

RAIL-SERVED WAREHOUSE & MANUFACTURING BUILDING

AVAILABLE FOR SALE

NEC of 12th Avenue & Fargo Avenue

Hanford, California



NEWMARK
PEARSON COMMERCIAL

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PEARSON
REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

302.04± ACRES OF LAND - HANFORD, CA

PROPERTY INFORMATION

| | |
|------------------------------|--|
| Parcel Numbers: | 007-010-031 & 007-360-016 |
| Zoning: | Low, Medium, & High Residential including commercial component. |
| School Districts: | Pioneer Union (Elementary School); Hanford Union (High School); College of The Sequoias (Community College) |
| Proposed Land Use: | The property is best suited for single-family residential and commercial development (See land use map) |
| Purchase Price: | Contact Agents |
| Location Description: | This beautiful 302.04± acre property sits in Northwest Hanford. This property is in a prime location as it is in close proximity to major destinations such as the Hanford Mall. |

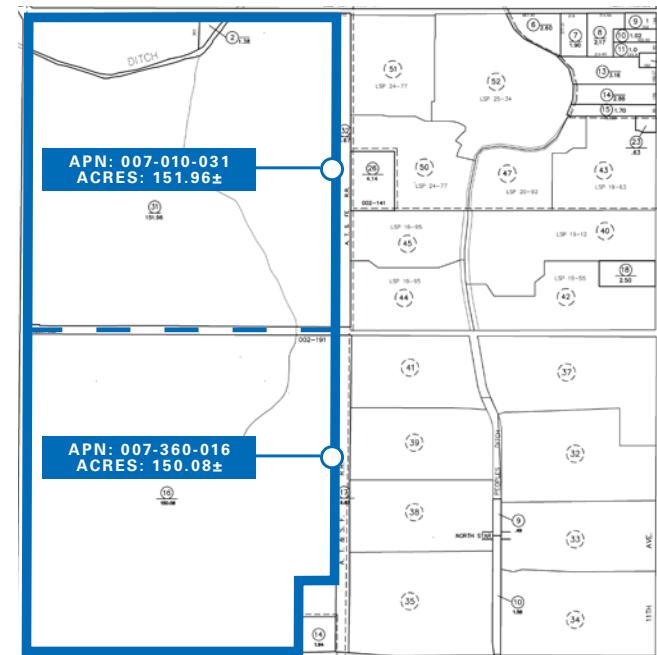
NORTHWEST AREA

The Northwest Planning Area is primarily located east of 13th Avenue, north of Fargo Avenue, west of the BNSF Railroad tracks, and south of Flint Avenue. The land around the intersection of Fargo Avenue and 12th Avenue would serve as the neighborhood commercial hub.

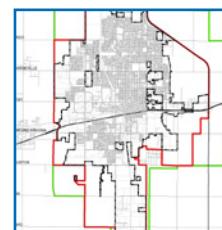
The Learning Center Planning Area is primarily located east of 13th Avenue, north of the Union Pacific Railroad tracks, west of Centennial Avenue, and south of Fargo Avenue. The College of the Sequoias, Pioneer Union Elementary School, and Sierra Pacific High School form the triad of educational facilities that form the core of the Learning Center Planning Area. In addition, a site for a middle school has been reserved at the southeast corner of the intersection of Centennial Drive and Grangeville Road.

Future Plan for two new elementary schools with flexible locations on each side of 12th Avenue.

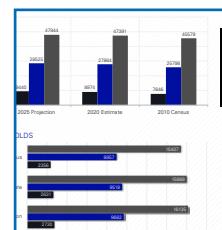
Parcel Map



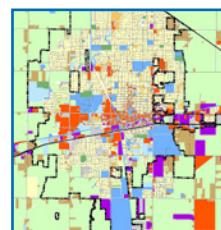
Click below for larger view



City Limits



Demographics



Land Use

302.04± ACRES OF LAND - HANFORD, CA

Ag Production

| Plantings | Acres | Variety | Crop | Year Planted | Spacing |
|-----------|--------|------------------|-------------|--------------|-----------|
| 1 | 35.5± | Chandler | Walnuts | 1990 | 17.5'x40' |
| 2 | 22.1± | Chandler | Walnuts | 1985 | 35'x35' |
| 3 | 12.5± | Chandler | Walnuts | 1992 | 20'x40' |
| 4 | 12.0± | Chandler | Walnuts | 2019 | 20'x30' |
| 5 | 10.6± | Chandler | Walnuts | 1985 | 35'x35' |
| 6 | 10.0± | Chandler | Walnuts | 2019 | 20'x30' |
| 7 | 27.8± | Serr | Walnuts | 1990 | 40'x40' |
| 8 | 11.5± | Serr | Walnuts | 1975 | 40'x40' |
| 9 | 12.5± | Tulare | Walnuts | 1992 | 20'x40' |
| 10 | 145.0± | French Colombard | Wine Grapes | 2012 | 10'x6' |

Production: Available upon request

Water: Kings County Water District

- (1) 150 H.P. Irrigation Pump & Well
- (1) 75 H.P. Irrigation Pump & Well
- (1) 40 H.P. Irrigation Pump & Well
- (1) 15 H.P. Ditch Pump
- Drip Irrigation (Wine Grapes) & Flood Irrigation (Walnuts)

Soils:
 Nord Fine Sandy Loam (Grade 1)
 Nord Complex (Grade 1)
 White Wolf Coarse Sandy Loam (Grade 2)

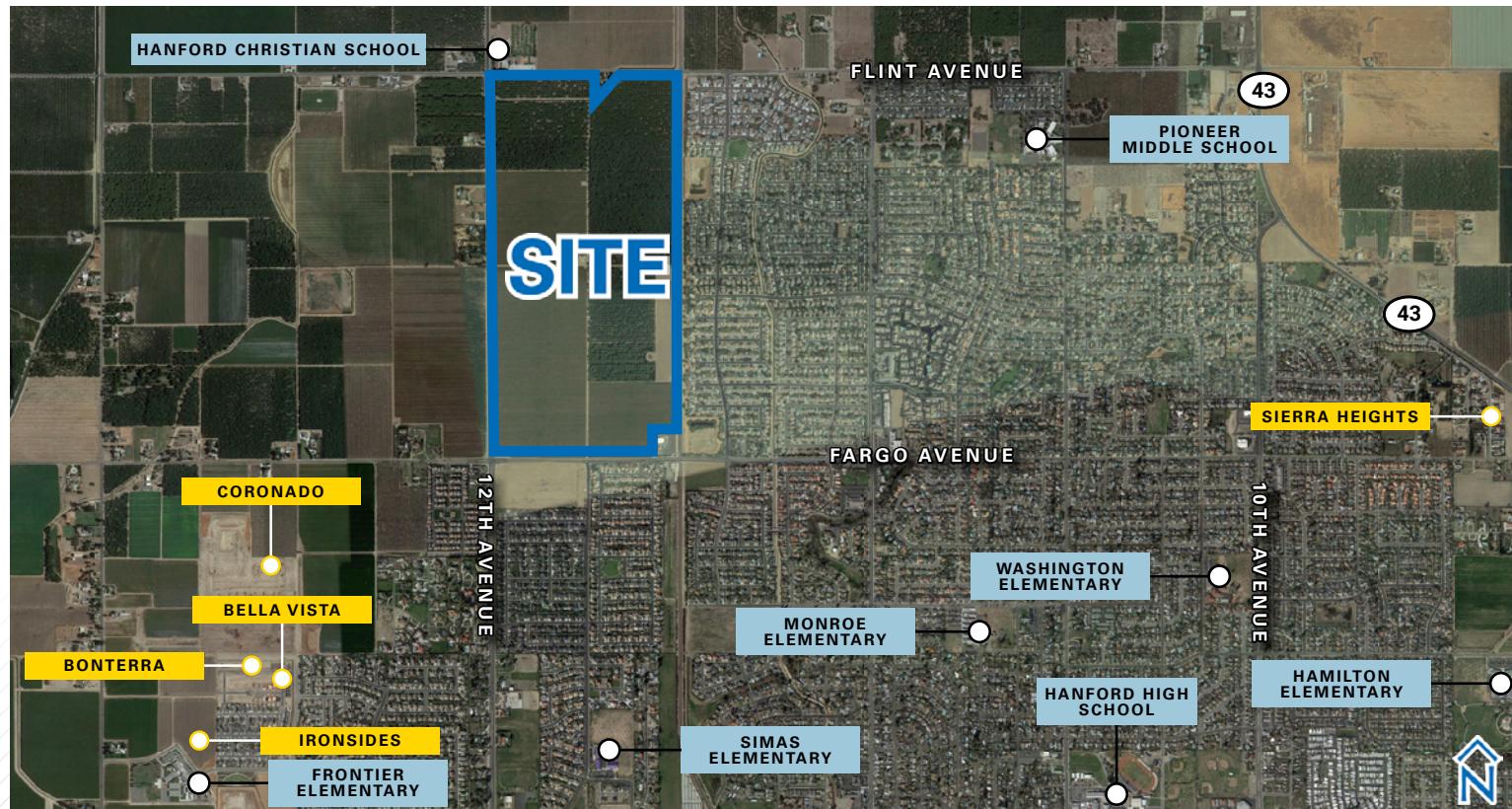
Buildings & Equipment: None

Wine Grape Contract: Details provided upon request.



NEARBY SUBDIVISION COMMUNITIES IN DEVELOPMENT

| SIERRA HEIGHTS | ELLA GARDENS | BONTERRA | IRONSIDES | BELLA VISTA | CORONADO |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| Community Size: Starting Price:  | Community Size: Starting Price:  | Community Size: Starting Price:  | Community Size: Starting Price:  | Community Size: Starting Price:  | Community Size: Starting Price:  |



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