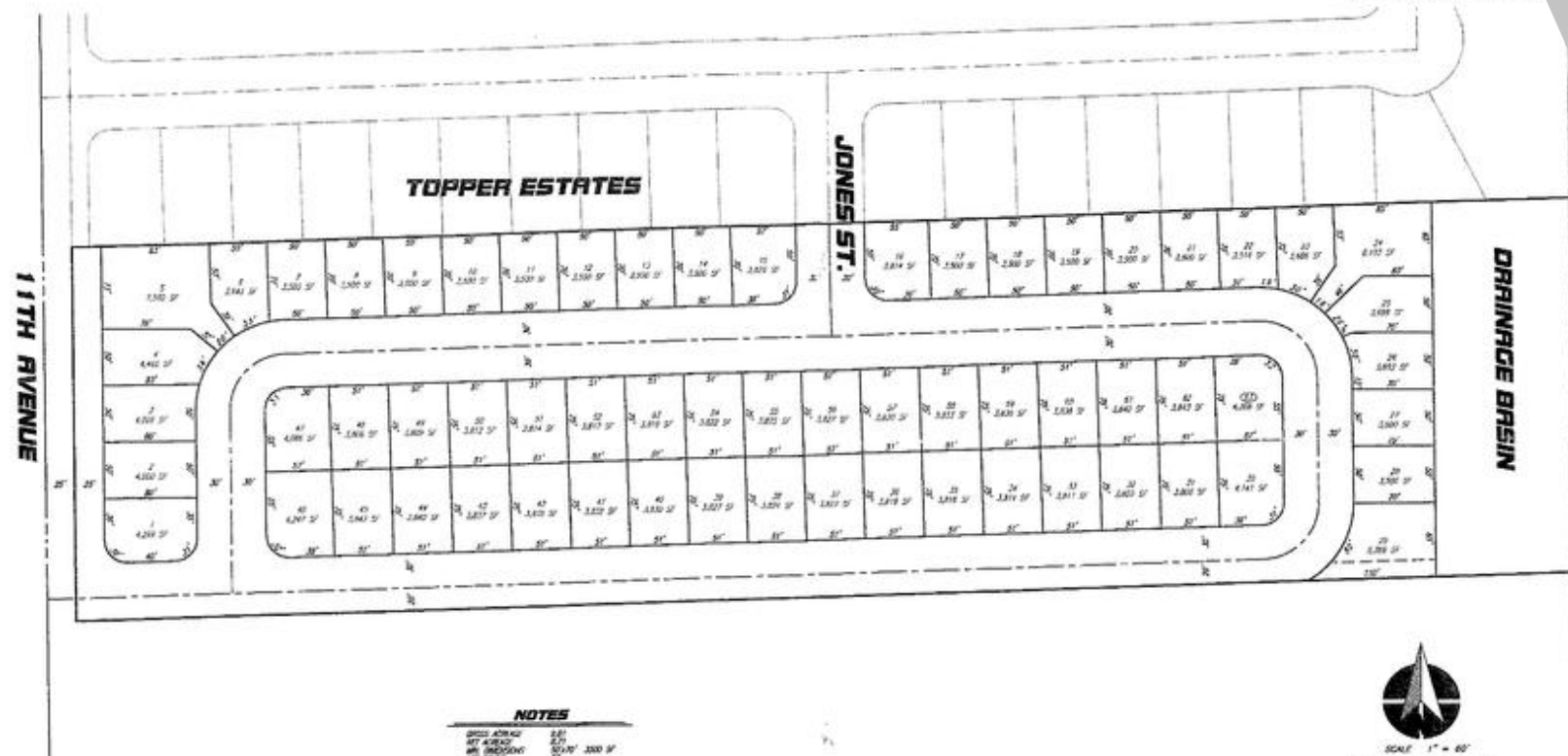


LAND FOR SALE

MULTI-FAMILY LAND NEAR HIGHWAY 198/11TH AVENUE

11631 S. 11th Avenue, Hanford, CA 93230



SALE PRICE: \$600,000

MF/PER UNIT: \$3,000

SF/PER LOT: \$9,524

PRICE PER SF: \$1.42

LOT SIZE: 9.67 Acres

APN #: 011-420-033

ZONING: RM3 (Multifamily Residential District High & Medium Density)

MARKET: South-Central Hanford

SUB MARKET: Hanford/Armona Multifamily

CROSS STREETS: Beverly Drive

PROPERTY FEATURES

- Flexibility on Parcel
- Multi-Family OR Single Family Residential Lots
- Frontage off 11th Avenue with Great Access & Exposure
- In High Traffic Developing Area - 13,884 Cars Per Day
- 330 feet 11th Avenue Frontage and 1280 feet deep
- Situated Near Many Existing Housing Developments
- Near Major Corridors servicing Airport, Mall, Downtown, & Housing

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PROPERTY OVERVIEW

±9.67 Acres (±421,225 SF) providing flexibility on use. Subject has a site plan for 200+ multifamily units or a site plan for 63 single family residential homes. Sale includes 2 separate APN's which offer parcel dimensions of 330' of 11th Avenue Frontage and is 1280' deep. All utilities are present including power, city water, & city sewer. Many SFR to the north, excellent access, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Off Major Corridors servicing Naval Base, College, Airport, Downtown, & Schools.

LOCATION OVERVIEW

Property is well located off the newly widened 11th Avenue just South of Highway 198 in Hanford, CA. Jones Street dead ends into the property from Beverly Drive. Houston Ave. is a major east/west road across the county connecting to Lemoore and LNAS to the west and the southern part of Visalia to the east.



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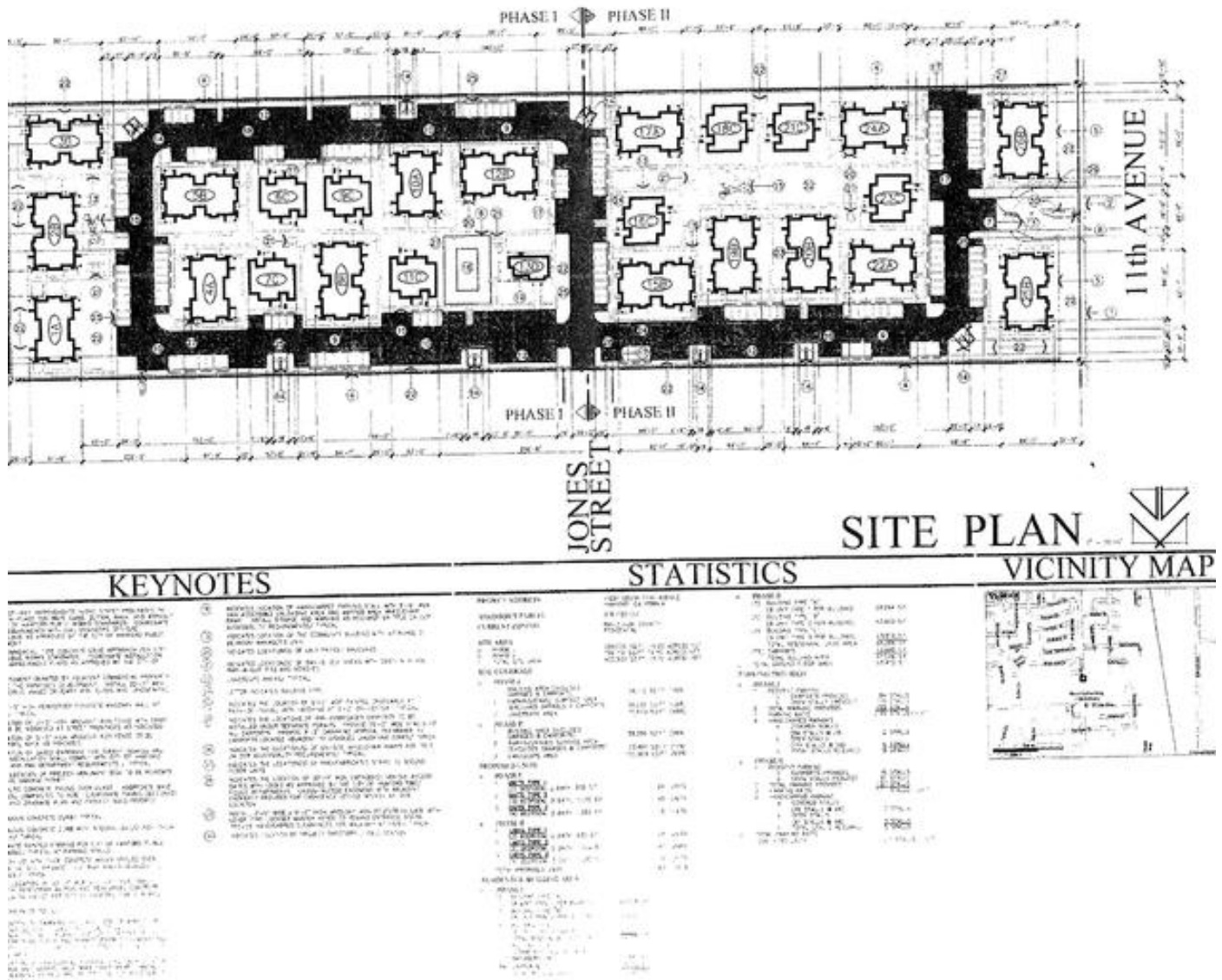
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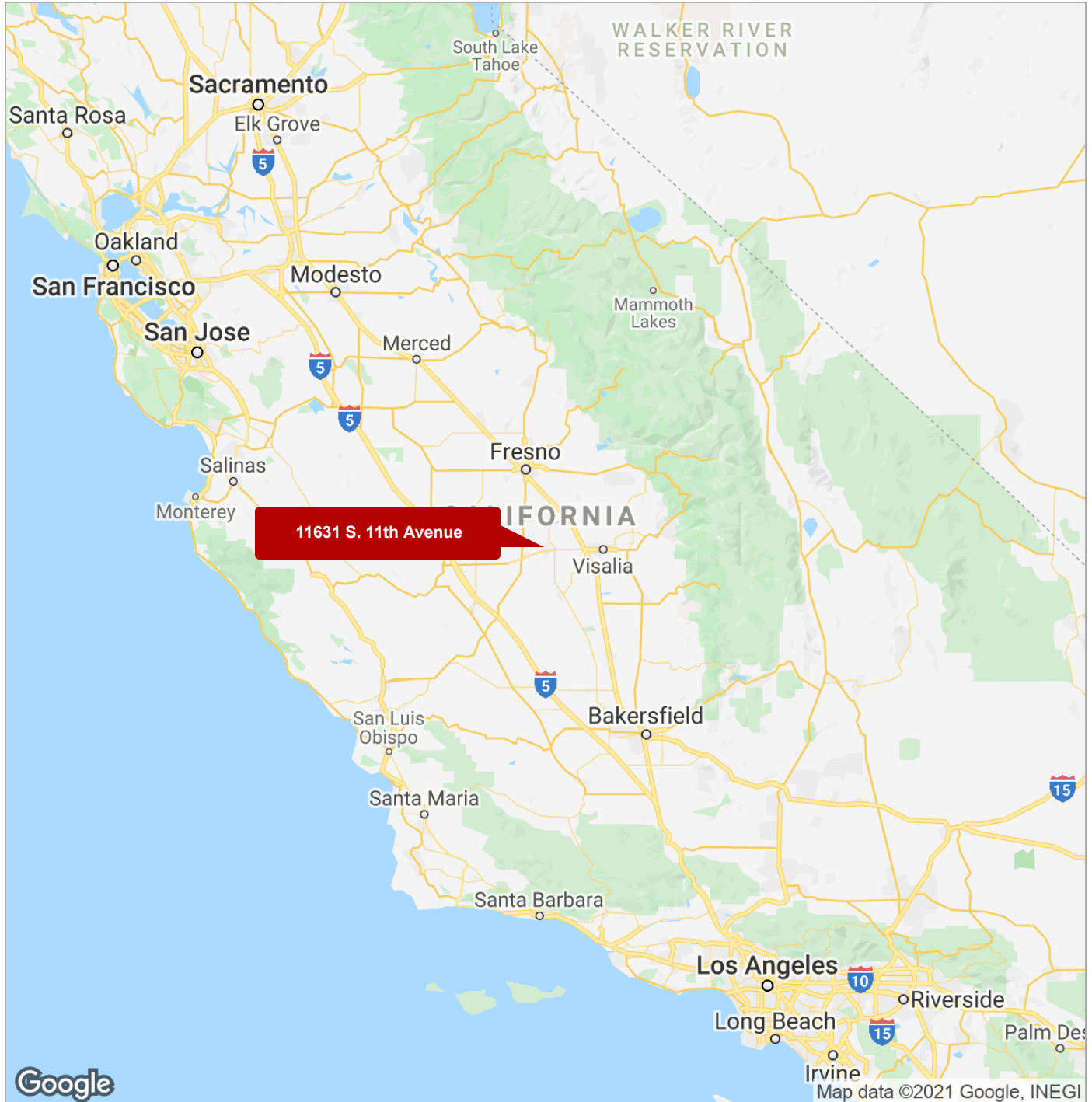
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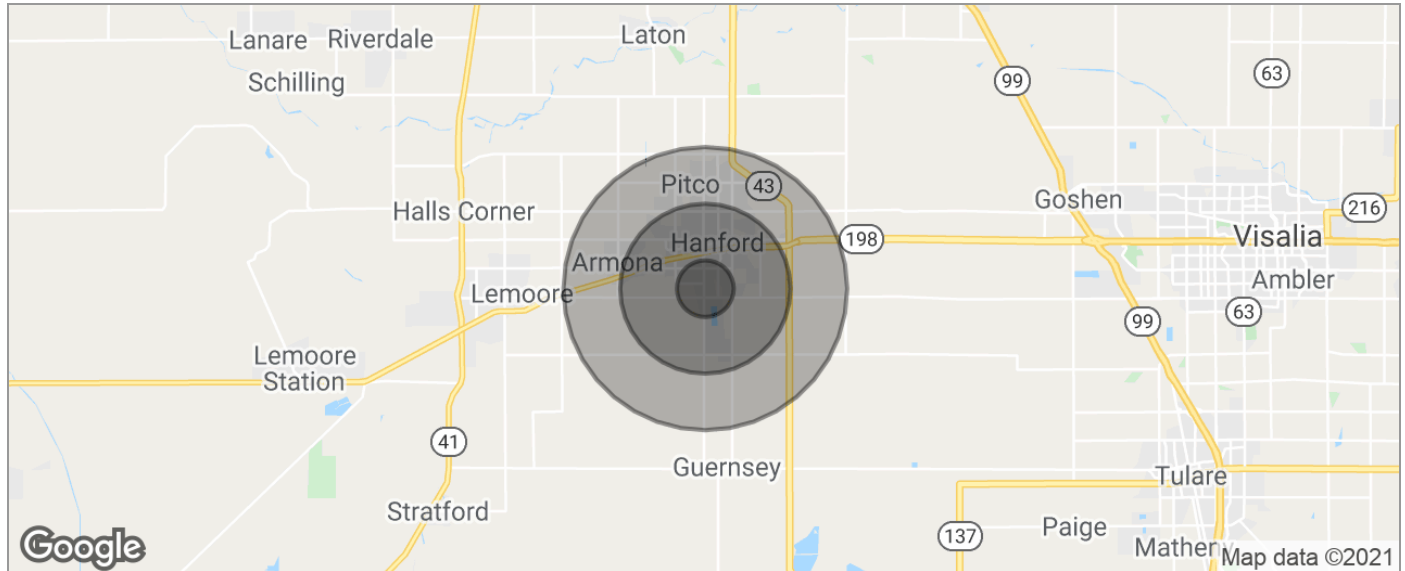
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,994	39,623	77,341
MEDIAN AGE	29.8	29.7	32.5
MEDIAN AGE (MALE)	29.1	29.5	32.7
MEDIAN AGE (FEMALE)	30.9	29.7	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,350	11,603	24,449
# OF PERSONS PER HH	3.7	3.4	3.2
AVERAGE HH INCOME	\$50,867	\$52,337	\$63,941
AVERAGE HOUSE VALUE		\$170,920	\$223,868
RACE	1 MILE	3 MILES	5 MILES
% WHITE	72.7%	74.0%	76.3%
% BLACK	9.5%	8.1%	7.3%
% ASIAN	3.5%	2.9%	4.1%
% HAWAIIAN	0.3%	0.1%	0.0%
% INDIAN	0.4%	0.7%	0.6%
% OTHER	11.8%	11.5%	9.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	66.1%	55.9%	43.9%

* Demographic data derived from 2010 US Census

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