



Bob Nance  
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August 31, 2009

**Re: Property Available for Development**

The Tulare Redevelopment Agency (“Agency”) is pleased to announce the availability of multiple development opportunities within the City of Tulare. Currently, the referenced parcels are either owned, or in negotiations for acquisition, by the Tulare Redevelopment Agency.

The following is a summary of the current opportunities:

- Santa Fe Trail: Retail development opportunity (7 parcels) along Tulare’s most valued recreational asset, the Santa Fe Trail (Total: 4.5 acres)
- Former “Imperial Pallet”: Highway 99 frontage parcel for industrial development off South K Street (Total: 5 acres)
- Railroad Sites: Centrally located land adjacent to the downtown corridor, along the railroad, ideal for retail development. Sites are located between Inyo Ave and Kern Avenue (Total: 4.4 acres)
- O’Neal Properties: South K Street industrial development opportunity (Total: 3.65 acres)

Please see attached property profile forms, for additional information on these development opportunities.

The Agency will accept Letters of Interest (LOI) for the above referenced sites, until September 30, 2009, or a development offer is accepted. Please include the following in the LOI:

1. Type of business that would be developed on the site
2. Estimated number of jobs created
3. Timeline for development
4. Proposed Purchase Price
5. Estimated Value of Development
6. Summary of development experience
7. Contact information

For additional information, please contact Betsy McGovern, Project Manager, at (559) 684-4233 or [bmcgovern@ci.tulare.ca.us](mailto:bmcgovern@ci.tulare.ca.us).

Thank you in advance for your time and consideration.

Sincerely,

Bob Nance  
*Economic & Redevelopment Director*