

LAND FOR SALE

±0.651 ACRES OF COMMERCIAL DEVELOPMENT LAND IN HANFORD, CA

1131 W. 7th Street, Hanford, CA 93230



OFFERING SUMMARY

SALE PRICE:	\$500,000
LOT SIZE:	0.651 Acres
APN:	012-281-047
PRICE / SF:	\$17.63
MARKET:	Hanford/Armona
CROSS STREETS:	7th Street & Campus Drive
TRAFFIC COUNT:	±16,582 Cars Per Day

PROPERTY HIGHLIGHTS

- ±0.651 Acres of Vacant Land | Optimal Visibility w/ Easy Access
- High Identity Location | Shovel Ready
- Free & Clear Parcel Ready for Developers Concept
- 9 Miles East of Visalia, CA | 29 Mile North of Madera
- Unmatched Level of Consumer Traffic & High-Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near HWY-198
- Quick Freeway Access | All Utilities Stubbed to Site.
- High Level of Consumer Traffic & High-Volume Exposure
- Situated Near Many Existing Downtown Developments
- Convenient and Close Highway Access | Central Location

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA DRE #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.651 ACRES OF COMMERCIAL DEVELOPMENT LAND IN HANFORD, CA

1131 W. 7th Street, Hanford, CA 93230



PROPERTY OVERVIEW

±0.651 acres of shovel ready residential development land. The parcel is located off 7th Street and Campus Drive within minutes of the Hanford Mall. Roadways leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. Quick access to HWY-198, which allows for convenient access to all major cities in the area absorbing from Visalia, Fresno, Bakersfield, Selma, Fowler and more. The subject property is in Hanford, CA which is an incorporated area of Kings County with a reported population of approximately ±58,280 people, located 12 miles east of the City of Lemoore, CA and 20 miles West of the City of Visalia, CA.

LOCATION OVERVIEW

Located in Downtown Hanford off of 7th Street. Subject is just a couple blocks from well known Superior Dairy Ice-cream. The property is North of W 6th Street, South of W Lacey Blvd, East of Mall Drive & West of N 11th Ave.



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA DRE #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

1131 W. 7th Street, Hanford, CA 93230



Map data ©2021



**CENTRAL CA
COMMERCIAL**

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA DRE #01516541

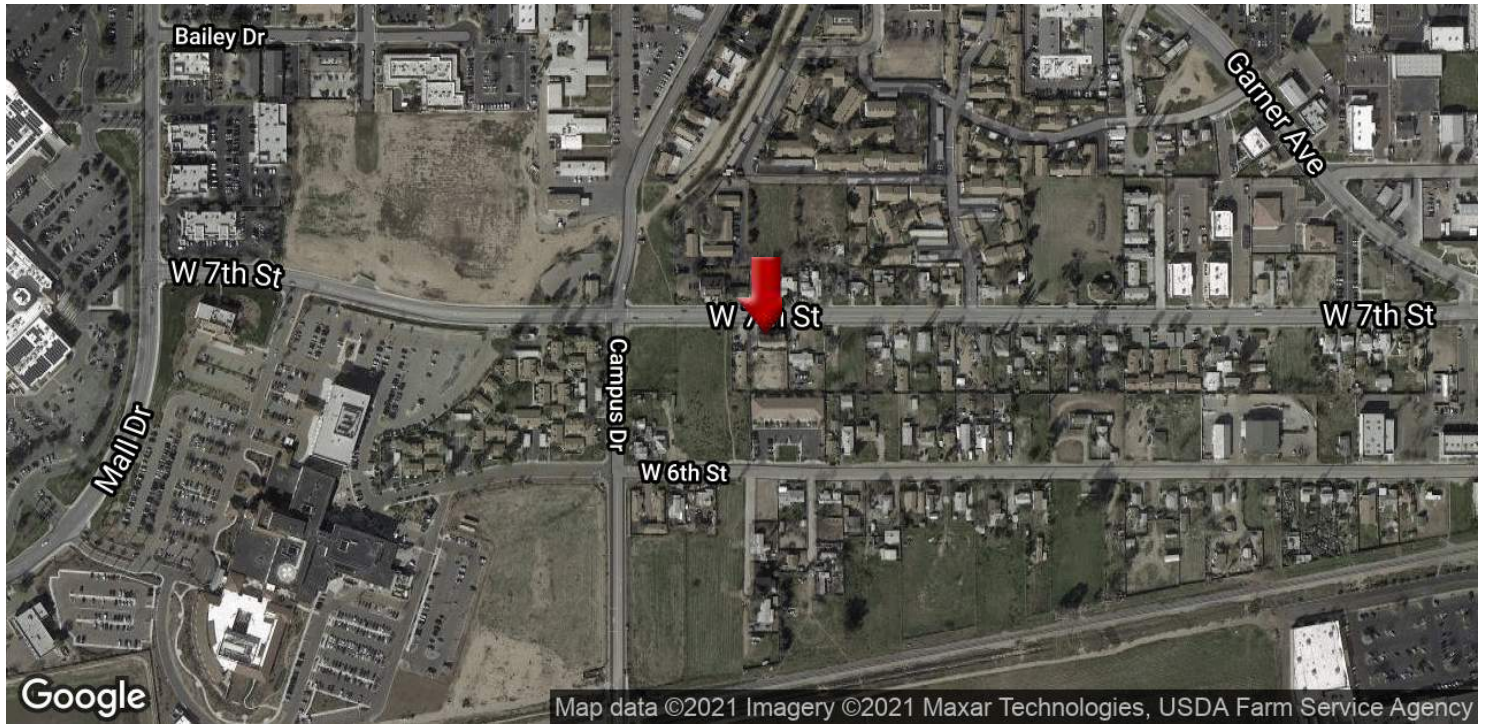
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.651 ACRES OF COMMERCIAL DEVELOPMENT LAND IN HANFORD, CA

1131 W. 7th Street, Hanford, CA 93230



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA DRE #01516541

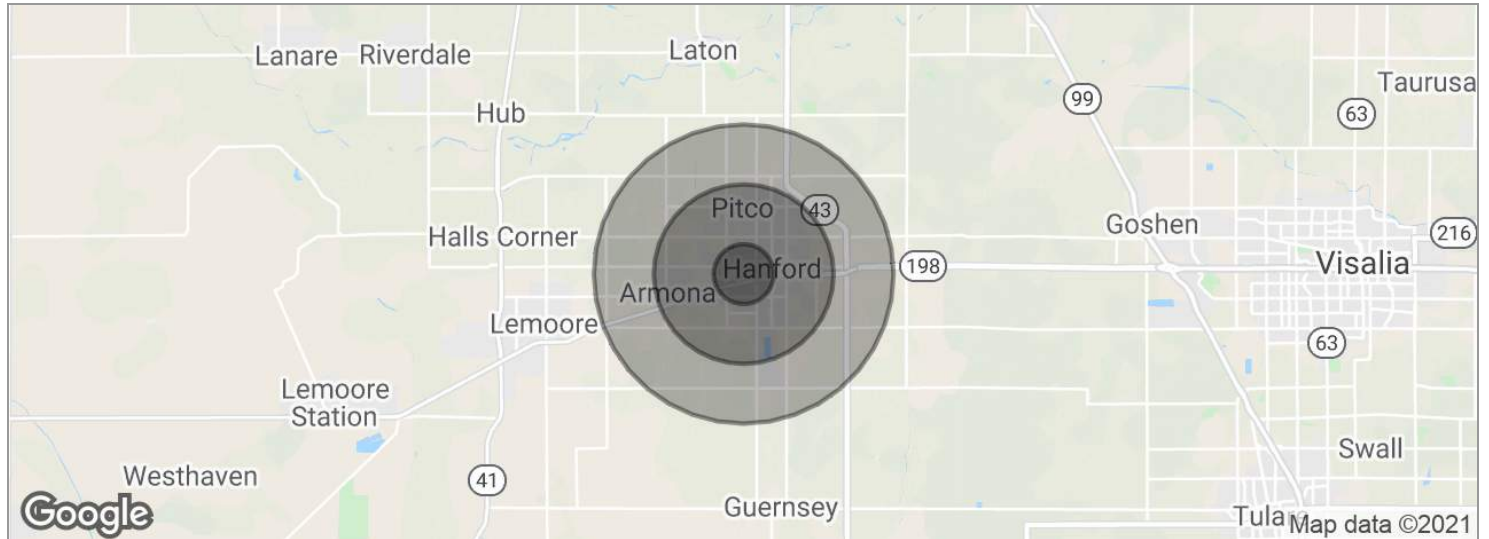
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

LAND FOR SALE

±0.651 ACRES OF COMMERCIAL DEVELOPMENT LAND IN HANFORD, CA

1131 W. 7th Street, Hanford, CA 93230



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,376	60,434	75,813
Median age	28.3	32.3	32.6
Median age (male)	28.6	32.4	32.8
Median age (Female)	27.4	31.9	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,890	19,052	24,071
# of persons per HH	3.2	3.2	3.1
Average HH income	\$43,719	\$61,214	\$64,523
Average house value	\$164,270	\$218,707	\$228,107
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	56.9%	45.9%	43.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	74.5%	76.4%	76.4%
Black	7.4%	7.3%	7.3%
Asian	1.5%	3.7%	4.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.2%	0.7%	0.6%
Other	10.9%	9.1%	8.9%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA DRE #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com