

AVAILABLE FOR SALE
16.38± ACRES COMMERCIAL LAND

SEC 12TH AND HWY 198

VISALIA, CA

SITE

12TH AVENUE

198

For information, please contact:

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SEC 12TH AVENUE AND HIGHWAY 198

HANFORD, CA

PROPERTY INFORMATION

Lot Size: 16.38± acres
Zoning: Regional Commercial
APN: 011-060-010 and 011 (Kings County)

PROPERTY DESCRIPTION

16.38± acres with excellent Highway 198 visibility and access next to 12th Avenue on-ramp. Property is zoned for Regional Commercial due to the prime location and other Regional Retail in the area. Adventist Hospital is just on the north side of Highway 198 and Hanford is the County Seat for Kings County with county offices and the court house located in Hanford. Hanford is the largest city in Kings County. Easy access from 12th Avenue.

POSSIBLE USES

Daycare, Pharmacy, Urgent Care, Health and fitness, Night Club, Brew pub, Micro Brewery, Hotel/Motel, Home improvement store, Convenience store, Grocery store, Furniture store, Car wash, Restaurant full service and drive-thru, Professional school, Theater/Movie, Call Center, Veterinary Clinic and more.

LOCATION DESCRIPTION

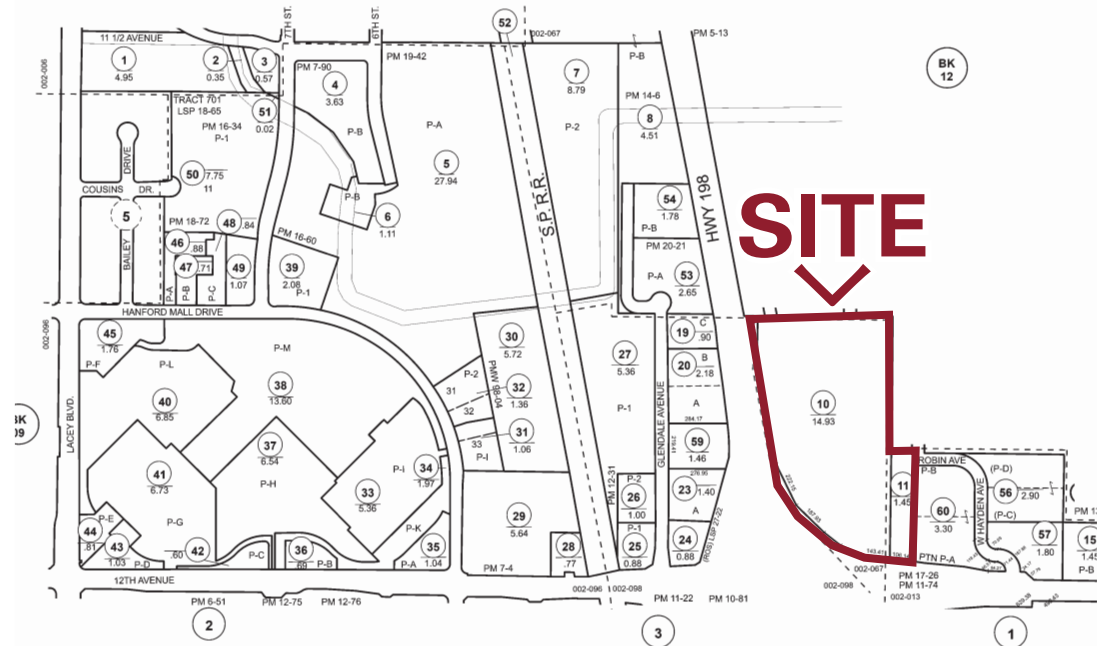
Located at the high traffic area of 12th Avenue in the Hanford Regional Corridor. Direct access from 12th Avenue and Highway 198. Easy visibility from Highway 198.

Call for details or to schedule a showing.

KINGS COUNTY ASSESSOR'S MAP

W 1/2 SEC. 35-18-21

FOR ASSESSMENT PURPOSES ONLY.
SHOULD BE CONSTRUED AS PORTRAYING
SHIP OF DIVISIONS OF LAND FOR
ZONING OR SUBDIVISION LAW.



Kings County Assessor's Office

\$2,750,000
PURCHASE PRICE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2030 Projection	10,115	57,191	71,653
	2025 Estimate	9,933	56,208	70,848
	Average Age 2025 Est.	34.30	35.88	36.28
HOUSEHOLD	2030 Households Projection	3,026	18,628	23,740
	2025 Est. Households by HH Income	2,954	18,222	23,373
	2025 Average Household Income	\$81,258	\$89,319	\$93,544

Source: Claritas, LLC 2025



TRAFFIC COUNTS
(Within a One Mile Radius)

39,595± ADT

Highway 198 (Southeast)

37,822± ADT

12th and Highway (North)

Source: KalibrateTrafficMetrix



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