

Central Valley Hwy 99 Gateway

Tulare County, California

\$3,470,000 | 9.16 Acres

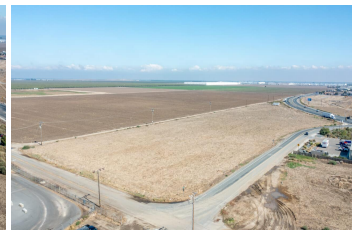
W Riggan Ave
Goshen, California

Prime commercial land in the heart of California's Central Valley. With exceptional visibility and easy access along Highway 99, this property is perfectly suited for retail, travel plaza, distribution, or mixed-use development. Power and water are available, and the site's high-traffic location ensures outstanding exposure for any business.



PROPERTY HIGHLIGHTS

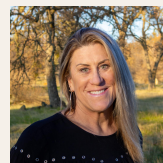
- 9.16± acres in Goshen, CA
- HWY 99 frontage in the Central Valley
- High visibility & access; strong traffic counts
- Power & water available — shovel-ready
- Ideal for retail, travel plaza, distribution, mixed-use
- Commercial zoning with flexible uses
- Quick access to regional routes & nearby cities
- High-traffic corridor = consistent exposure
- Strong investment



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