

AVAILABLE FOR SALE  
16.38± ACRES COMMERCIAL LAND

# SEC 12TH AND HWY 198

VISALIA, CA

**SITE**

*For information, please contact:*

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**ZEEB**  
PEARSON COMMERCIAL

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

**PROPERTY DESCRIPTION**

16.38± acres adjacent to Highway 198, next to 12<sup>th</sup> 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.

**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. Easy access to Hwy 198 in Hanford.

*Call for details or to schedule a showing.*

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

**KINGS COUNTY ASSESSOR'S MAP**  
W 1/2 SEC. 35-18-21



Kings County Assessor's Office



**\$2,750,000**  
PURCHASE PRICE

	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>	
<b>POPULATION</b>	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
<b>HOUSEHOLD</b>	2030 Households Projection	3,026	18,628	23,740
	2025 Est. Households by HH Income	2,954	18,222	23,373
	<b>2025 Average Household Income</b>	<b>\$81,258</b>	<b>\$89,319</b>	<b>\$93,544</b>

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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