

FARGO VILLAGE



OFFERING 270 SINGLE-FAMILY LOTS & MULTI-FAMILY SITE
FOR SALE IN PHASE 1 | HANFORD, CA
GROUND BREAKING 2026



FOR INFORMATION, PLEASE CONTACT:

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FARGO VILLAGE DEVELOPMENT: A VISION FOR THE FUTURE

The Fargo Village Development is proposed to encompass approximately 932 single-family residential lots in Hanford, CA, offering a mix of low, medium, and high-density residential areas, along with neighborhood commercial spaces. All proposed land uses align with the City of Hanford's 2035 General Plan Land Use Map.

The proposed land uses include the following:

Low Density Residential (R-L-5): 126 lots of 11,900± SF, 185 lots of 7,200± SF, and 399 lots of 5,000± SF.

Medium Density Residential (R-M): 216 small-lot homes (less than 5,000± SF)

High Density Residential (R-H): 13 acres dedicated to apartment units.

Neighborhood Commercial (C-N): A blend of retail, restaurants (including food courts and drive-thru options), and gas station services.

Around 12.35± acres will be dedicated to parks and trails along the north-south corridor, providing recreational spaces and linking residents to nature.

To ensure visual harmony throughout the development, the project will adopt a cohesive aesthetic featuring contemporary, farmhouse, and craftsman architectural styles. Consistent design elements such as color palettes, landscaping, monumentation, lighting, and other features will unify the project. Individual buildings will stand out with varied elevations, unique color schemes, materials, textures, and distinctive entry features, creating visual interest along the streetscape.

Community Vision

The Fargo Village development in Hanford, CA, aims to enhance the quality of life for local residents by blending modern design with the area's rich agricultural history. Curving streets will create a natural flow throughout the community, fostering a strong sense of connectivity. Key amenities, including schools and neighborhood commercial spaces, will be easily accessible to all residents. Central open spaces and parks, featuring trails and recreational areas, will weave through Fargo Village, offering opportunities for outdoor activities. This thoughtfully designed project will provide Hanford residents with a vibrant and welcoming community to call home.

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PROPERTY INFORMATION

Proposed Project: Refer to design guideline

[View Design Guidelines](#)

Master Developer: Woodside Homes - Fresno, CA

Location: Within City limits the project site is located on approx. 304± acres in the northwest area of Hanford. It is bound to the north by Flint Avenue, to the east by the BNSF railroad line, to the south by Fargo Avenue, and to the west by 12th Avenue. The site is topographically flat and bounded by agricultural uses and a school to the North, agricultural uses and single-family homes to the South, agricultural uses and rural residential homes to the East, and single-family home and a railroad to the East.

Ground Breaking:

- **Phase 1** - Approximately 435 SFR lots including the school site is expected to break ground in 2026
- **Phase 2** - Approximately 497 SFR lots are expected to break ground 2029

Available:

- **Village 1: Consists of 203 Lots (50 x 100)** - Approximately 40.24± acres
- **Village 2: Consists of 67 Lots (60 x 120)** - Approximately 19.35± acres
- **Village 3:** Multifamily, Approximately 14.54± acres to be approved for no less than 220 units.

[View Tentative Subdivision Map](#)

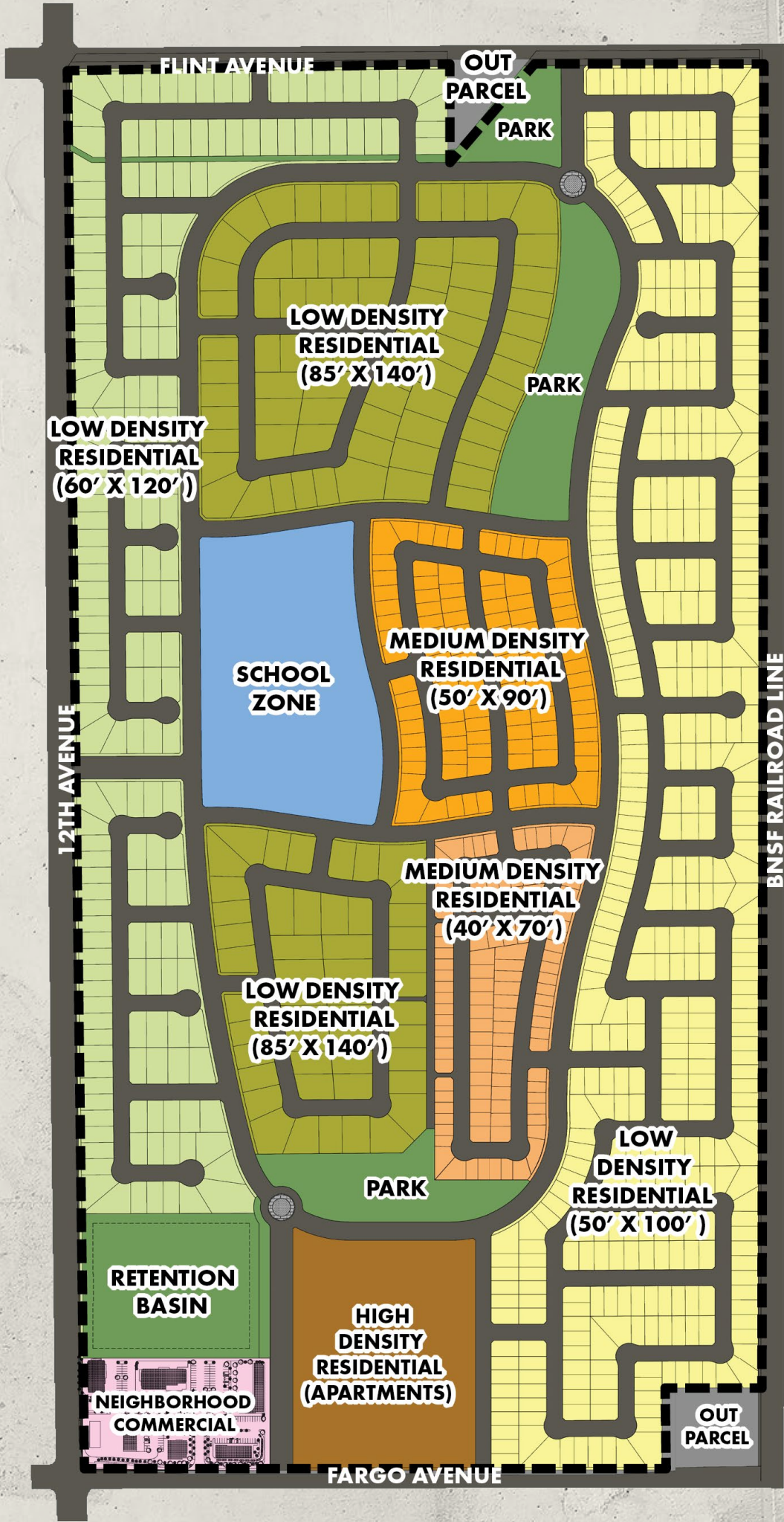
Participating Builder Expected Closing Dates: Upon seller obtained approvals of all entitlements and any related appeal periods for a tentative map.

Pricing: Contact Agent for Pricing

Master Developer Site Improvements: As the master developer of this all-electric community, Woodside Homes will be responsible for constructing all major roads, including 12th and Fargo Avenues, the interior loop road servicing the larger development, access roads, parks, walking paths, and the backbone utilities, all of which will be stubbed to each pod and the development of the basin. Additionally, Woodside will ensure that all utilities, both wet and dry, are stubbed to each pod.

Buyer Responsibilities: Final map and recordation of in-tracts and block walls specific to each pod, and creation and processing of on-site improvement plans.

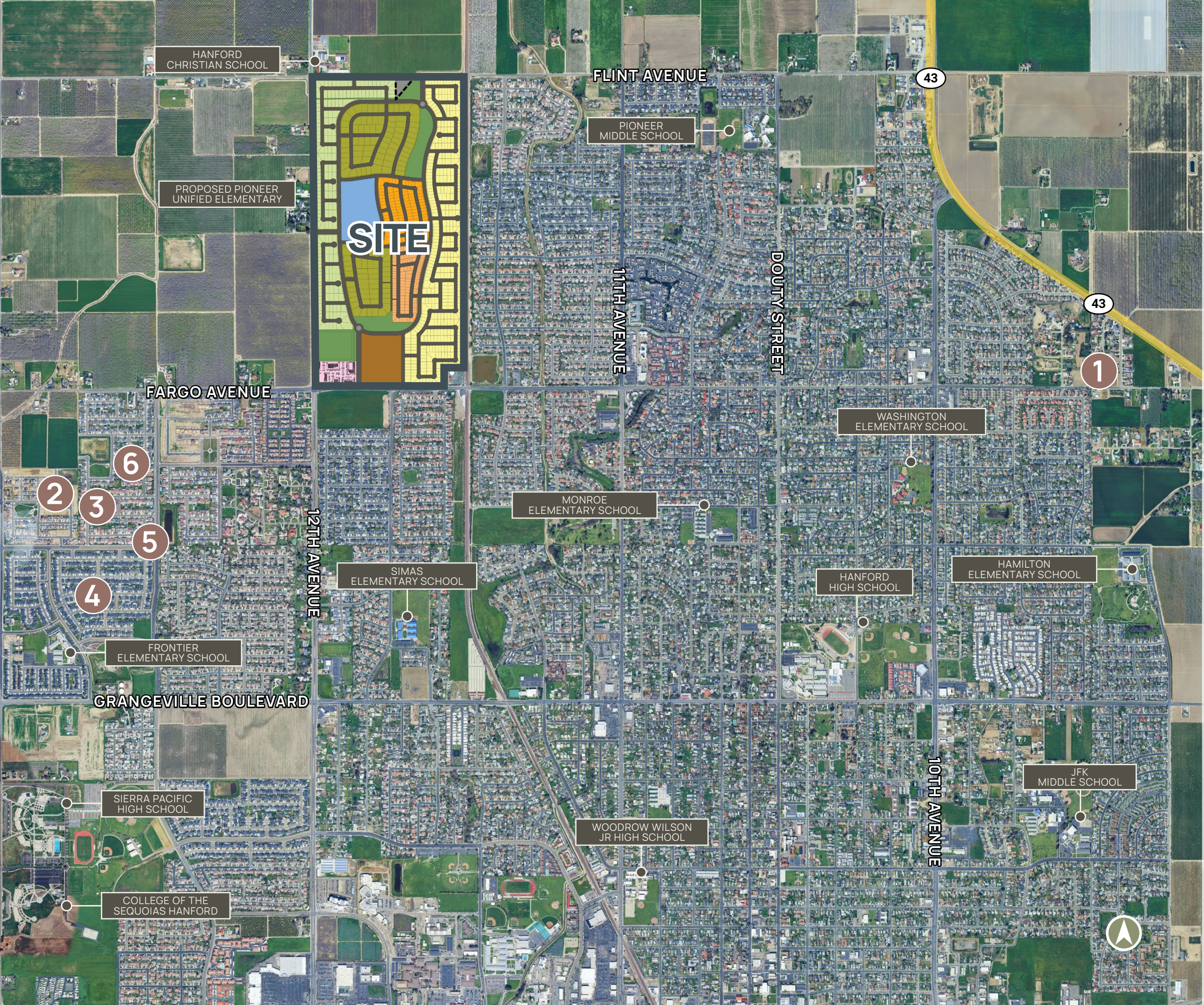
Reimbursement Agreements: Shall be defined in the development agreement and shall become an integral part of the purchase sale agreement.



LAND USE MAP

**932 SFR Lots
+ Multi Family**

- Key**
- Project Area
 - Low Density Residential (50' x 100')
 - Low Density Residential (60' x 120')
 - Low Density Residential (85' x 140')
 - Medium Density Residential (40' x 70')
 - Medium Density Residential (50' x 90')
 - High Density Residential (Apartments)
 - Neighborhood Commercial
 - School Zone



PROJECT LOCATION

Nearby Subdivision Communities in Development

Housing Snapshot
Seven (7) subdivisions are currently under construction, totaling 1,105 single-family homes. Another eight (8) have been approved but not broken ground, for an additional 1,652 homes.

Site: Fargo Village

- 1

MONTECITO RANCH


- 2

ELLA GARDENS


- 3

BONTERRA


- 4

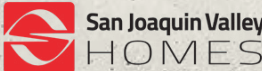
IRONSIDES


- 5

BELLA VISTA


- 6

CORONADO



DISCOVER HANFORD

The Ideal Location for New Home Development

Nestled in the heart of California's San Joaquin Valley, Hanford offers a perfect blend of natural resources, favorable climate, and strategic location to Highways 41, 43, 99 & 198, making it an exceptional choice for real estate development and home ownership.

A Thriving Location for New Home Development

Hanford presents an exceptional opportunity for new home and multi-family developers, offering affordable land and a rapidly growing population eager for fresh residential options. Its strategic proximity to larger urban centers like Fresno and Visalia further enhances its appeal. Ongoing investments in infrastructure—such as upgraded roads, utilities, and community amenities—are setting the stage for Hanford's future as a prime location for residential development.

Beyond its growth potential, Hanford is celebrated for its safe, low-crime environment, making it an ideal place for families and individuals who prioritize security and community well-being. With a strong foundation for growth and a commitment to quality of life, Hanford is quickly becoming a sought-after destination for both new homeowners and developers alike.



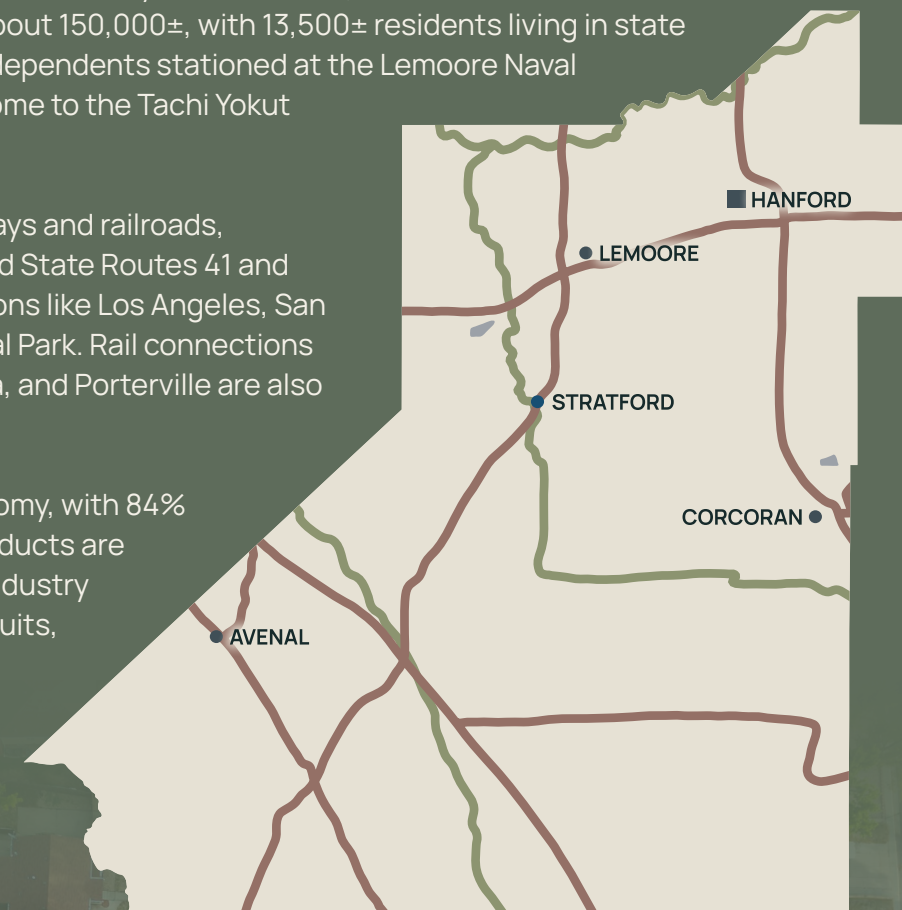
KINGS COUNTY

Kings County, located in the agriculturally rich San Joaquin Valley, is bordered by Fresno, Tulare, and Kern counties. Established in 1893, it was formed from parts of Tulare County and later expanded by 100 square miles from Fresno County. The Kings River runs through the northern part of the county, historically flowing into what was once Tulare Lake, now part of the Tulare Lake Basin, a key agricultural area.

The county includes four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated communities (Armona, Home Garden, Kettleman City, and Stratford), and smaller communities. As of January 2015, the population was about 150,000±, with 13,500± residents living in state prisons and 4,900± naval personnel and dependents stationed at the Lemoore Naval Air Station. The Santa Rosa Rancheria, home to the Tachi Yokut tribe, has around 500± members.

Kings County is well connected by highways and railroads, including Interstate 5, State Route 99, and State Routes 41 and 198, linking the county to major destinations like Los Angeles, San Francisco, Yosemite, and Sequoia National Park. Rail connections to Sacramento, Bakersfield, Huron, Visalia, and Porterville are also significant.

Agriculture dominates the county's economy, with 84% of its land dedicated to farming. Dairy products are the top commodity, but the agricultural industry also includes cotton, cattle, field crops, fruits, vegetables, seeds, and other related products. This diverse agricultural landscape plays a vital role in the county's economic growth.



Transportation

State Route 198
State Route 43
Passenger Rail
Amtrak
Commercial Rail
BNSF Railway



Miles to...
NAS Lemoore: 15 Miles
California State Prison: 22 Miles
Fresno Airport: 34 Miles
LAX: 203 Miles
SFO: 212 Miles
Port of LA: 222 Miles
Port of Oakland: 208 Miles



CITY OF HANFORD 2035 GENERAL PLAN

The County’s priorities focus on protecting prime agricultural land, directing urban growth to existing cities, and promoting economic and community sustainability. The General Plan encourages compact, community-centered development to reduce costs, maximize land use, and protect farmland. It aims to balance property rights with efficient public services and resource preservation. The 2035 Kings County General Plan outlines goals and policies to guide growth, development, and resource conservation in unincorporated areas, reflecting the values of Kings County residents.

Existing Land Uses

The project site is mostly agricultural, with a 400± SF public facility in the southeast corner. Surrounding land includes residential areas to the east and south, and agricultural uses to the north and west.

The site is primarily designated as low-density residential (6,000± SF minimum) on the City of Hanford’s Zoning Map and General Plan Land Use Map. Other designations on the southern portion include Medium Density Residential, High Density Residential, Neighborhood Commercial, and Public Facilities. Two areas of interest (open space and educational facilities) within the site have floating designations.

General Plan Residential Land Use in Hanford

Very Low Density Residential (R-L-12)

0-3 Single-family estate lots with 12,000± SF or more.

Low Density Residential (R-L-6)

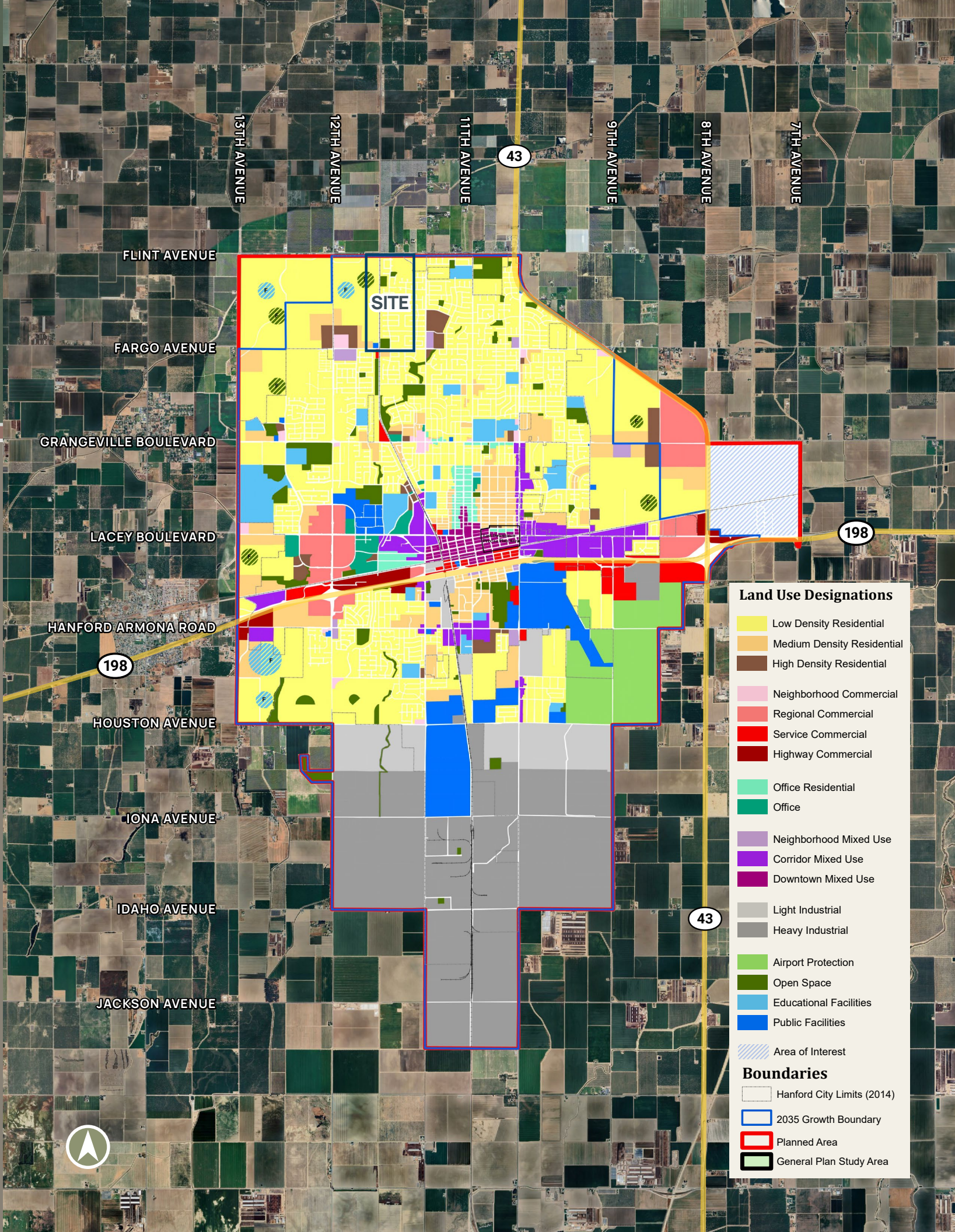
2-9 Single family detached with lot sizes from 6,000± SF to 10,000± SF.

Medium Density Residential (R-M)

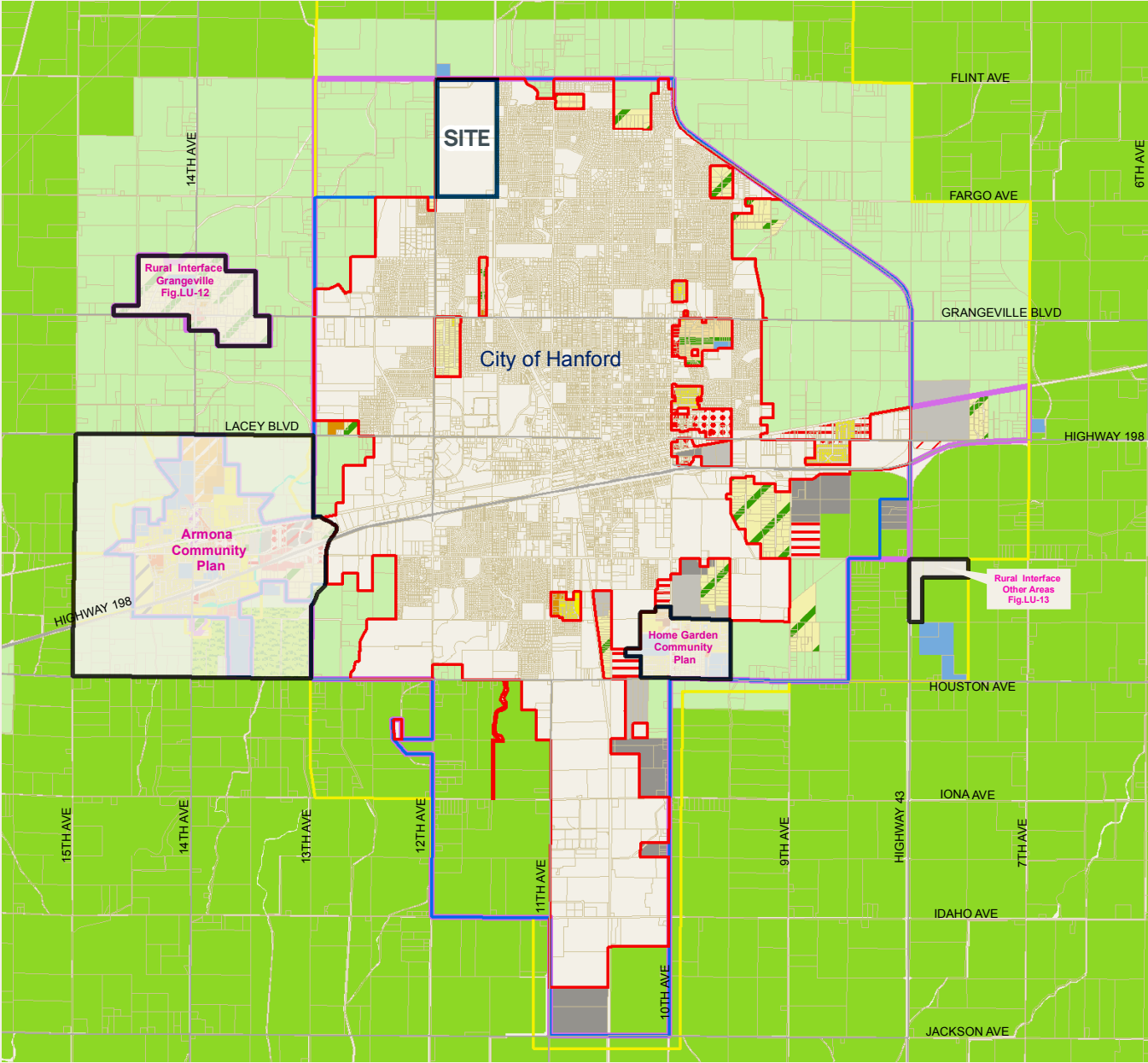
7-15 Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 4,500± SF. to 7,500± SF. 6,000± SF min. for new subdivision.

High Density Residential (R-H)

10-22 Multi-family apartments and condominiums development.



LAND USE MAP



Legend

City Limits	Very High Density Residential (24+ units/ac)	Transportation Commercial
2008 Primary Sphere of Influence	Reserve Low Medium Density Residential	Reserve Multiple Commercial
2008 Secondary Sphere of Influence	Reserve Medium Density	Light Industrial
Blueprint Urban Growth Boundary	Reserve Medium High Density	Heavy Industrial
	Mixed Use	Limited Agriculture 10 ac.
	Downtown Mixed Use	General Agriculture 20 ac.
Land Use	Reserve Mixed Use	General Agriculture 40 ac.
Very Low Density Residential (1 unit/ac)	Neighborhood Commercial	Exclusive Agriculture 40 ac.
Low Density Residential (1-2 units/ac)	Rural Commercial	Open Space
Low Medium Density Residential (2-4 units/ac)	Multiple Commercial	Natural Resource Conservation
Medium Density Residential (4-7 units/ac)	Service Commercial	Public
Medium High Density Residential (7-11 units/ac)		
High Density Residential (11-24 units/ac)		

ADDITIONAL INFORMATION

Sphere of
Influence Map



Housing and Community
Development Block Grant



Municipal Code
Subdivisions



Residential
Zoning Districts



City of Hanford
Tentative Subdivision Vesting & Parcel Maps



City of Hanford
Building Ordinance

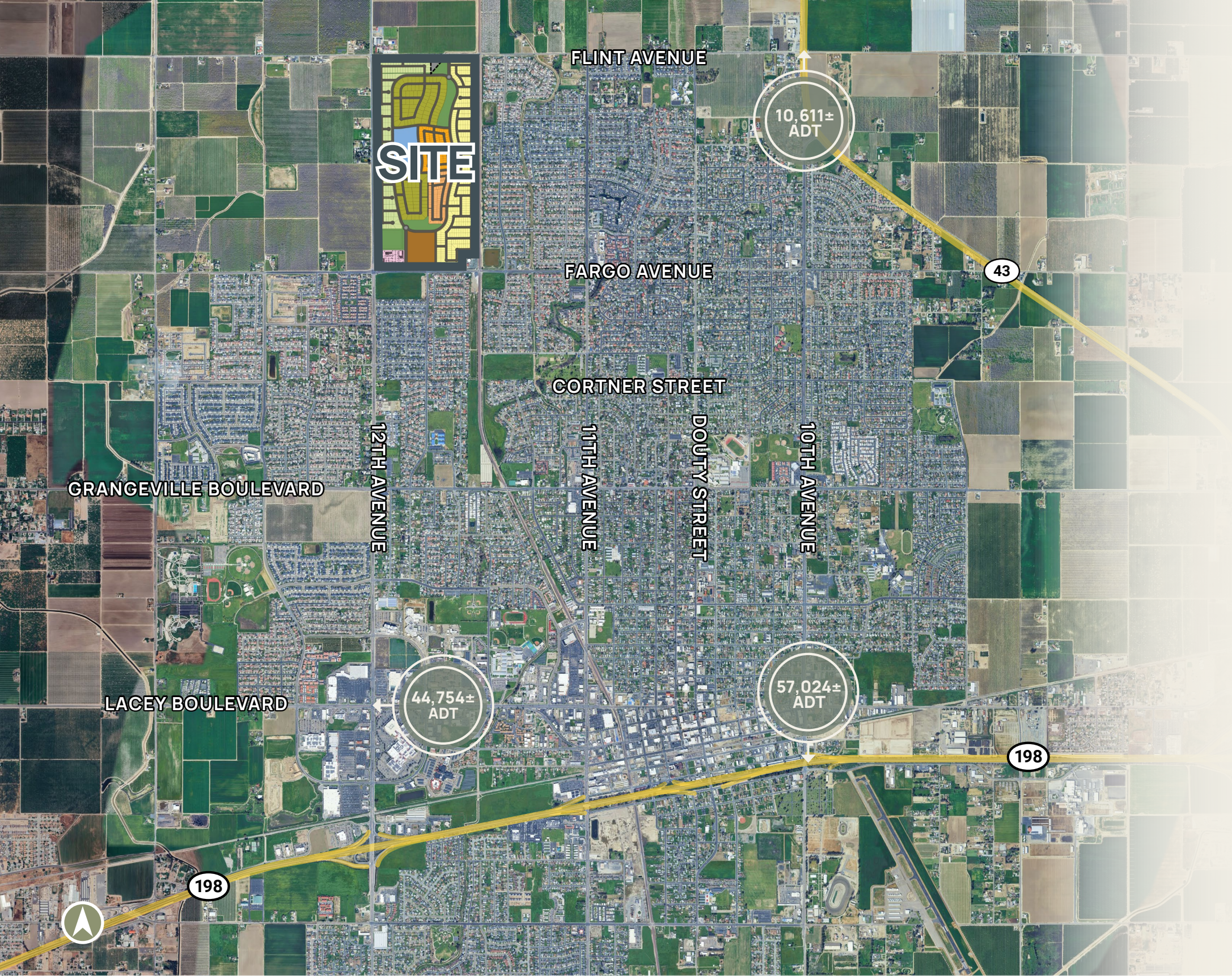


2024 Housing
Element



County of Kings
2035 General Plan





AREA DEMOGRAPHICS

27%
Growth
in the
Last 15
Years

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	12,329	51,658	72,110
2024 Estimate	12,031	50,538	70,489
Growth 2024-2029	2.47%	2.22%	2.30%
Growth 2020-2024	1.78%	3.62%	2.26%
Growth 2010-2020	7.07%	1.35%	3.30%
HOUSEHOLD	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	4,301	17,936	23,856
2024 Estimate	4,183	17,441	23,188
Growth 2024-2029	2.82%	2.84%	2.88%
Growth 2020-2024	5.33%	4.21%	2.82%
Growth 2010-2020	3.24%	3.29%	5.27%
INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Est. Average HH Income	\$116,887	\$95,100	\$91,162

Source: Claritas 2024

TRAFFIC COUNTS



10,611± ADT

Highway 43 at Flint Avenue
(Northbound & Southbound)



44,754± ADT

Lacey Boulevard at 12th Avenue
(Eastbound & Westbound)



57,024± ADT

Highway 198 at 11th Avenue
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2024

WHY HANFORD?

Hanford, California, offers a perfect blend of small-town charm and big potential. With its rich agricultural history, affordable housing, and strong sense of community, it provides a peaceful yet connected environment for residents. The town is family-friendly, with good schools and plenty of recreational opportunities, and is close to nature with access to nearby national parks. Hanford's growing economy, driven by agriculture and emerging sectors, provides job opportunities while maintaining a relaxed, welcoming atmosphere. It's an ideal place to live for those seeking affordability, community, and a high quality of life.



A Diverse, Young, & Growing Population

Median Age: 34.7
Median Household Income: \$61,914
55% Latino, 31% White, 7% Black,
3% Asian, 4% Other
2022 Estimated Population: 180,408
2027 Estimated Population: 190,566

*Includes Entire Hanford Custom Trade Area

Attractions

Downtown Hanford
Hanford Winter Wonderland
Thursday Night Market Place
Carnegie Museum of Kings County
Historic Courthouse
Historic China Alley
Hanford Mall

Large Employers

Adventist Health
Naval Air Station Lemoore
Local School Districts
Local State Prisons
Higher Education
College of the Sequoias
West Hills College

KINGS COUNTY SCHOOL DISTRICTS

LEGEND

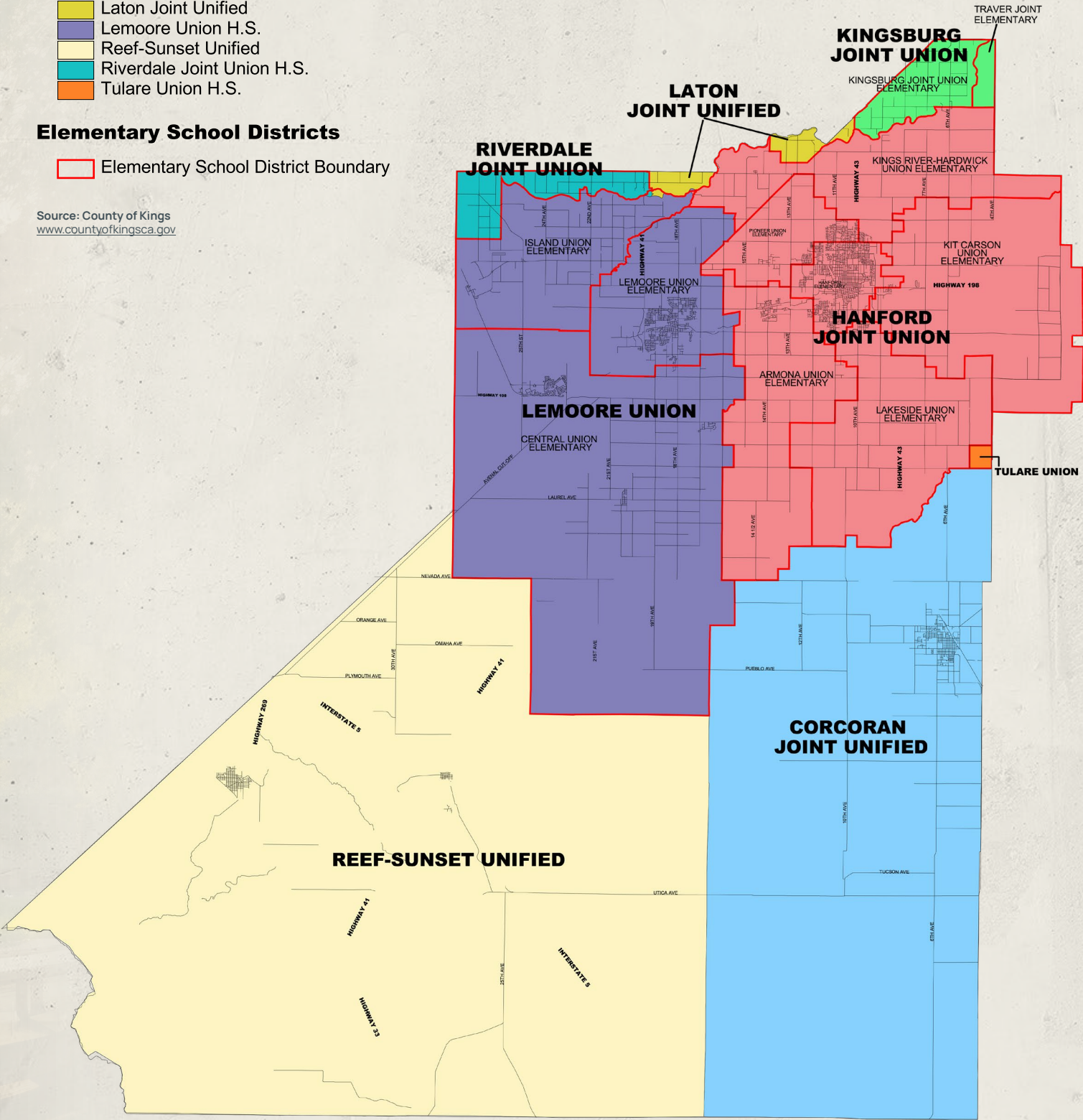
Union & Unified School Districts

- Corcoran Joint Unified
- Hanford Joint Union H.S.
- Kingsburg Joint Union H.S.
- Laton Joint Unified
- Lemoore Union H.S.
- Reef-Sunset Unified
- Riverdale Joint Union H.S.
- Tulare Union H.S.

Elementary School Districts

- Elementary School District Boundary

Source: County of Kings
www.countyofkingsca.gov



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