

LAND FOR SALE

±0.93 ACRES OF VACANT COMMERCIAL LAND IN HANFORD, CA

1126 W 7th St, Hanford, CA 93230



OFFERING SUMMARY

SALE PRICE:	\$300,000
LOT SIZE:	0.93 Acres
ZONING:	MX-C
APN:	012-240-004
CROSS STREETS:	7th St & Campus Dr
PRICE / SF:	\$7.41

PROPERTY HIGHLIGHTS

- ±0.93 Acres of Development Land Near Apartments
- Prime Development Located Near Major Intersections
- Convenient and Close Highway 198 Access
- Regional Retail Developments Just Minutes Away
- High Identity Location | Shovel Ready | Rectangle Parcel
- Situated Near Existing Housing Developments
- Shovel-ready w/ Utilities At Site | Convenient Access to CA-198
- Estimated Traffic Volume: ±78,898 Cars Per Day
- Near Major Corridors servicing Airport, Downtown, & Schools
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Transit and Public Transportation

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

±0.93 Acres of vacant land zoned commercial in Hanford, CA. Prime development land located near significant residential offering a great location for multifamily, office, retail, or commercial developments. Highly visible location with easy nearby highway exit and entrance off 11th and located directly east of the Hanford Mall. Quick access to CA-198, which allows for convenient access to all the major cities in the area absorbing from Visalia, Lemoore, Fresno, Tulare and more. The zoning is flexible and allows for a variety of commercial uses. The parcel is ideal for multifamily use. The roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is the parcel is shovel ready. Existing ramps dispense traffic near the subject property. Strategically positioned near the CA-198 & 11th Ave, which carry approximately ±78,898 cars per day in the area; 7th St: ±6,295; 11th Ave: ±16,582; CA-198 Eastbound: ±29,760 and CA-198 Westbound: ±26,261. All wet & dry utilities at site.

LOCATION OVERVIEW

Property is located on the NEQ of 7th St & Campus Dr in Hanford, CA. This property is located North of 6th St, South Of Lacey Blvd, West of Gamer Ave and East of Mall Dr.



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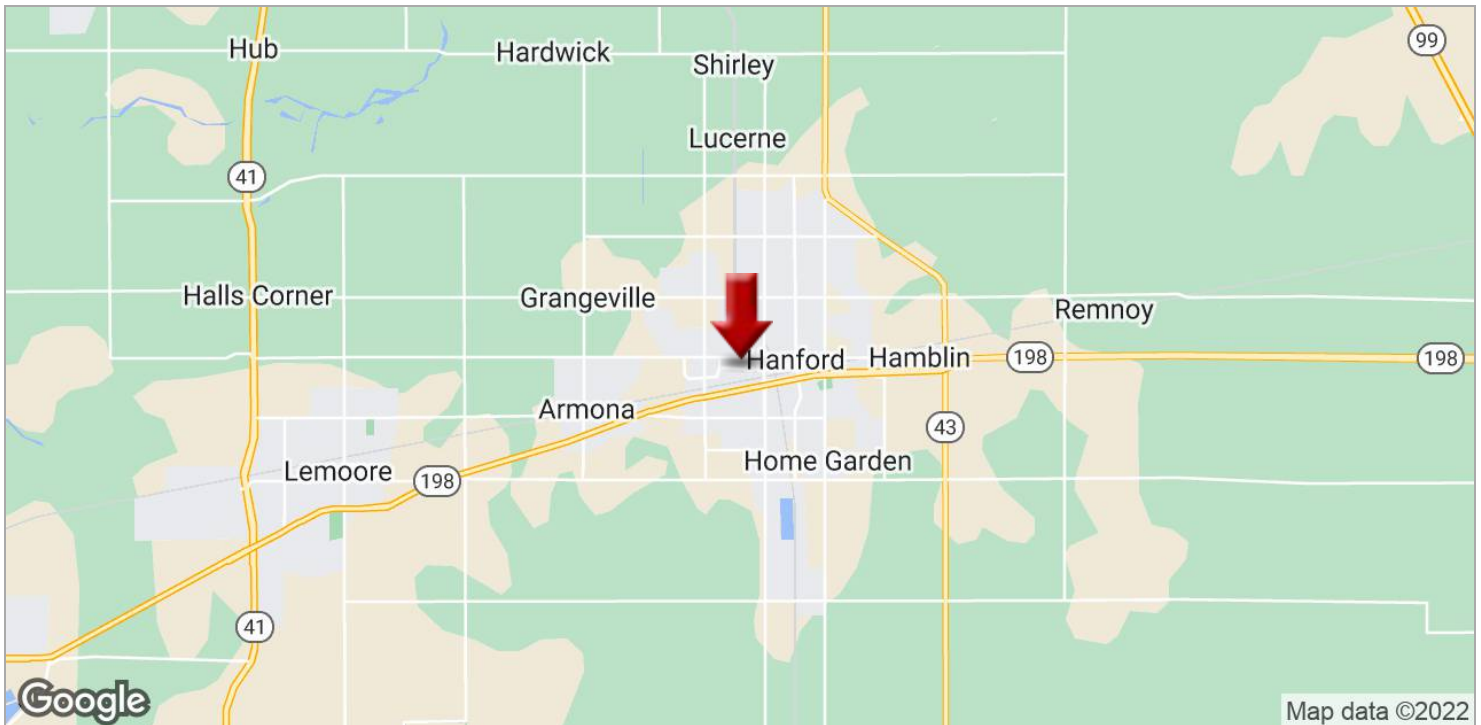
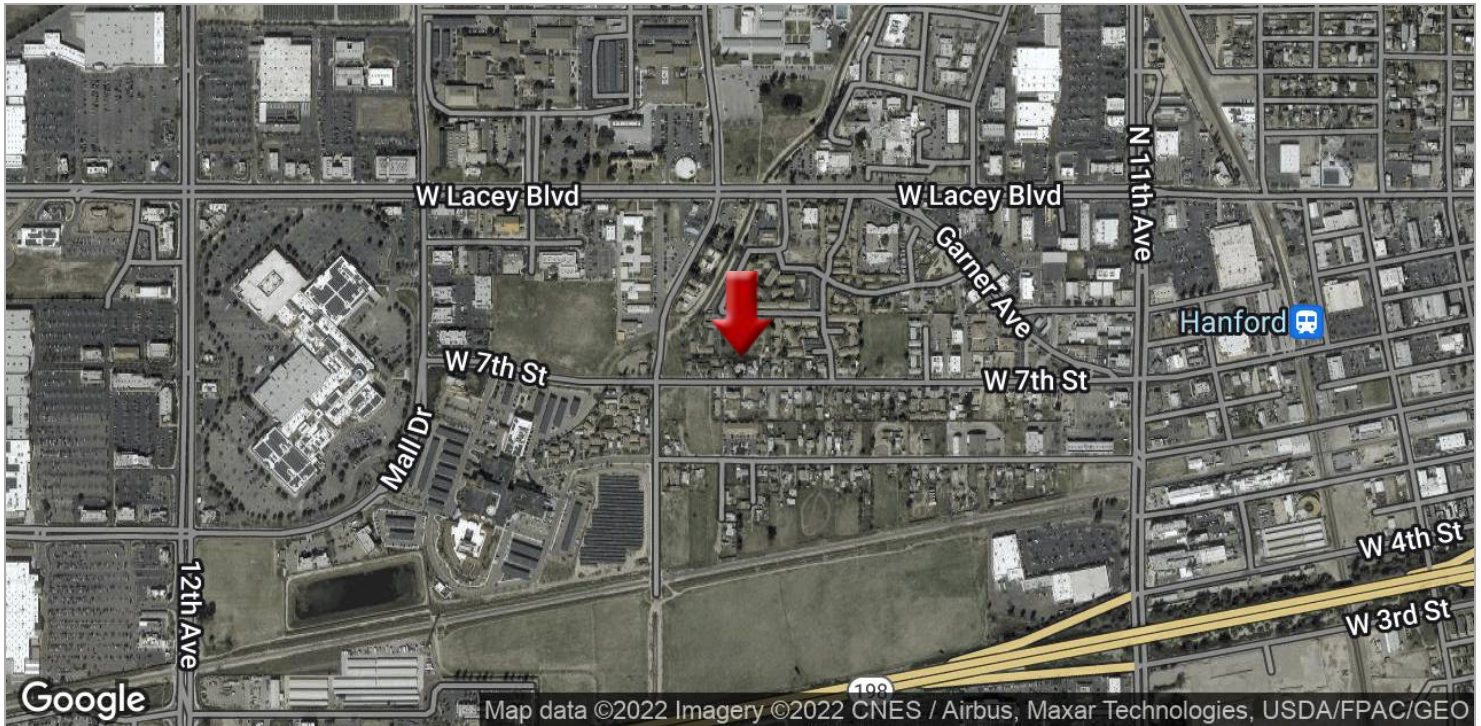
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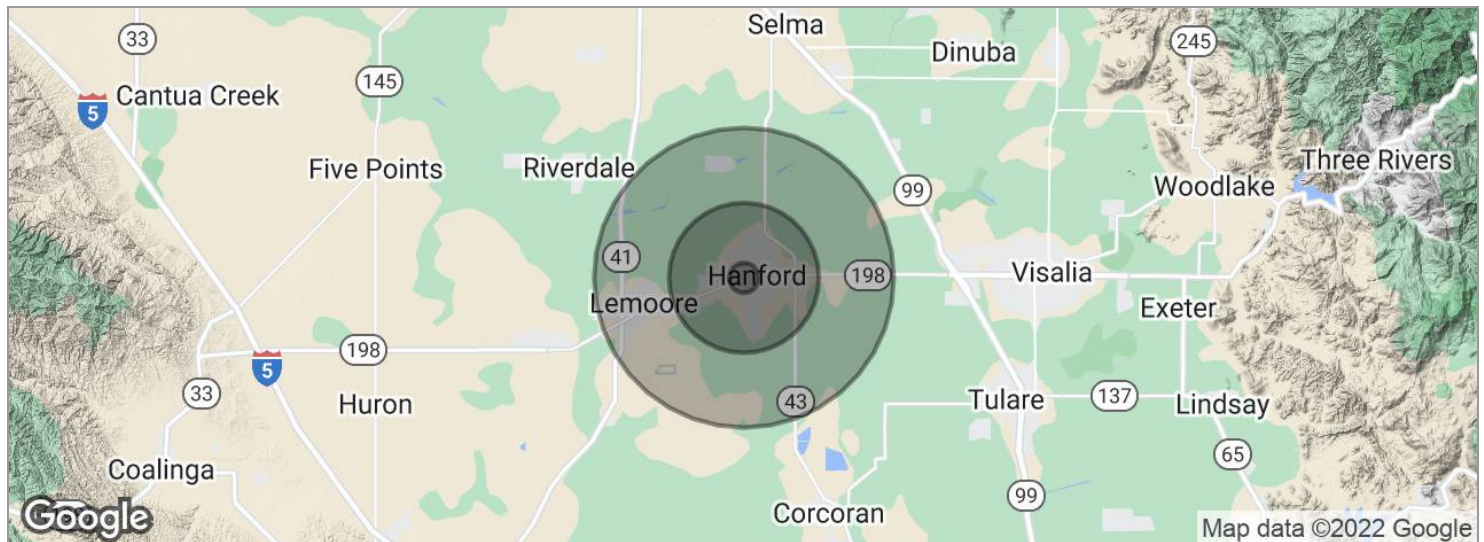
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	10,088	69,671	104,466
Median age	32.4	33.9	33.9
Median age (male)	31.2	32.7	32.9
Median age (Female)	32.2	34.2	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,440	23,673	36,088
# of persons per HH	2.9	2.9	2.9
Average HH income	\$61,402	\$74,813	\$75,698
Average house value	\$234,825	\$232,217	\$241,236
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	57.4%	52.6%	50.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	69.3%	70.0%	68.4%
Black	4.1%	5.0%	4.9%
Asian	4.5%	3.8%	4.6%
Hawaiian	0.1%	0.1%	0.1%
American Indian	2.3%	0.8%	1.0%
Other	11.8%	11.1%	12.5%

* Demographic data derived from 2020 ACS - US Census

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