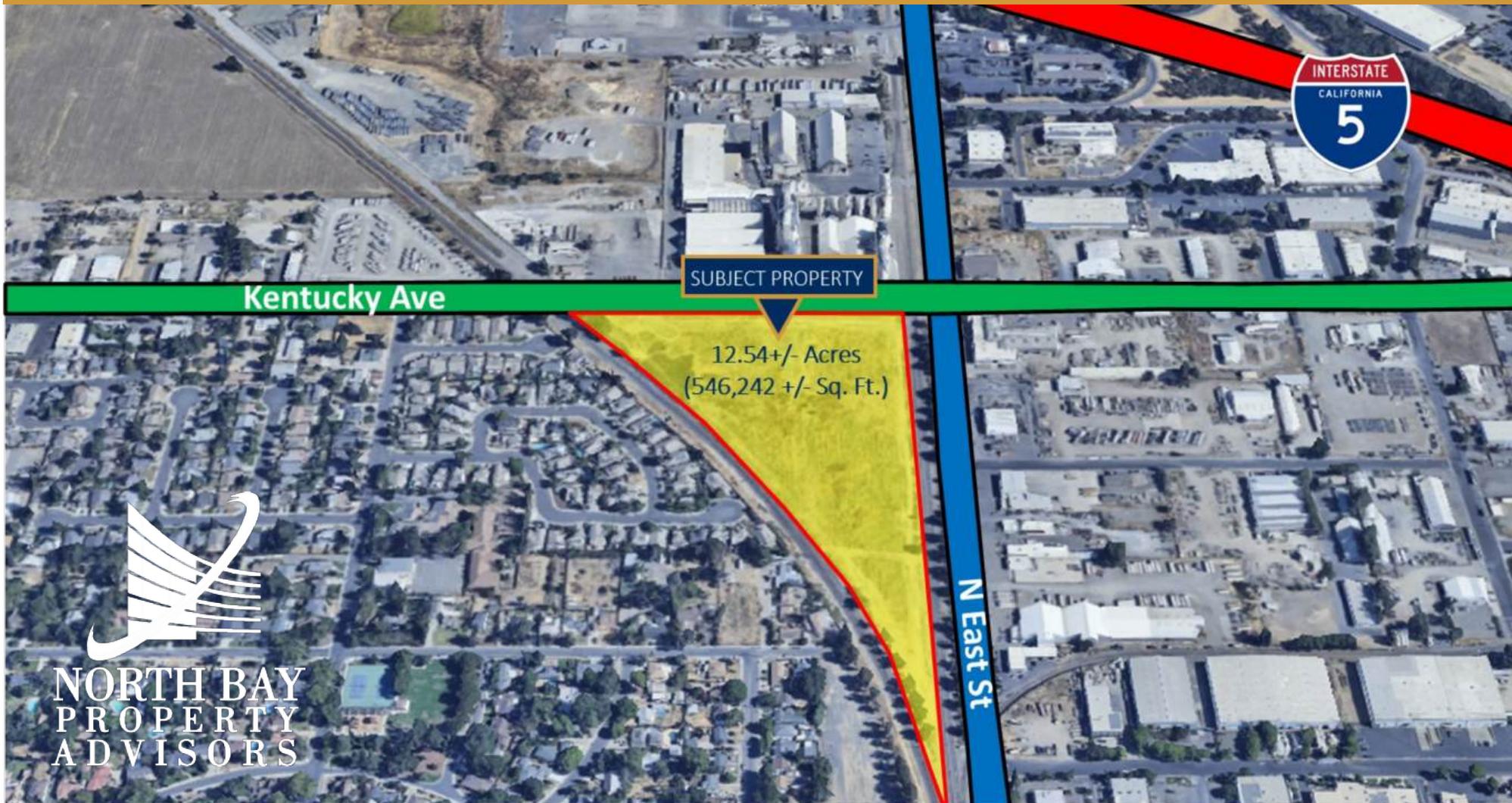


FOR SALE

12.54+/- ACRES OF DEVELOPMENT-READY LAND 1000 KENTUCKY AVE, WOODLAND, CA 95695

Northern California's Premier Commercial Real Estate Firm



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PROPERTY SUMMARY

ASKING PRICE

| | |
|------------------|-------------|
| Price: | \$1,550,000 |
| Price per Acres: | \$123,604 |

WOODLANDS POPULATION

| | |
|------------------------------------|---|
| Population (2010): | 55,468 |
| Population (2020): | 61,032 |
| Population (2025): | 62,591 |
| Distance (to Downtown Sacramento): | 21 Miles (25 Minutes) |
| Distance (to Sacramento Airport): | 11 Miles (13 Minutes) |
| Large Employers in Woodlands: | Target Distribution Center Rite Aid Walgreens Clark Pacific Bayer Research Division Tremont Group Johnson Farm Machinery Broward Bros Tru-Serve Corporation |



SITE

| | |
|----------------------------------|---|
| APN: | 005-680-010 & 005-0310-010 |
| Size: | 12.54+/- Acres 546,242 +/- Sq. Ft. |
| Zoning: | Corridor Mixed Use - East |
| Gas & Electricity: | PG&E |
| Sewer & Water: | City of Woodland |
| Access: | Ingress and Egress via two curb cuts on Kentucky Ave. |
| Density (Dwelling Units / Acre): | Minimum: 20 Units / Acre Maximum: 40 Units / Acre |
| Estimated Density Range: | 251 Units - 501 Units |



NARRATIVE



Prime Infill Development Opportunity – Over 12 Acres in Woodland, CA

A rare opportunity to acquire a large, infill development site in the heart of Woodland, California. This offering includes two contiguous parcels totaling 12+ acres, boasting nearly 900+/- feet of frontage along Kentucky Avenue—a high-visibility, well-traveled corridor. One of the largest undisclosed parcels in West Woodlands.

Zoned Corridor-Mixed Use (C-MU), the site supports a broad array of development options, including:

- Higher-density residential housing
- Retail, office, and commercial uses
- Hospitality and assisted living facilities

Based on current zoning allowances, the property can support an estimated 250–500* residential units, making it ideal for mixed-use or multifamily development.

**With a site size of approximately 12.54+/- acres and zoning that allows between 20 and 40 dwelling units per acre, the estimated density range equates to 12.54 acres x 20 = 250; 12.54 acres x 40 = 500.*

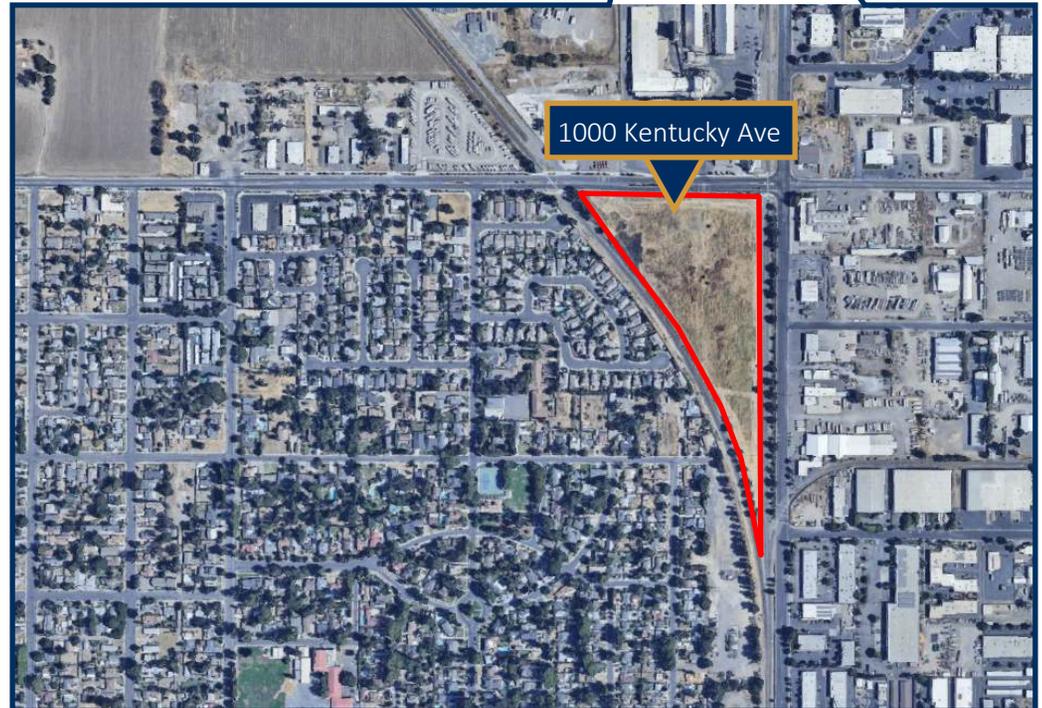
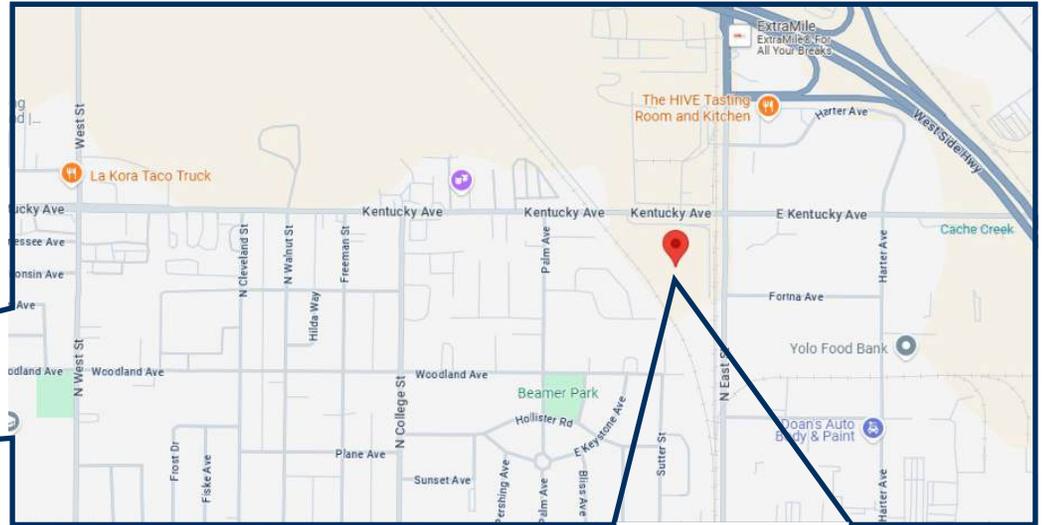
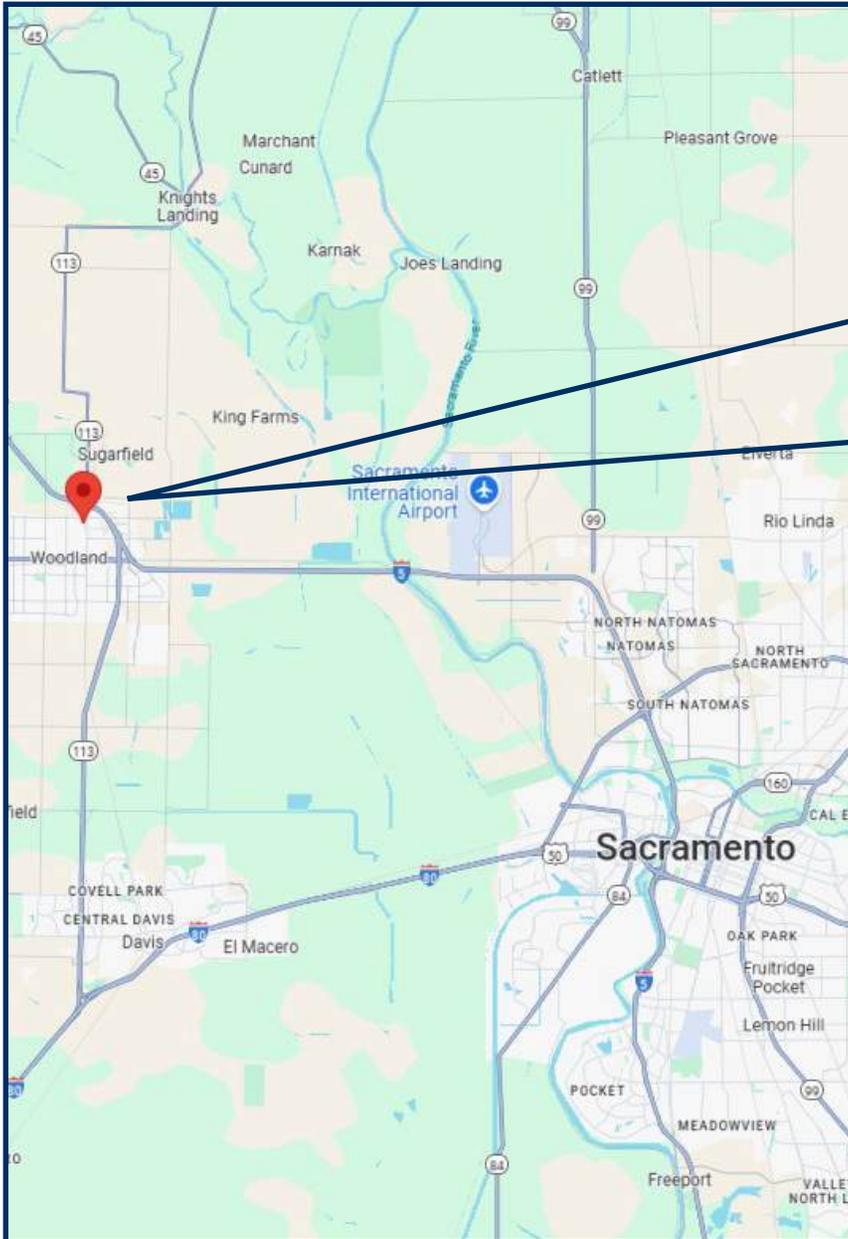
Infrastructure is already in place, with water, sewer, and electricity available along Kentucky Avenue. The site is fully developed on three sides, streamlining entitlements and connection logistics.

Located in a rapidly growing community, Woodland has experienced a 12% population increase between 2000 and 2025. Its strategic location—just 15 minutes to Sacramento International Airport, with easy access to Sacramento, Davis, and the Bay Area—makes it an increasingly desirable alternative for residents and developers alike.

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MAPS



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STREET MAP



SUBJECT PROPERTY

12.54+/- Acres
(546,242 +/- Sq. Ft.)

Kentucky Ave

N East St



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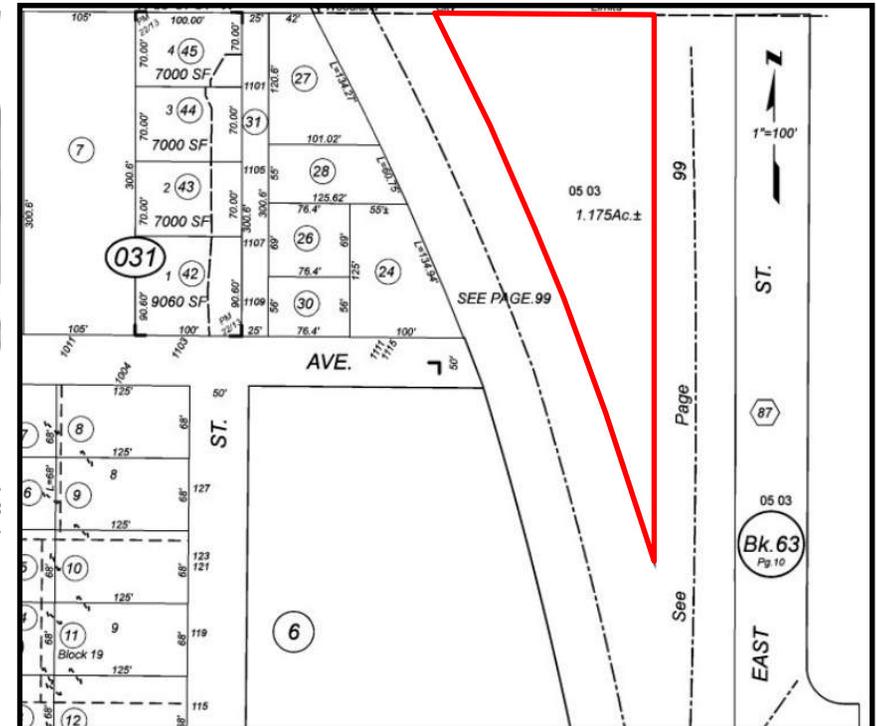
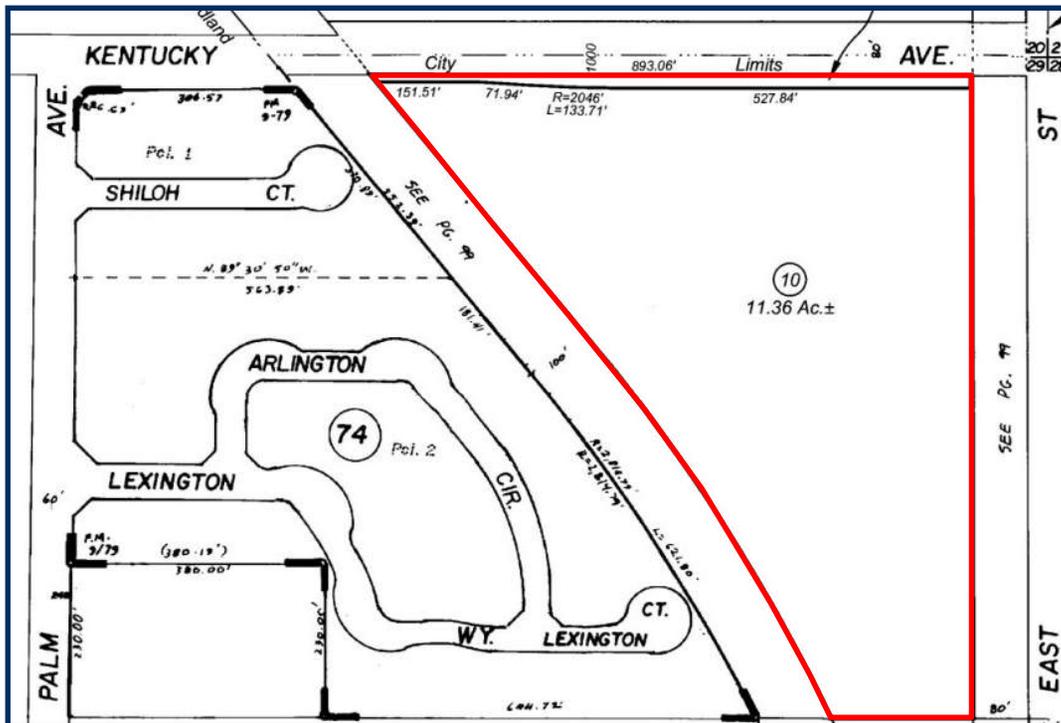
AERIAL MAP



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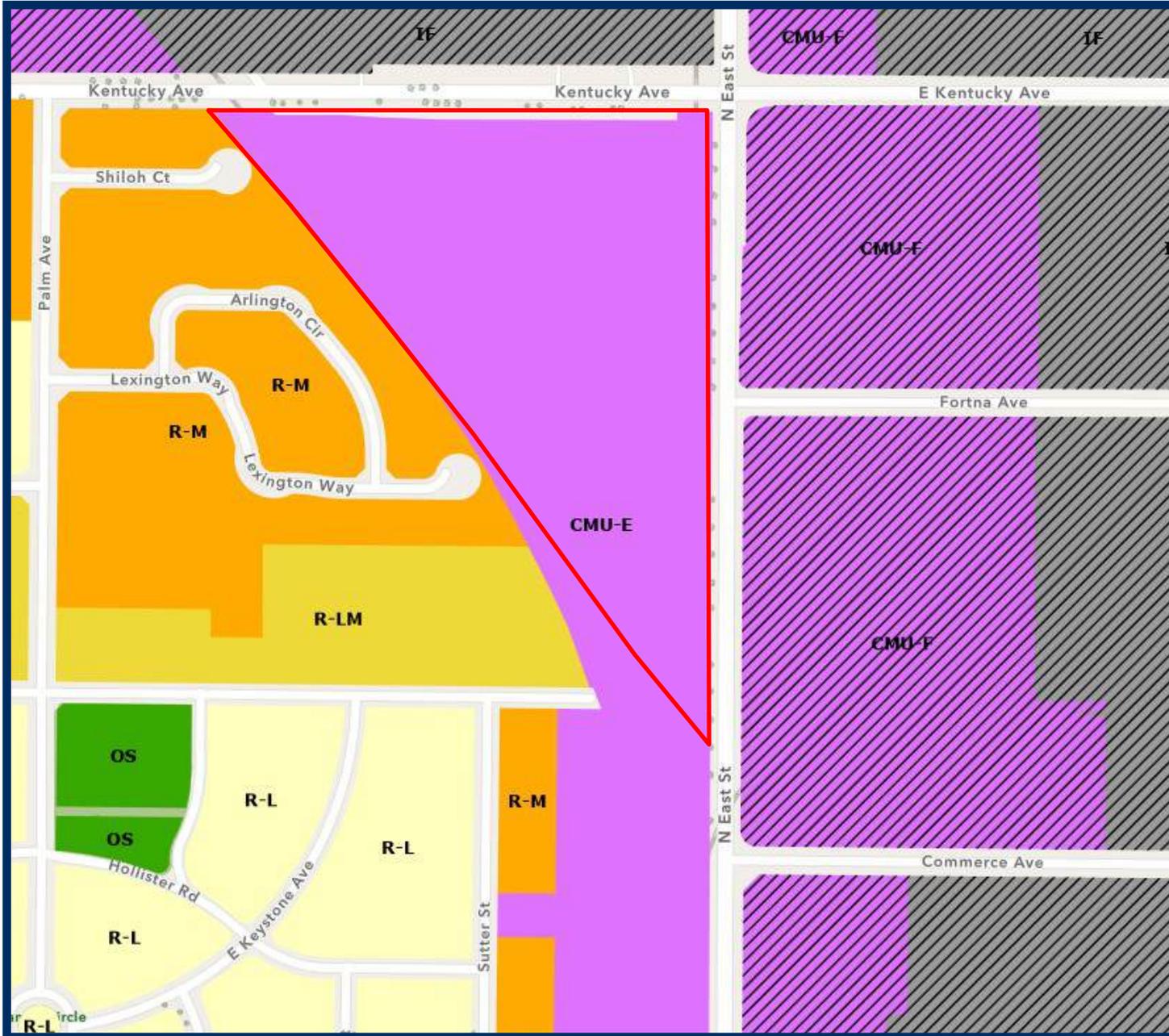


PARCEL MAP





ZONING MAP



| Woodland Zoning | |
|-----------------|------------------------------|
| Zoning | |
| | Residential Low |
| | Neighborhood Preservation |
| | Residential Low-Medium |
| | Residential Medium |
| | Residential High |
| | Downtown-Core, DX-1 |
| | Downtown-Civic, DX-2 |
| | Downtown-Transitional, DX-3 |
| | Downtown-Gateway, DX-4 |
| | Corridor Mixed Use-West Main |
| | Mixed Use-East St |
| | Corridor Mixed Use-Kentucky |

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DEVELOPMENT PROJECTS



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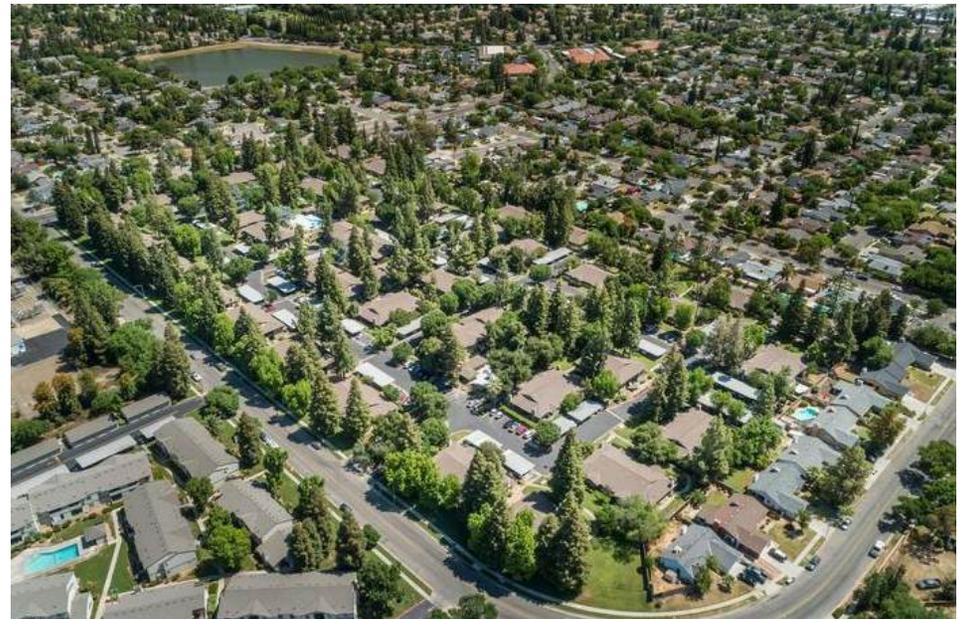
APPROVED PROJECTS

Status: Approved Development Projects

- **1.) Project: Armfield Apartments (0.53 Acres)**
 - Three (3) Story Multi-Family Development
 - 21 units
 - 2 additional ADUs
 - Mix of Studios, 1 Bed & 2 Bed Units
- **2.) Project: East Street Apartments (1.67 Acres)**
 - Three (3) Separate Four (4) Story Apartments
 - 83 Units
- **3.) Project: Vista Del Robles Apartments (2.98 Acres)**
 - Three (3) Story Multi-Family Development
 - 168 Units
- **4.) Project: Beamer Apartments (0.96 Acres)**
 - Three Story Multi-Family Development
 - 40 Units
- **5.) Project: Sprouts Market (23,256+/- Sq. Ft.)**
 - New 23,256+/- Sq. Ft. Sprouts Farmer Market
 - Additional Retail shell building

Status: Projects Under Review

- **1.) Project: Tupelo Affordable Housing (2.80 Acres)**
 - Two (2) Separate Three (3) Story Apartments
 - 73 Units





LISTING TEAM



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