

Growth Zone Parceled Land near CA-198

9.68 AC | NWC of 8th Ave. and Lacey Blvd. Hanford, CA 93230

FOR SALE

\$5,056,929.60

\$12.00 / Per Square Foot



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Executive Summary

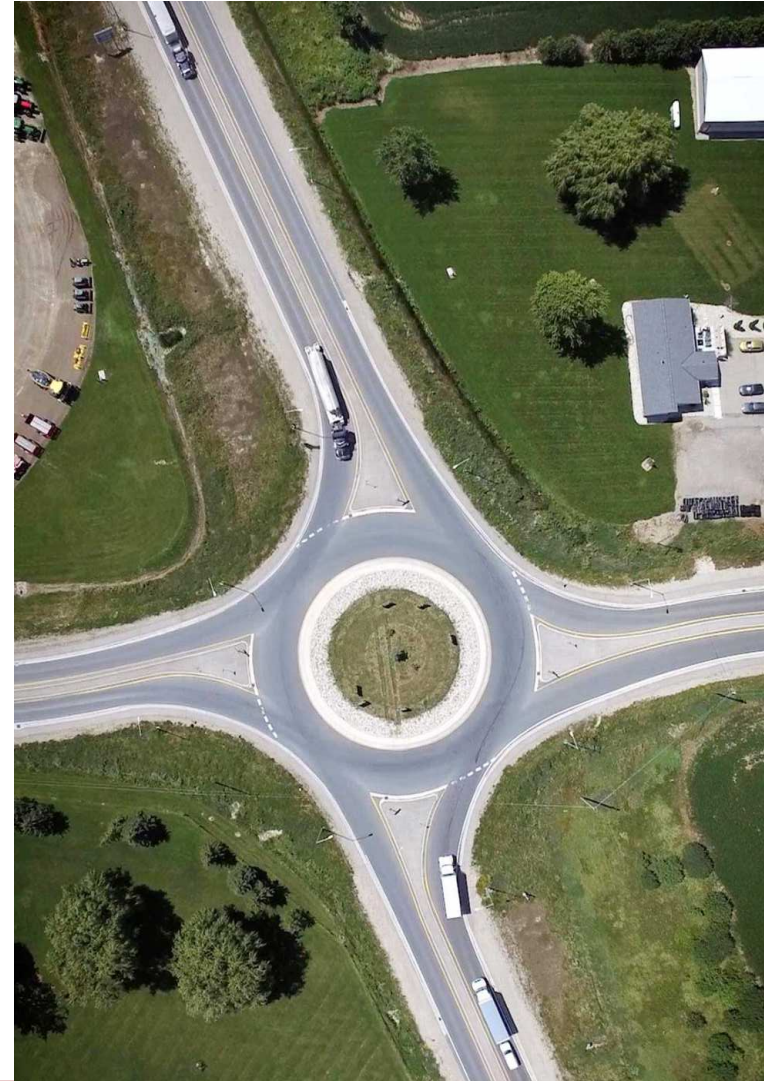
This 9.68± acre development site spans four (4) parcels and is located at the highly visible intersection of Highway 198 and 8th Street in Hanford, California—a prime location within one of the Central Valley's most connected and fast-growing commercial corridors. With direct access to Highways 198 and 43, these parcels provide seamless connectivity to major population centers such as Fresno, Bakersfield, Los Angeles, and San Francisco, making it ideally suited for retail, hospitality, logistics, or service-oriented businesses.

The site is general planned and fully parcelized, offering flexibility for various configurations, including single-user development or a multi-tenant retail center. Situated at a signalized roundabout with immediate on/off ramp access, the site ensures high visibility, smooth traffic flow, and exceptional convenience for both local shoppers and regional travelers.

Positioned directly across from Costco and surrounded by newly developed Starbucks, Taco Bell, and Panda Express, the property benefits from strong consumer traffic and brand synergy. A Pemex gas station and the long-running Central Valley Auction, that draws hundreds of visitors from across the state, further boost exposure and year-round activity. These diverse retail anchors create a high-energy commercial environment, offering immediate foot traffic and long-term viability for national and regional tenants.

Additionally, Hanford is experiencing significant growth, with a population of 60,473 and a 2.26% increase since the 2020 Census. The median household income of \$90,490 highlights a robust consumer base. Major infrastructure projects—like the Jackson Avenue Grade Separation of Kings County and Hanford Viaduct, the largest high-speed structure in the Central Valley, further enhances connectivity and regional draw, solidifying Hanford's role as a rising logistics and commuter hub.

This property offers a compelling opportunity for developers and investors looking to capitalize on Hanford's expanding footprint—combining strategic location, strong demographics, and development-ready flexibility in a city poised for long-term growth.



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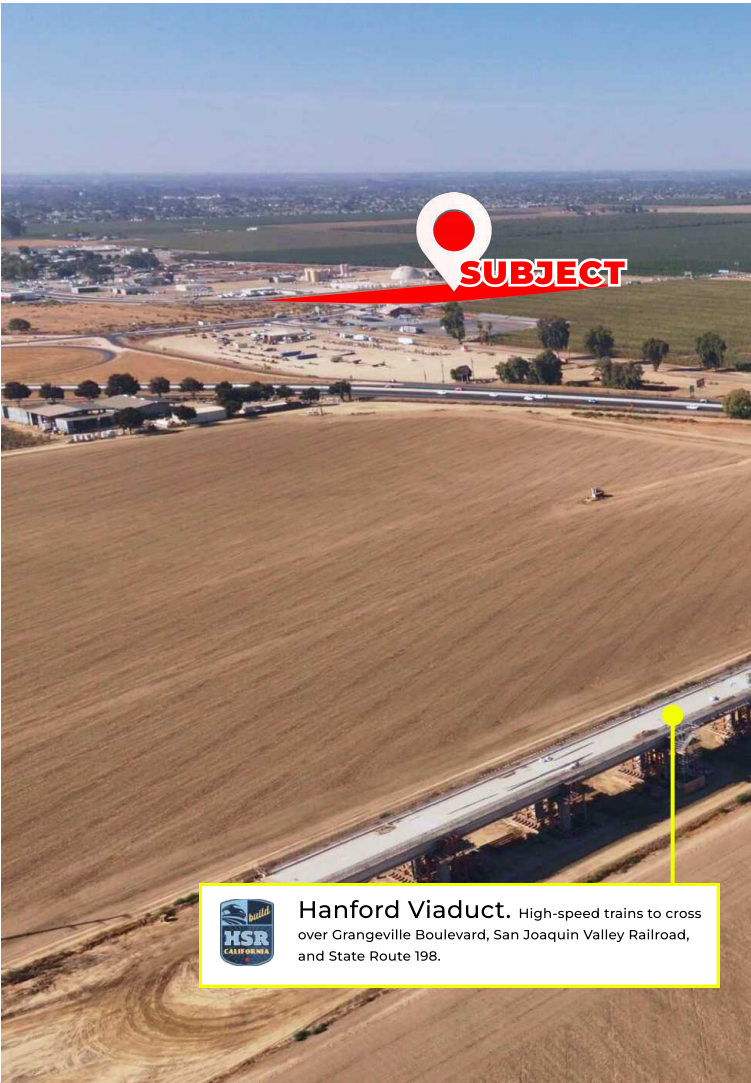
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Property Summary

Address	NWC of 8th and Lacey Blvd. Hanford, CA 93230
APNS	014-251-064 014-251-065 014-251-066 014-251-067
Price	\$12.00 / Per Square Foot
County	Kings County
Lot Size	9.68 AC
Property Type	Industrial
Property Subtype	Flex
Zoning	C-H
Number of Parcels	Four (4)
Site Access	Call Broker for Details

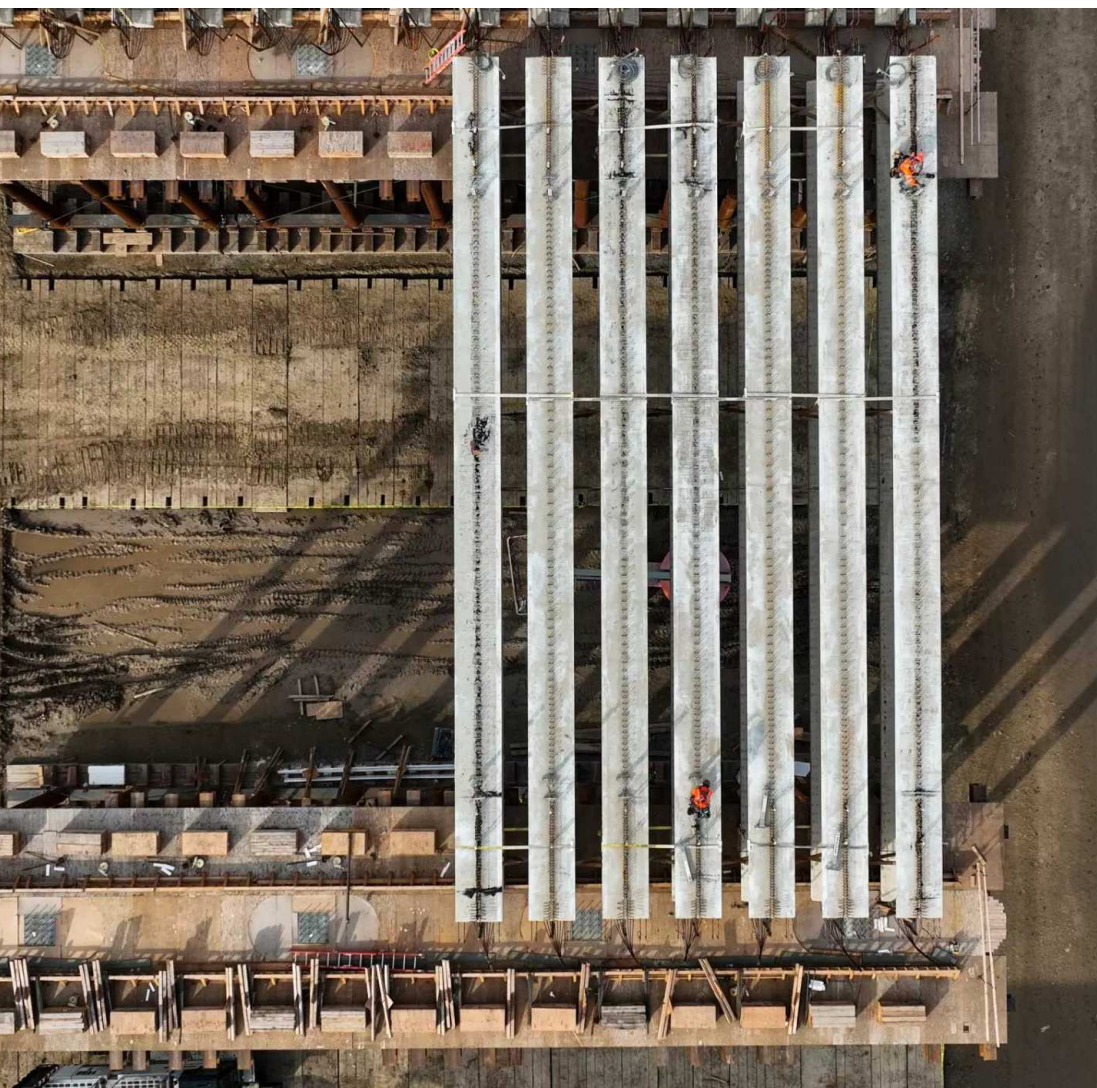


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Demographics



Location Overview:

Located in Kings County in the agriculturally rich San Joaquin Valley, serves as a key regional center alongside nearby cities like Lemoore, Corcoran, and Avenal. The area benefits from strong transportation links via State Routes 198, 41, and 43, as well as proximity to Interstate 5 and rail connections, supporting efficient logistics and commuter access across Central and Southern California. Kings County's economy is driven by agriculture, with over 80% of land used for farming—supported by the fertile Tulare Lake Basin. The presence of Naval Air Station Lemoore, home to around 4,000± military personnel and dependents, along with two state prisons and the Santa Rosa Rancheria, adds economic diversity and demand for services. Local attractions like the Kings District Fairgrounds, Kings Art Center, and Clark Center for Japanese Art and Culture reflect the area's cultural vibrancy and community engagement.

TOP EMPLOYMENT | 5MI RADIUS

7596	Management Business, Science, and Arts
6191	Educational and Health services
3567	Retail Trade
3458	Agriculture
3002	Public Administration
TOTAL EMPLOYEES 5MI RADIUS	
± 54,300	
source: crexi.com	

HH INCOME

1MI	\$62,100.00		
3MI	\$65,600.00		
5MI	\$72,700.00	GROWTH RATE 2019	± 16%

POPULATION

1MI	±10,200PP		
3MI	±51,400PP		
5MI	±72,600PP	GROWTH RATE 2019	± 3.0%

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For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.

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A City on the Rise

Hanford is transforming with several major developments enhancing infrastructure, housing, and economic opportunities. Current projects include:

East Lacey Boulevard Corridor

The City of Hanford has secured a \$7.3 million federal grant to revitalize East Lacey Boulevard, a vital connection between downtown and major commercial areas. The project includes widening the road, adding bike lanes, installing sidewalks, and improving drainage systems. These enhancements aim to boost traffic flow, safety, and accessibility, making the area more attractive for both residents and businesses.

Grangeville Multi-Use Project

A new mixed-use development featuring a 64-unit multi-family housing complex, with plans for a future commercial component including a gas station and fast-food restaurant. The project is located northwest of the intersection of Grangeville Boulevard and Centennial Drive in Hanford.

Fargo Village Development

The Fargo Village Development is proposed to encompass approximately 932 single-family residential lots that will offer 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.

Silicon Valley Ranch Residential Project

Proposed 326-unit residential subdivision within the City of Hanford, including a 3.58-acre park and a 3-acre retention basin. The development will require annexation into the city and approval of various entitlements.



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City of Hanford 2035 General Plan

Adopted in 2017, this serves as the City of Hanford's comprehensive blueprint for guiding growth and development through the year 2035. It sets policy direction across land use, housing, transportation, public services, economic development, conservation, and public health, ensuring that the city grows in a sustainable, balanced, and community-oriented way. The plan focuses on managing growth within city boundaries and designated Spheres of Influence (SOIs), emphasizing infill development and smart land use to avoid urban sprawl and preserve the city's character. It supports a mix of residential, commercial, and industrial development, while encouraging higher-density housing options to meet evolving population and affordability needs.

Key elements of the plan include

- Land Use & Community Design: Promotes compact, walkable neighborhoods and preservation of Hanford's small-town charm.
- Transportation & Circulation: Enhances access and safety for all travel modes, including vehicles, bicycles, pedestrians, and transit users.
- Open Space & Conservation: Protects green spaces, agricultural land, and recreational areas, including attention to valued community assets like Hidden Valley Park, which residents advocated to preserve as parkland during the plan's adoption process.
- Economic Development: Encourages job creation in targeted sectors such as agriculture, logistics, retail, and services to support a diverse and resilient local economy.
- Public Facilities & Services: Plans for infrastructure improvements, including utilities, schools, parks, and emergency services, to accommodate future growth.
- Health, Safety & Noise: Addresses environmental quality, noise standards, and community safety, particularly near major roadways and Naval Air Station Lemoore.

The plan aims to align with state regulations while reflecting local priorities. In summary, the Hanford 2035 General Plan charts a clear, strategic path for growth—balancing economic opportunity, environmental stewardship, and community quality of life over the next two decades and beyond.



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Vicinity Map



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Preliminary Map



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