

326 RESIDENTIAL LOTS IN THREE PARCELS HANFORD, CALIFORNIA



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MRF LANDS, AS EXCLUSIVE AGENT, IS PLEASED TO PRESENT 75 ACRES IN THE CITY OF HANFORD WITH A PENDING TENTATIVE MAP FOR 326 SINGLE FAMILY RESIDENCES.

PROPERTY HIGHLIGHTS

- ***ALREADY ANNEXED INTO THE CITY OF HANFORD
- ***PENDING TENTATIVE MAP FOR 326 SINGLE FAMILY LOTS OF 5,000 – 6,500 SF
- ***ZONED R-L-5: LOW DENSITY RESIDENTIAL: 2 - 10 UNITS PER ACRE
- ***LOCATED BETWEEN TWO NEW RESIDENTIAL DEVELOPMENTS: D R HORTON & CENTURY COMMUNITIES.
- ***PENDING PARCEL SPLIT APPLICATION INTO 3 SEPARATE PARCELS.

PURCHASE ALL THREE PARCELS TOTALING 326 LOTS FOR \$11,250,000, OR:

●	PARCEL 1	31.87 ACRES	\$4,700,000	135 LOTS	\$34,815/LOT
●	PARCEL 2	24.93 ACRES	\$3,700,000	107 LOTS	\$34,579/LOT
●	PARCEL 3	18.22 ACRES	\$2,850,000	84 LOTS	\$33,929/LOT

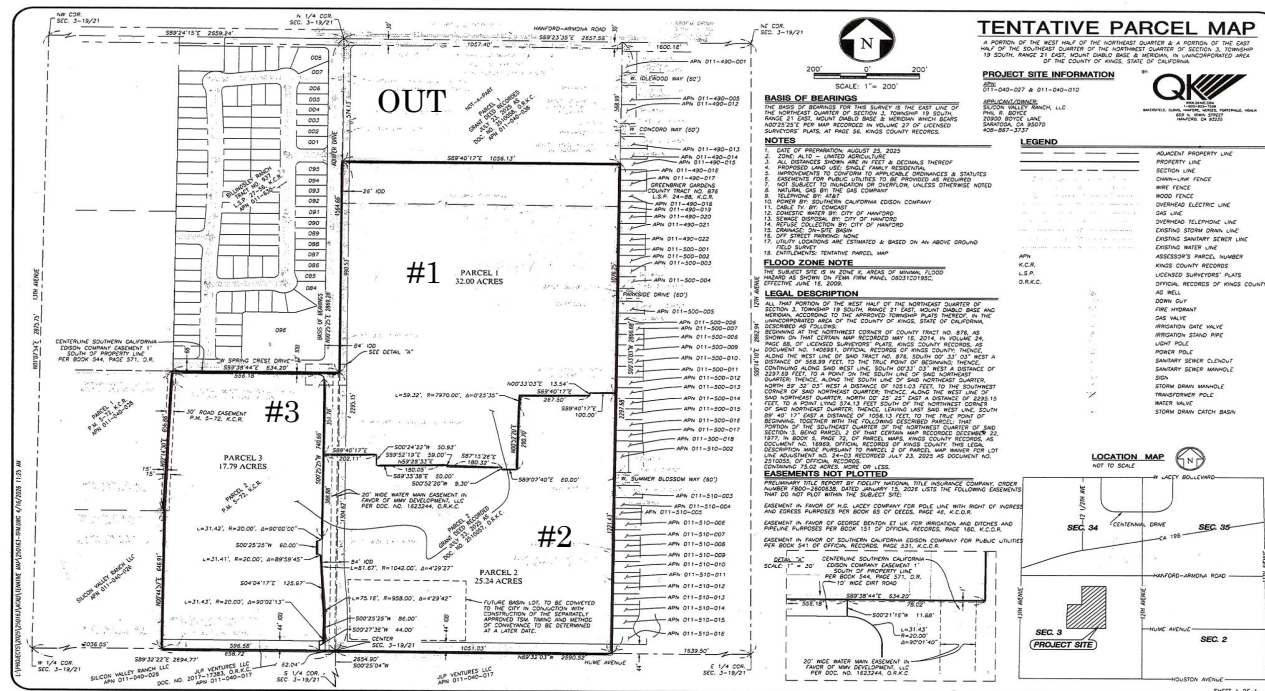
DETAILS:

- ***LOCATED ON HANFORD ARMONA ROAD JUST SOUTH OF HWY 198 NEAR THE 12TH STREET EXIT
- ***ACCESS FROM HANFORD ARMONA RD IN THE NORTH AND HUME AVENUE FROM THE SOUTH
- ***KINGS COUNTY APN’S: 011-040-040-000 = 55.54 ACRES & 011-040-027-000 = 19.48 ACRES

“CALL FOR MORE INFORMATION AND DETAILS ON THIS DEVELOPMENT OPPPORTUNITY”

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM MULTIPLE SOURCES WE DEEM RELIABLE, HOWEVER WE DO NOT GUARANTEE OR WARRANT ITS ACCURACY & COMPLETENESS. WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONSULT YOUR LEGAL, FINANCIAL & ENVIRONMENTAL ADVISOR FOR ADVICE AND GUIDANCE.

PARCEL 1:	31.87 Acres	135 Lots	\$4,700,000
PARCEL 2:	24.93 Acres	107 Lots	\$3,700,000
PARCEL 3:	18.22 Acres	84 Lots	\$2,850,000



VIEW LOOKING WEST

PARCEL 3

PARCEL 2

PARCEL 1



WHAT'S HAPPENING IN AND AROUND HANFORD...

Hanford offers a new home developer access to affordable land and a growing population in the heart of California's Central Valley. Centered on State Route 198 and Route 41, between Hwy 5 and Hwy 99, it has close proximity to Fresno, Visalia and Bakersfield, all of which will soon be on Amtrak and the California High Speed Rail by 2028. Hanford lies 15 miles east of Lemoore Air Base, 30 miles south of Fresno, and just over 200 miles to either San Francisco and Los Angeles, or the ports of Oakland and Long Beach. This is what has brought developers including D R Horton (next door), San Joaquin Valley Homes, Lennar, Century Communities, K Hovnanian and Woodside Homes to Hanford.

Hanford enjoys a safe, low crime rate making it the perfect place to raise a family or retire in surroundings complete with agricultural resources, a beautiful environment and comfortable climate with affordable living costs. The population today is just over 61,000 residents at nearly a 1% annual growth rate with a median age of 35. Over 45% of its workforce lives in Hanford. The Hanford-Corcoran Metro Area includes over 150,000 people with two-thirds of those between the ages of 18 and 64. The average household income within a 5 mile radius is just under \$100,000. The two major sectors in the economy are the government (33%) and agriculture (15%). The major employers in the area include the Naval Air Station in Lemoore, Adventist Health, Olam Spices and Walmart.

WHAT WE ARE OFFERING THE DEVELOPER OR INVESTOR...

With just over 75 acres zoned Low Density Residential including 326 lots of 5,000 SF to 6,500 SF we have three parcels available for sale of approximately 18, 25 and 32 acres. Take one, or take them all. Parcels 1 and 2 will include a Park and Storm Basin with costs prorated on all three parcels. The average price per lot varies from \$33,929 to \$34,815 for Parcels 1, 2 and 3. The entire projects value of \$11,250,000 equals \$149,601 per acre.

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER & A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

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PARCEL 1: G11-040-008 AND G11-040-010
ALL THAT PORTION OF THE WEST HALF OF THE NW

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ALL THAT PORTION OF THE WEST HALF OF THE NW

LEGEND

10246

PHASE + GROWTH

INTERIOR STREET DEDICATION 17.48±AC

STORM BASIN LOCATION: 1 BASIN

1 DATE OF PRE

NOT TO SCALE
PER CITY STD 51-23 (REVISED)

NOT TO SCALE
PER CITY STD ST-32

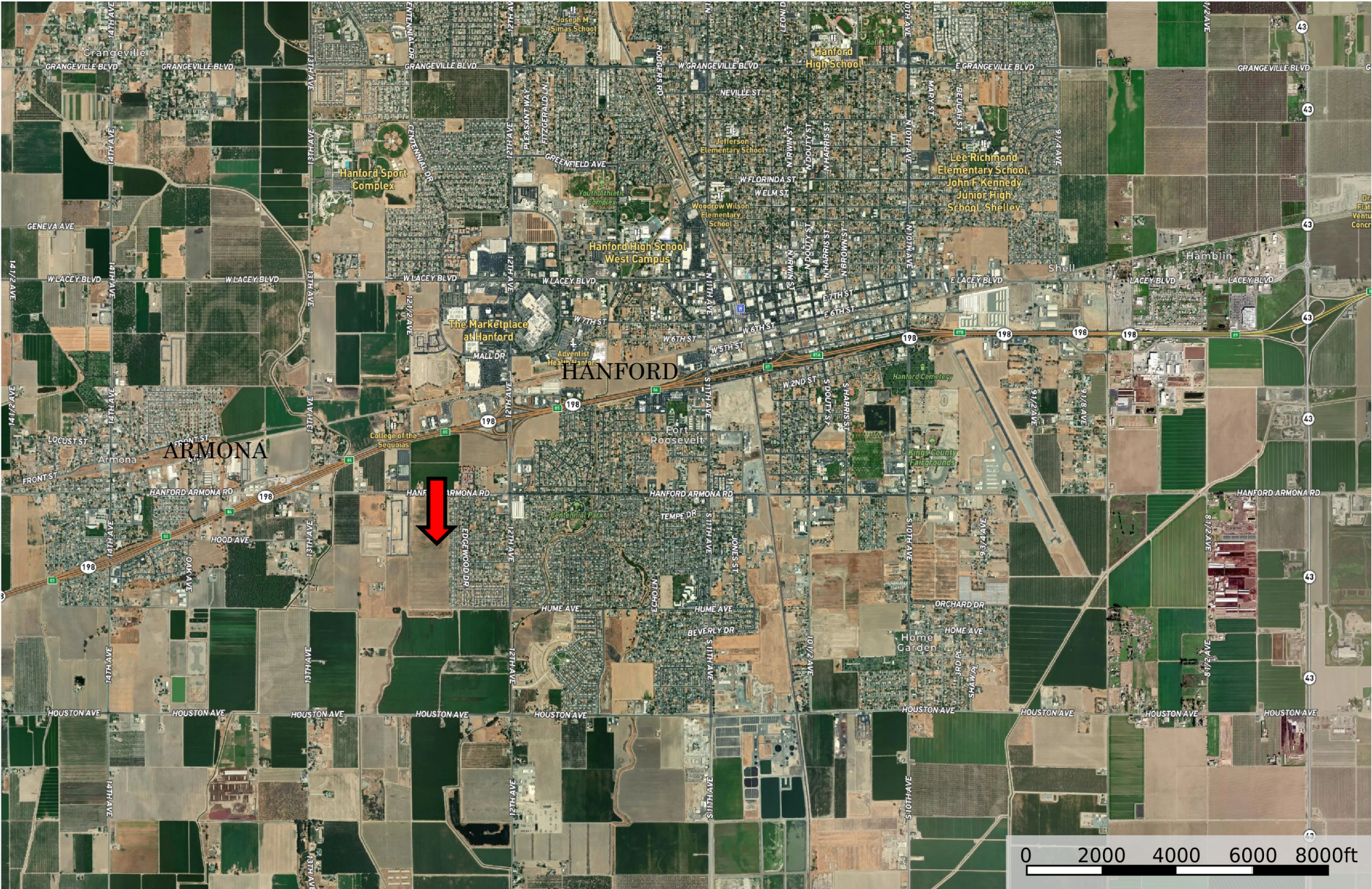
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NOT TO SCALE
PER CITY STD. ST-26

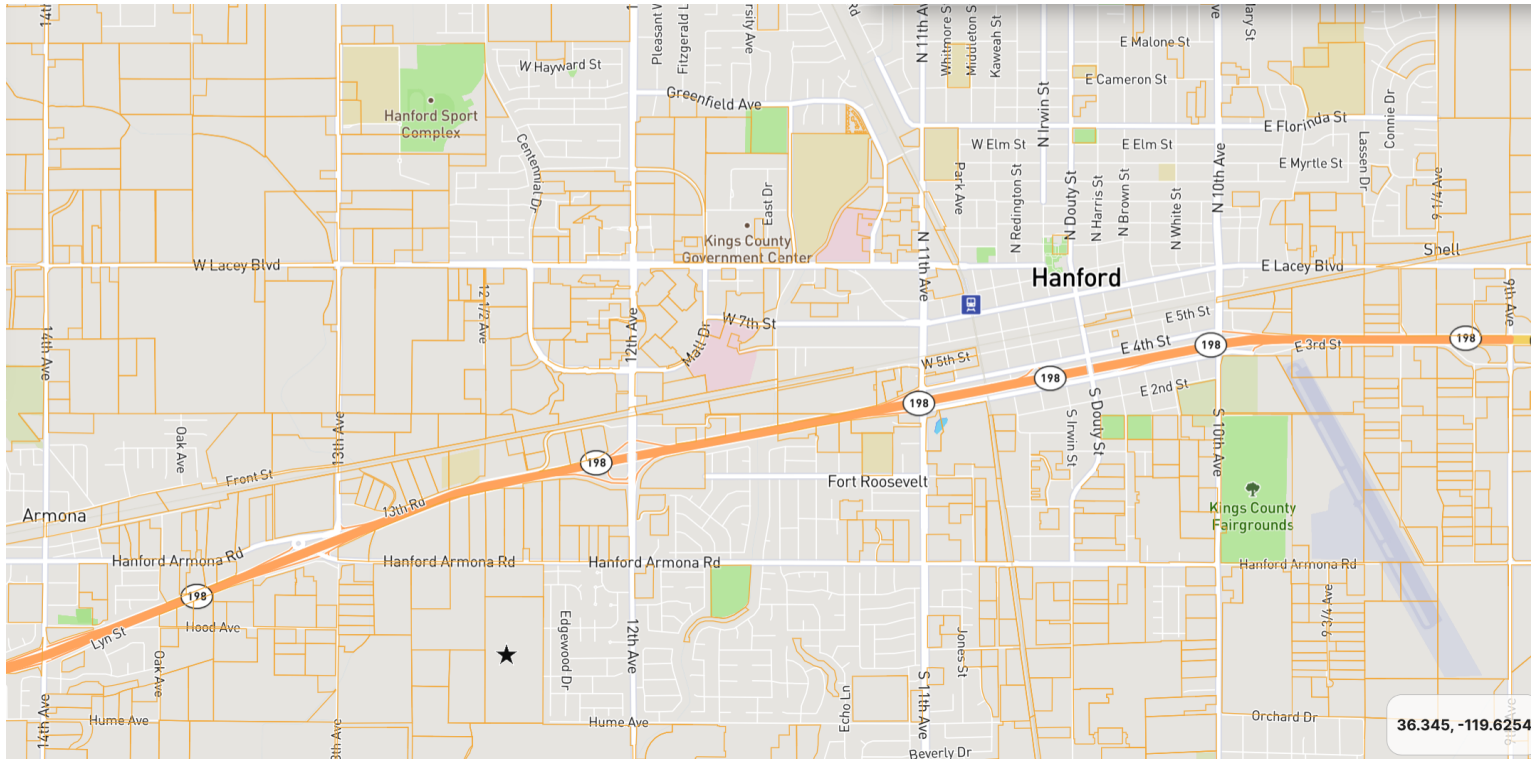
Year	Number of cases	Number of deaths	Number of cases per 100,000 population
1990	1,000	100	1.0
1991	1,100	110	1.1
1992	1,200	120	1.2
1993	1,300	130	1.3
1994	1,400	140	1.4
1995	1,500	150	1.5
1996	1,600	160	1.6
1997	1,700	170	1.7
1998	1,800	180	1.8
1999	1,900	190	1.9
2000	2,000	200	2.0
2001	2,100	210	2.1
2002	2,200	220	2.2
2003	2,300	230	2.3
2004	2,400	240	2.4
2005	2,500	250	2.5
2006	2,600	260	2.6
2007	2,700	270	2.7
2008	2,800	280	2.8
2009	2,900	290	2.9
2010	3,000	300	3.0
2011	3,100	310	3.1
2012	3,200	320	3.2
2013	3,300	330	3.3
2014	3,400	340	3.4
2015	3,500	350	3.5
2016	3,600	360	3.6
2017	3,700	370	3.7
2018	3,800	380	3.8
2019	3,900	390	3.9
2020	4,000	400	4.0

NOT TO SCALE
PER CITY STD. ST-23

Untitled
California, AC +/-

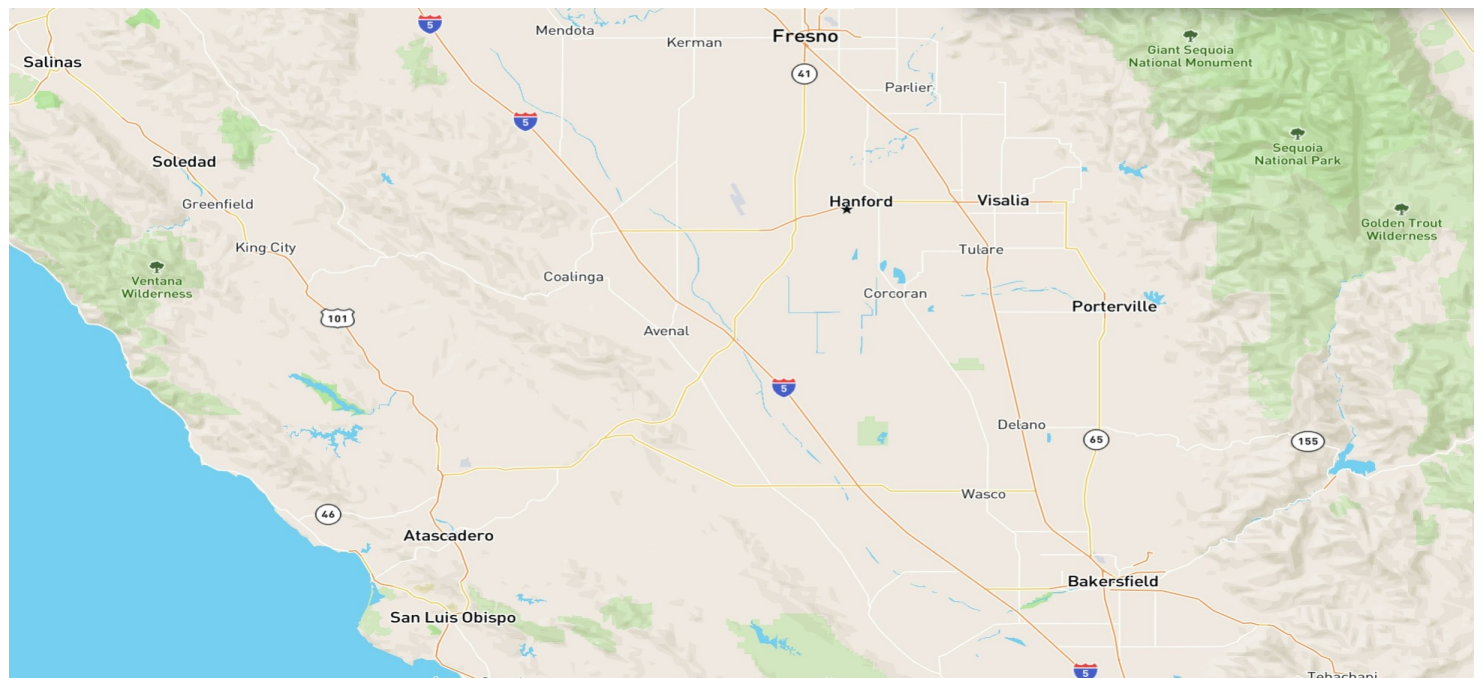






“CITY OF HANFORD”
75 ACRES
JUST SOUTH OF
HWY 198

LOCATED IN THE
CENTRAL VALLEY
BETWEEN FRESNO
AND BAKERSFIELD



MRF LANDS/FARMLAND CALIFORNIA REALTY, INC.
DISCLAIMER & DISCLOSURE AGREEMENT
CA LICENSE #00575678

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