

RAIL-SERVED WAREHOUSE & MANUFACTURING BUILDING

AVAILABLE FOR SALE

NEC of 12th Avenue & Fargo Avenue

Hanford, California



NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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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 (<i>Elementary School</i>); Hanford Union (<i>High School</i>); College of The Sequoias (<i>Community College</i>)
Proposed Land Use:	The property is best suited for single-family residential and commercial development (<i>See land use map</i>)
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.

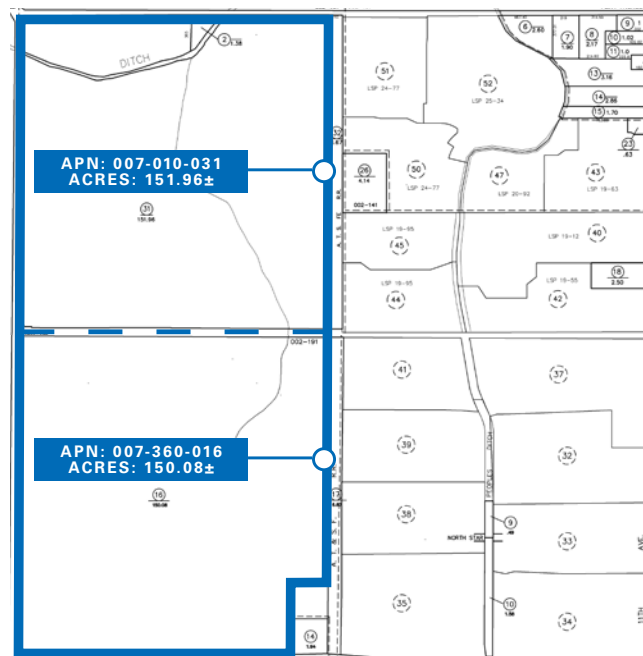
NORTHWEST AREA

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.

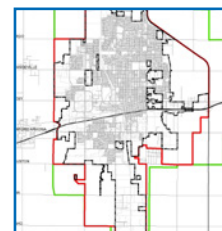
The Learning Center Planning Area is primarily located east of 13th Avenue, north of the Union Pacific Railroad tracks, west of Centennial Avenue, and south of Fargo Avenue. The College of the Sequoias, Pioneer Union Elementary School, and Sierra Pacific High School form the triad of educational facilities 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.

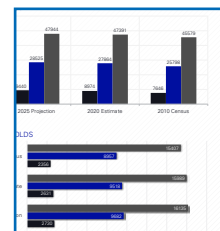
Parcel Map



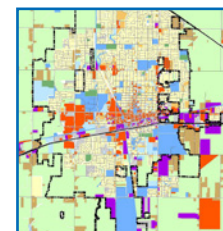
[Click below for larger view](#)



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  Community Size: Unknown Starting Price: \$450,000 	ELLA GARDENS  Community Size: Unknown Starting Price: Unknown 	BONTERRA  Community Size: Unknown Starting Price: \$304,900 	IRONSIDES  Community Size: 94 SFR Starting Price: \$350,000 	BELLA VISTA  Community Size: Unknown Starting Price: \$343,900 	CORONADO  Community Size: Unknown Starting Price: \$370,840 
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