

GRAHAM | & ASSOCIATES

PRIME SERVICE COMMERCIAL DEVELOPMENT OPPORTUNITY | 2.69 ACRES

231 W 5TH ST | HANFORD, CA 93230

OFFERING MEMORANDUM



LISTED BY

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EXECUTIVE SUMMARY

This ±2.69-acre commercial land offering at 231 W 5th Street presents a rare opportunity to acquire a sizable development site in the heart of Hanford, California. Comprised of multiple contiguous parcels, the property is zoned Service Commercial, allowing for a wide range of potential uses including retail, service-oriented businesses, and other commercial applications.

Positioned near Hanford's downtown corridor, the site benefits from convenient access to key roadways, established surrounding infrastructure, and a steadily growing local population. The flexible zoning and parcel configuration make this an ideal opportunity for developers, owner-users, or investors seeking to capitalize on the expanding Central Valley market.

Offered at \$1,425,000, this property provides both scale and versatility in a market with increasing demand for well-located commercial land.

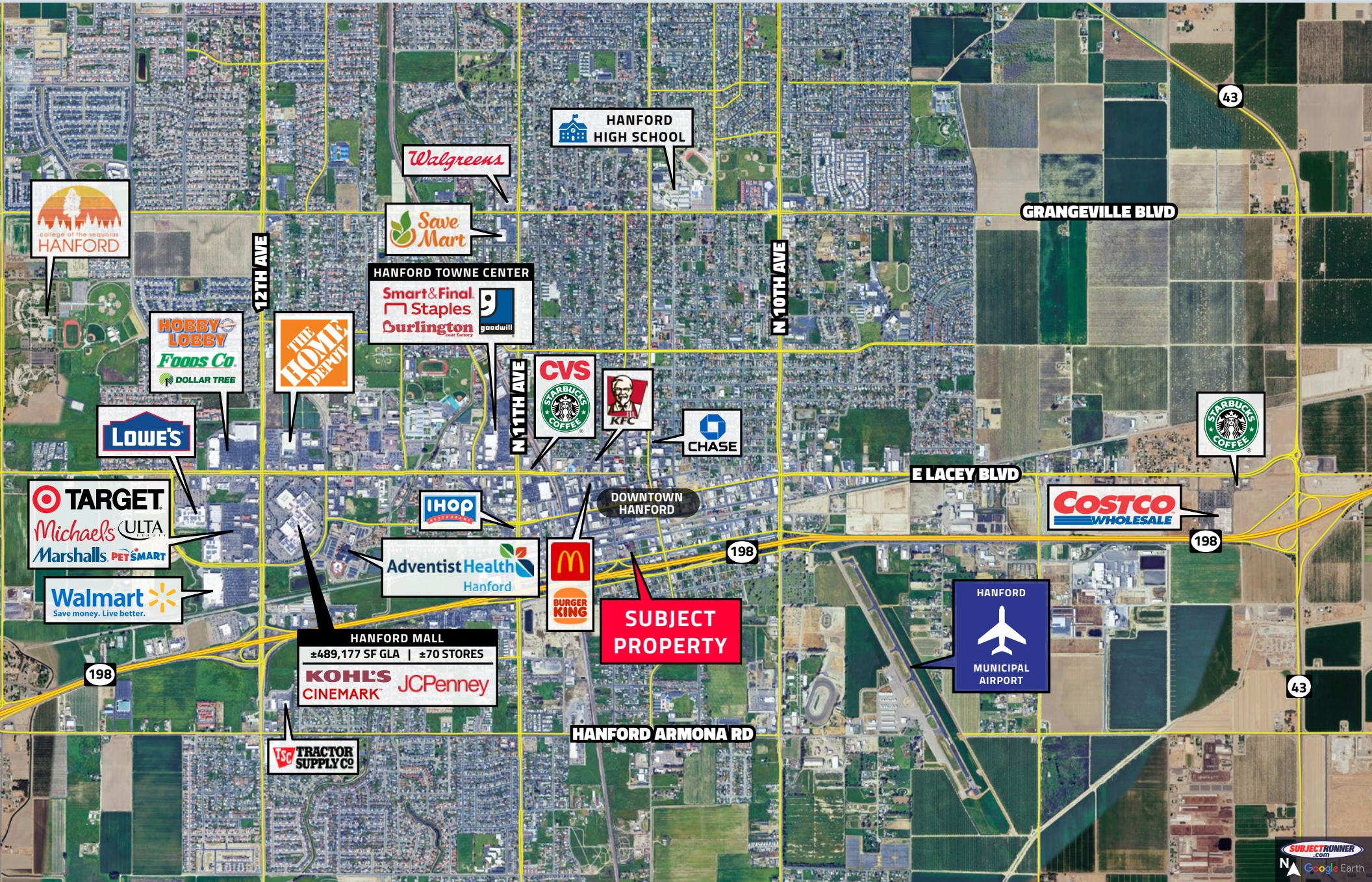


Investment Highlights

- **Price:** \$1,425,000
- **±2.69 Total Acres of Commercial Land**
- **Zoned Service Commercial – Flexible Development Potential**
- **Multiple Parcels (APNs: 012-083-001, 003, 004, 006–012)**
- **Strategic Location Near Downtown Hanford**
- **Suitable for Retail, Service, or Mixed-Use Development**
- **Easy Access to Major Local Thoroughfares**
- **Growing Central Valley Market with Strong Demand Drivers**



MID-RANGE AERIAL

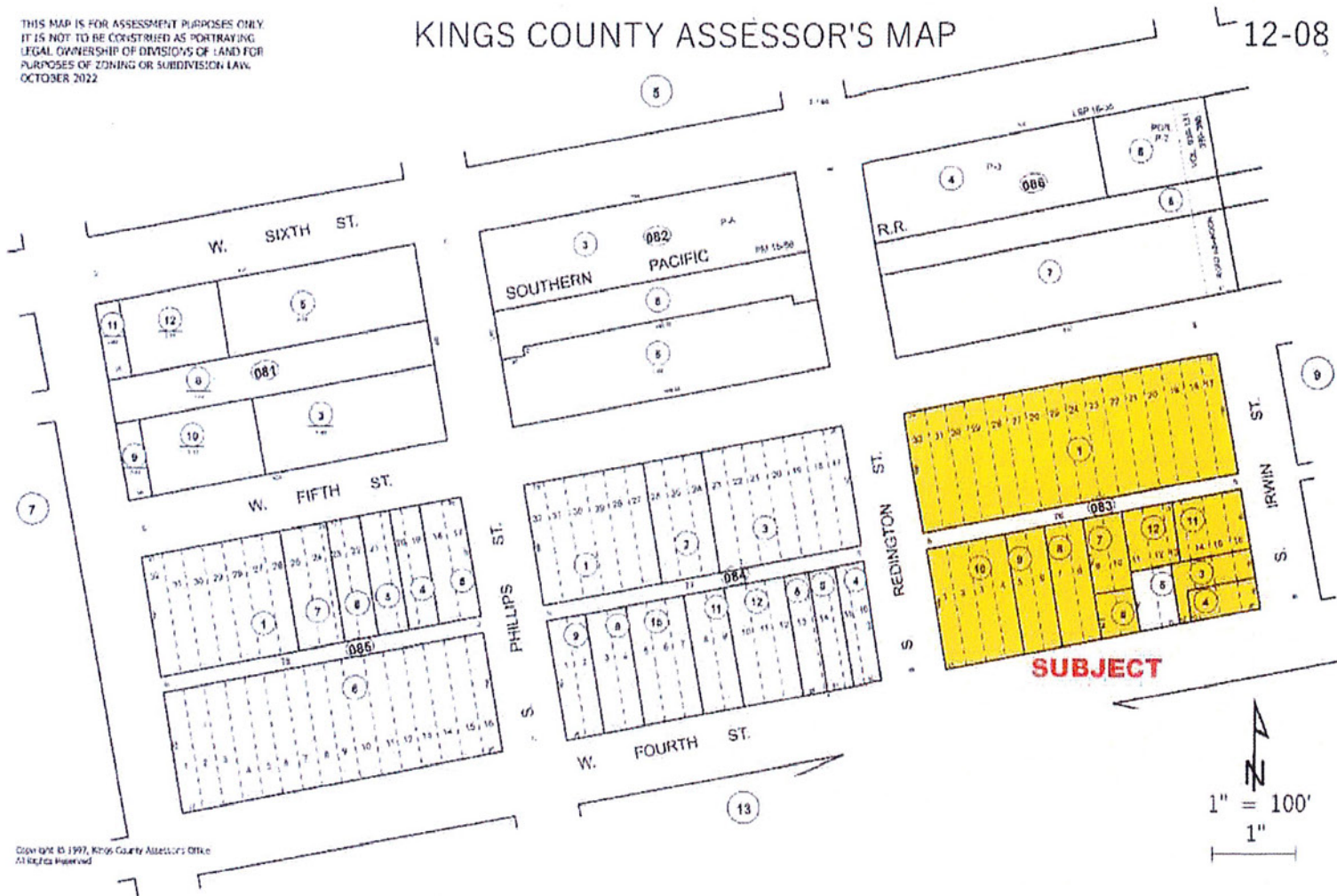


PARCEL MAP

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
OCTOBER 2022

KINGS COUNTY ASSESSOR'S MAP

12-08



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