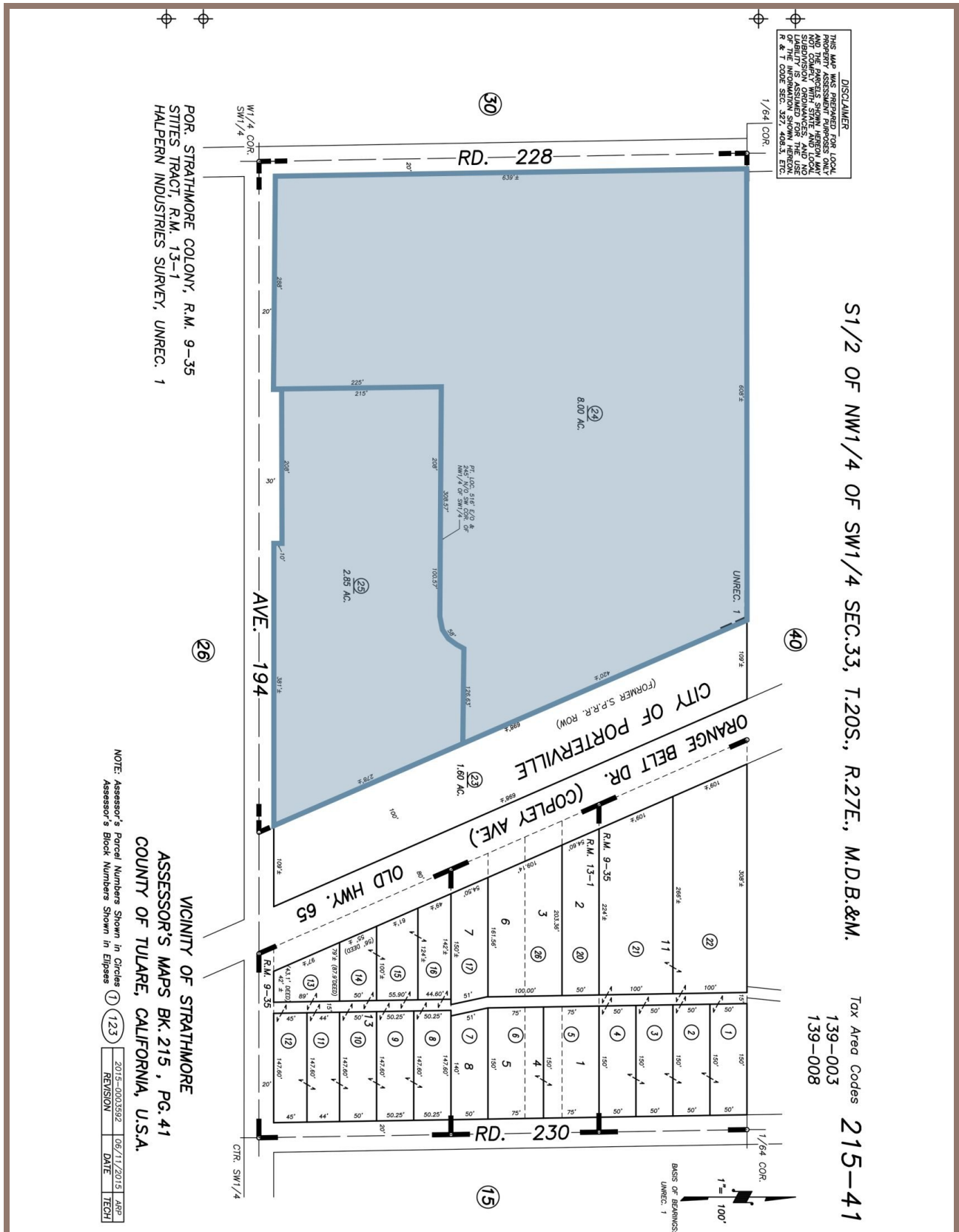
**\$300,000**

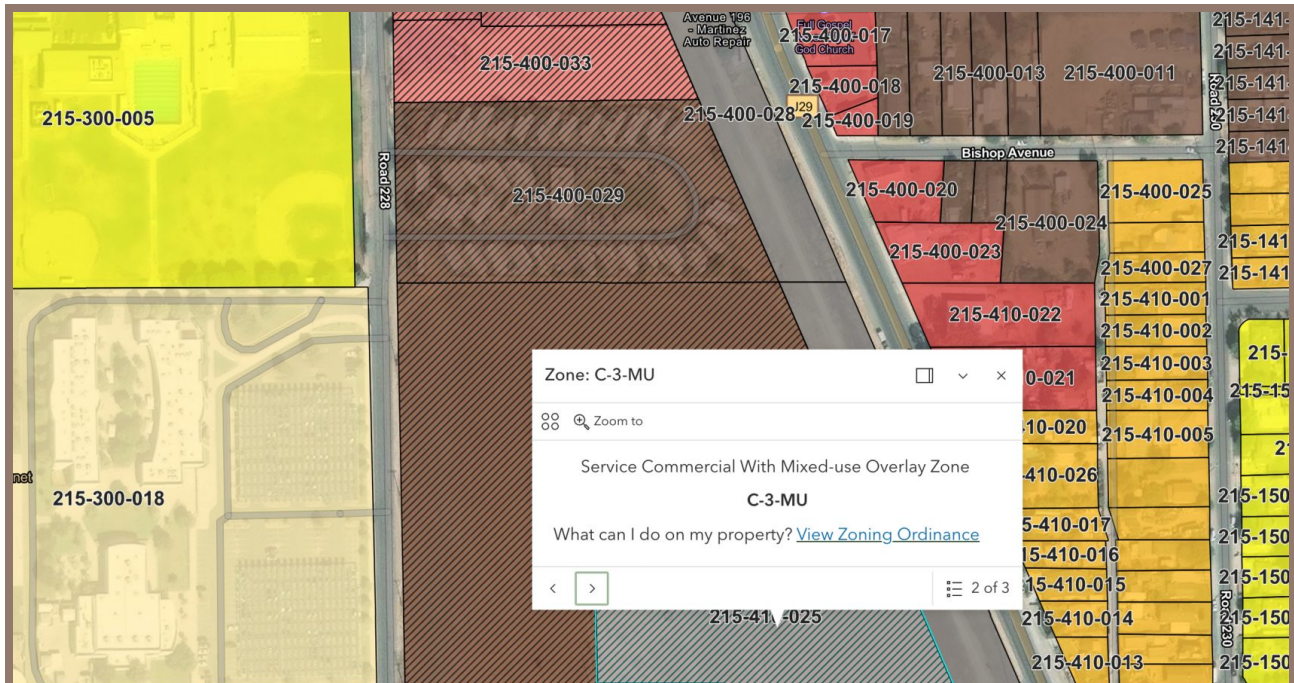
**CONTACT:**

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**THE PROPERTY IS CURRENTLY ZONED THE FOLLOWING:**  
**±4 ACRES FRONTING THE ROADWAY ARE ZONED C-3-MU, "SERVICE COMMERCIAL – MIXED USE"**  
**±6 ACRES ZONED R-3-MU, "MULTIPLE-FAMILY WITH MIXED-USE OVERLAY"**

