



GRAHAM & ASSOCIATES

WOODLAKE - 19581 AVE 344

WOODLAKE, CA

OFFERING MEMORANDUM



LISTED BY

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— & —
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The information contained herein has been obtained from sources believed to be reliable, but has not been verified for accuracy. All information is presented "as-is" without representation or warranty of any kind. You are advised to independently verify the accuracy of all summaries and information contained herein. Any reliance on the content of this memorandum offering is solely at your own risk.
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EXECUTIVE SUMMARY

Pricing

- \$1,200,000.00

Availabilities

- 3.55 Acres of Cannabis Zoned Land
- Manufactured Home On Site

Key Highlights

- APN 059-110-022
- Electricity Available.
 - Pro growth Cannabis Industry in the City of Woodlake.
- Zoned for Cannabis or Light industrial Use.
- Allowable Cannabis uses are Manufacturing/Distribution/Delivery/Extraction.
- City Water Available.
- The Property consists of a single parcel of land approximately 3.55 acres in size.
- The Property is developed with a cold storage and fruit packing facility, sorting and storage awning, a manufactured home, and evaporation ponding basin.
- The Property is located in a mixed light industrial, Cannabis Zoned, commercial, and agricultural area of Tulare County.

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Total Population	-	-	-
2026 Population	-	-	-
Pop Growth 2021-2026	-	-	-
Median Age	-	-	-
HOUSEHOLDS			
2021 Total Households	-	-	-
HH Growth 2021-2026	-	-	-
INCOME			
Average Household Income	-	-	-
Median Household Income	-	-	-



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WOOKLAKE, CA - CANNABIS FRIENDLY BUSINESS ENVIRONMENT

LOCAL CANNABIS VENDORS

Cannabis Businesses Already located in the City of Woodlake:

Seven Points	Cultivation, Distribution and Mobile Retail
Valley Pure	Cultivation, Distribution
Valley Pure Farms	Retail
Geen Bean	Retail
Uncle Green	Cultivation, Distribution and Mobile Retail
Premium Extracts	Manufacturing

CITY OF WOODLAKE ATTRIBUTES FOR CANNABIS INDUSTRY

- Stream line City Service for all cannabis uses.
- City Permitting is extremely quick most permitting should take 60-90 days
- Affordable housing with 3 new construction tracts coming on line
- Very competitive City Fees and Taxes
- Educated employment base



Cannabis!

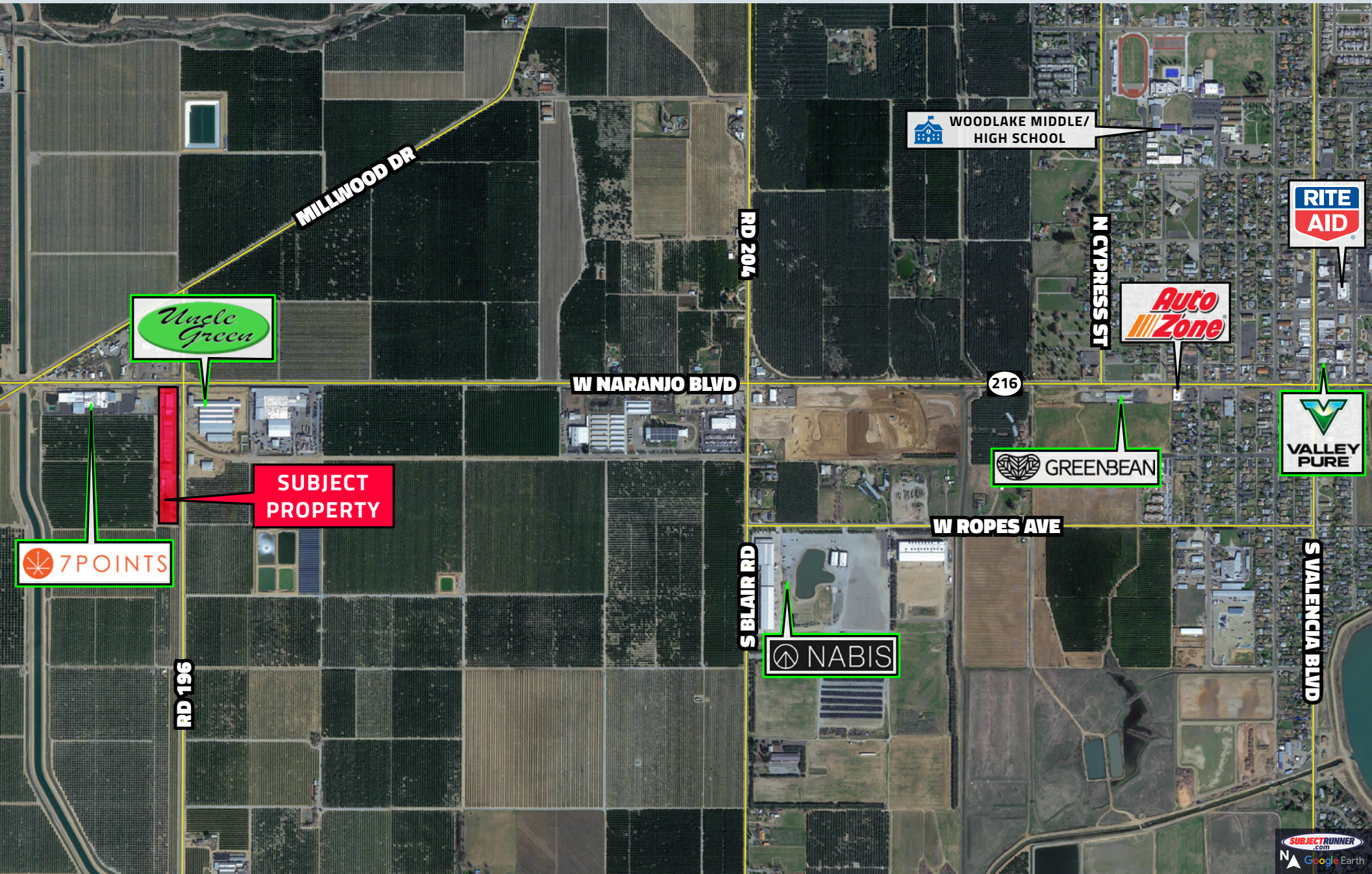


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CLOSEUP AERIAL



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MARKET AERIAL

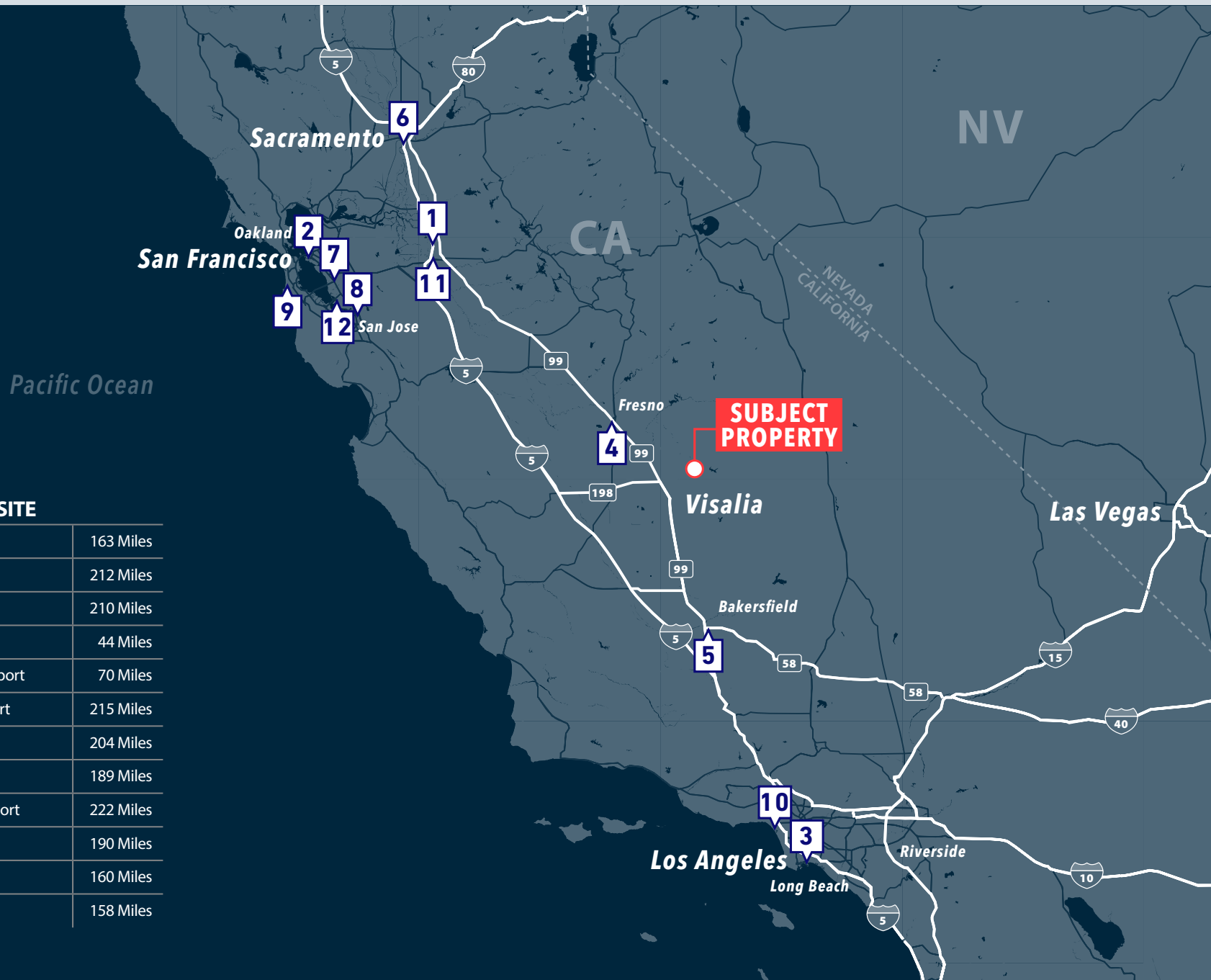


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REGIONAL MARKET ACCESS



MILEAGE DISTANCE FROM SITE

1	Port of Stockton	163 Miles
2	Port of Oakland	212 Miles
3	Port of Long Beach	210 Miles
4	Fresno International Airport	44 Miles
5	Bakersfield - Meadows Field Airport	70 Miles
6	Sacramento International Airport	215 Miles
7	Oakland International Airport	204 Miles
8	San Jose International Airport	189 Miles
9	San Francisco International Airport	222 Miles
10	LAX International Airport	190 Miles
11	BNSF Intermodal	160 Miles
12	Union Pacific Intermodal	158 Miles

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