



FOR SALE

38700 KENTUCKY AVE, WOODLAND, CA

\$6,850,000 (\$514k/Acre)



Property Highlights

- ±13.33 Total Acres. 2 Parcels.
- ±10 Acre Parcel And Adjacent ±3.33 Acre Parcel
- Kentucky Ave Frontage
- Flexible Industrial Zoning (Yolo County)
- ±3 Acre Fully Fenced And Graveled Lot
- Gravel Lot Currently Leased With Option To Renew
- Soil Type (BrA)
- Close to Freeways
- Ideal Location For Development

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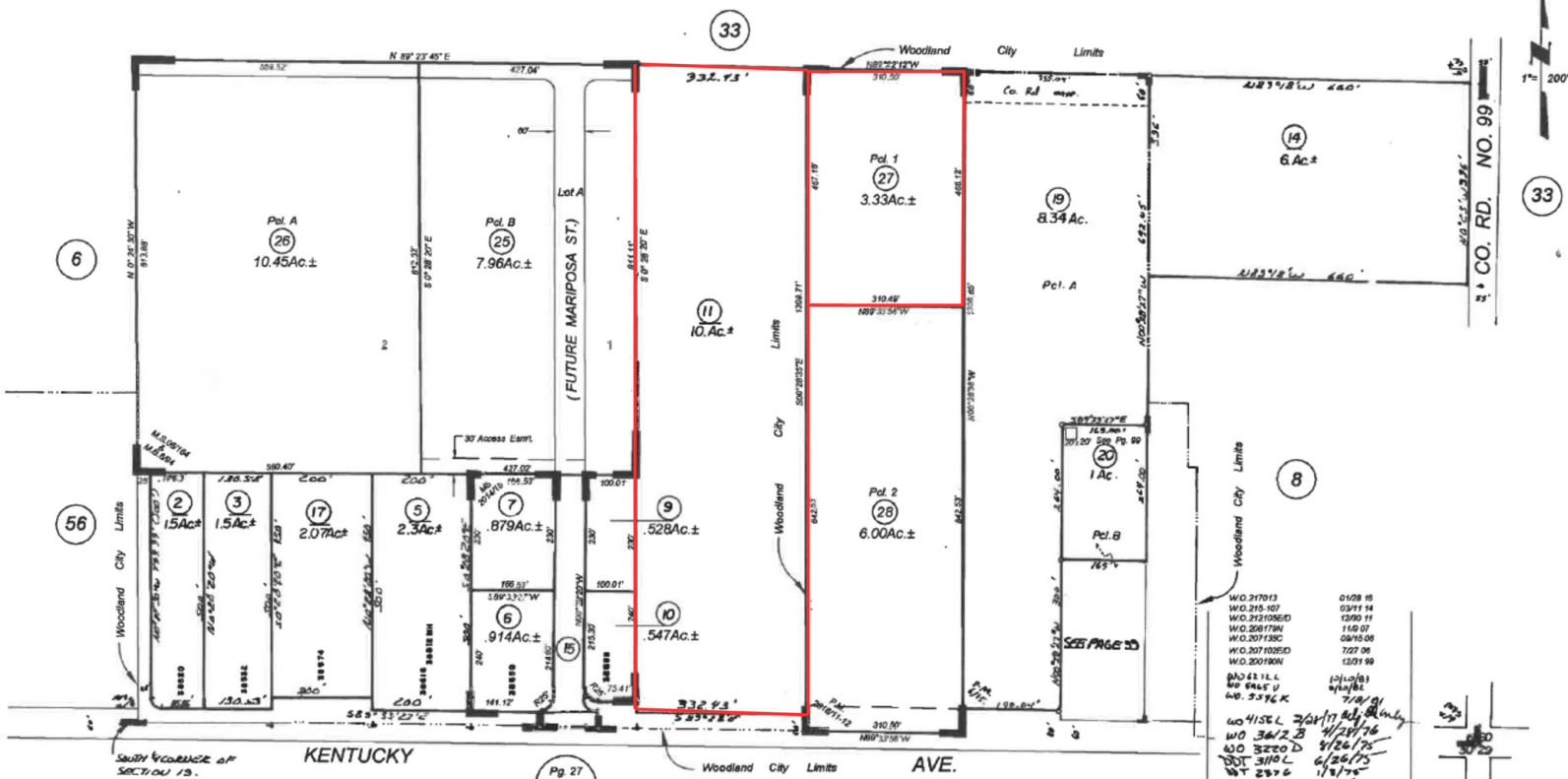
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POR. OF SEC. 19, T. 10N., R.2E., M.D.B & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.

27 - 44



M.B. Bk. 6, Pg. 94 - Tibbits Pty., Subd. No. 1072
 M.S. Bk. 2, Pg. 9 - Sec. 9, T. 10N., R. 2E., M.D.M. for Antone Mossmeier
 P.M. Bk. 6, Pg. 15 - Yolo County Farm Bureau, Inc. # 3093
 M.S Bk. 06, Pg. 164 - Record of Survey for State Wide Storage
 M.S Bk. 2014, Pg. 10 - Record of Survey for Sleigh Trust
 P.M Bk. 2016, Pg. 11-12 - Woodland Tractor # 5074

CITY & VICINITY OF WOODLAND
 Assessor's Map Bk. 27, Pg. 44
 County of Yolo, Calif.

NOTE - Assessor's Block Number Shown in Ellipses.
 Assessor's Parcel Number Shown in Circles.

APN 027-440-011

APN 027-440-027

- ±10 Acres
- Zoned Heavy Industrial (I-H)
- ±3.33 Acres
- Zoned Light Industrial (I-L)

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Proposed roadway is for ingress and egress, for underground utilities, and for flexibility to split the property into several parcels.



Gravel lot currently leased with option to renew.



Class 1 Soil (BrA)

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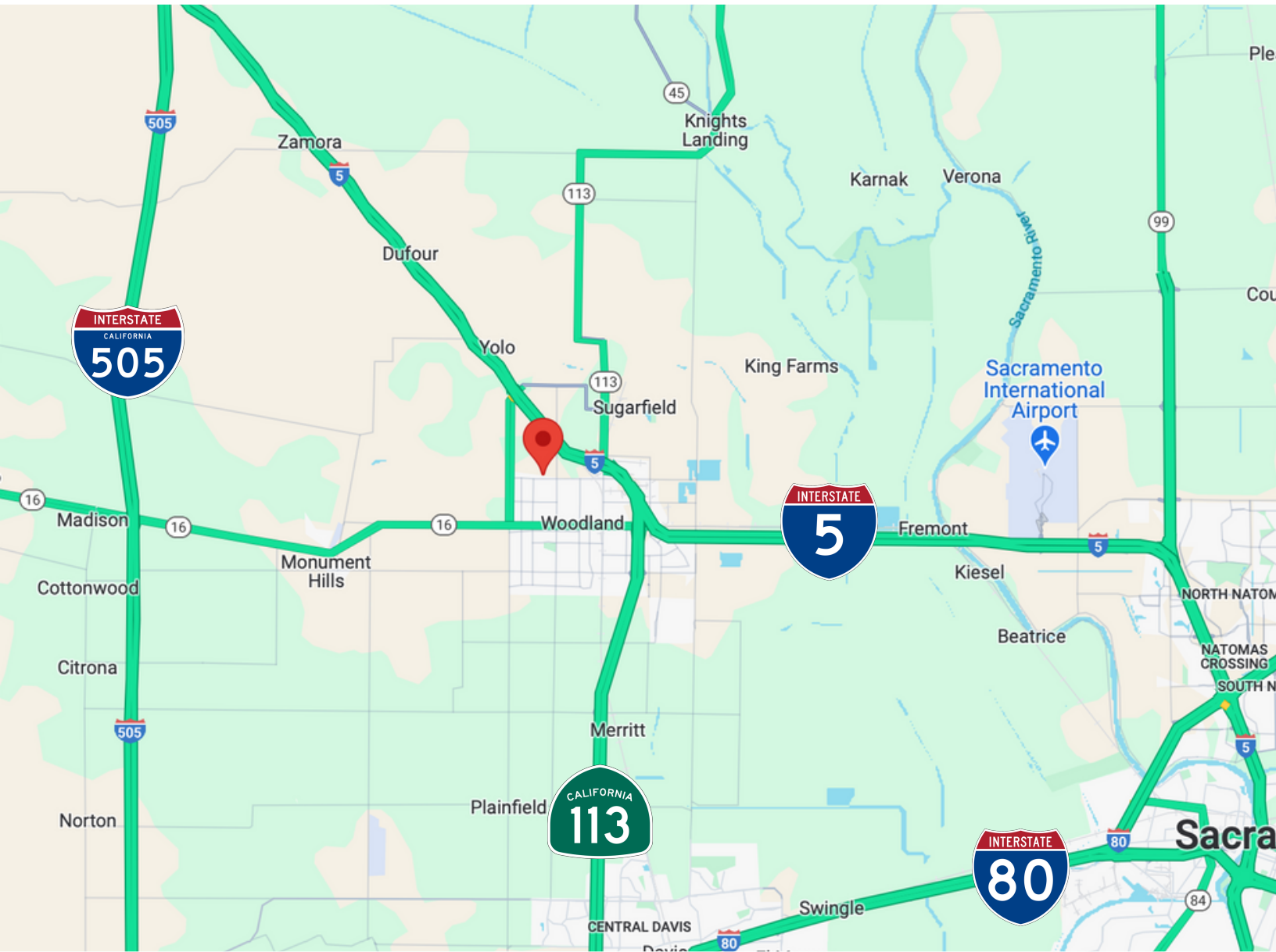
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Close proximity to freeways offers easy access for industrial operations, making it an ideal location for both development and long-term investment.

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