

REINTRODUCING FOR SALE

# RODEO ESTATES

WOODLAKE, CA 93286

**82.90± ACRES**  
271 TOTAL TENTATIVE MAP LOTS (PHASES 1-2)

**APPROVED  
TENTATIVE MAP**

88  
LOTS

**PHASE  
TWO**

183  
LOTS

**PHASE  
ONE**

CASTLE ROCK STREET

NARANJO BOULEVARD

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**NEWMARK**  
PEARSON COMMERCIAL



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# ABOUT CITY OF WOODLAKE

Woodlake was founded in 1912 by developer Gilbert F. Stevenson, who purchased 13,000± acres to create a citrus-based planned community. He built key infrastructure and quickly attracted businesses, schools, churches, and other services.

Stevenson supported growth by helping fund a bridge over the St. John's River, donating land for rail lines, and developing orchards. He also improved Bravo Lake with levees and recreational features.

Despite financial setbacks during the Great Depression, Woodlake grew into an agricultural shipping center, incorporated in 1940, and continues to thrive with community events, a revitalized downtown, and steady development in California's citrus belt.

In 1993, Manuel Jimenez and his wife Olga, established Woodlake Pride Inc a non-profit volunteer organization that provides youth an opportunity to work on community projects. Woodlake Pride created the Woodlake Botanical Garden which depends heavily on donations and volunteers. In this beautiful garden, you can bird watch, take photos, picnic, taste fresh produce, and just stroll through the grounds which cover just over a mile or so. You can view the lake and its abundant bird species and other wildlife. The Garden is wheelchair accessible and dogs are welcomed. The rose garden on the west side of the parking lot is always open.



TOUR OF WOODLAKE



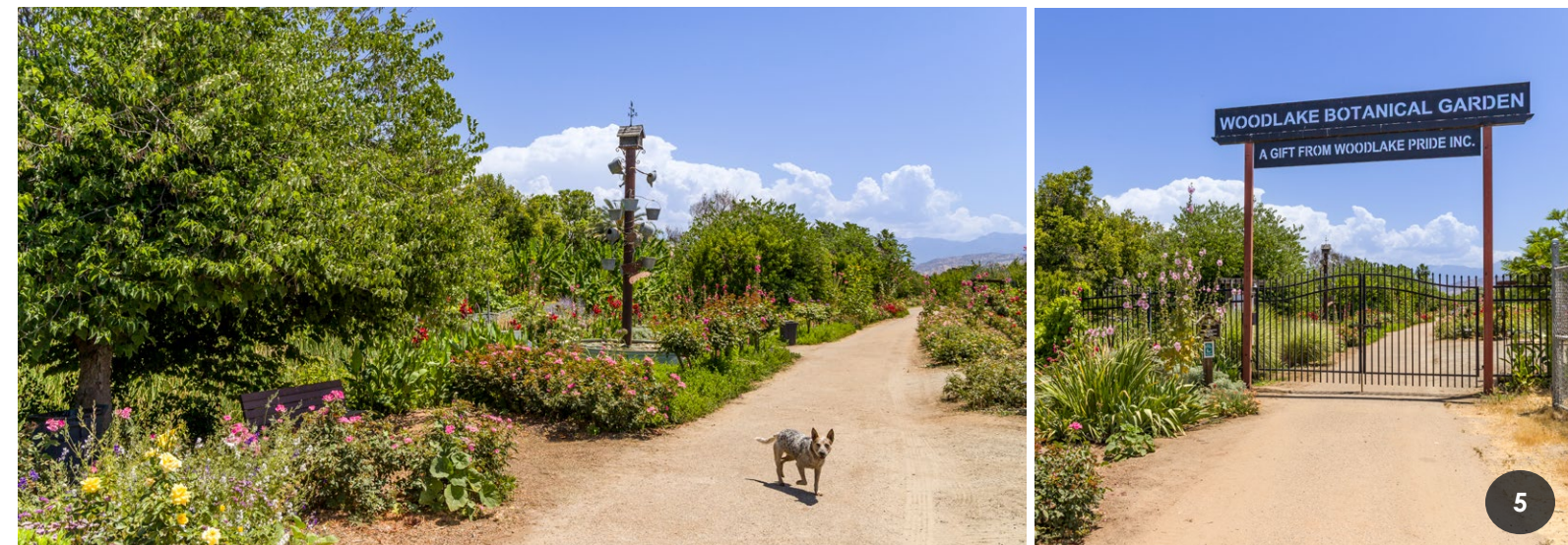
## HOME TO WOODLAKE BOTANICAL GARDEN



Stunning 13± acres highlighting the Golden State's agriculture and botanical beauty. Since 2003, Woodlake Botanical Garden has grown fruits and vegetables, flowers, trees, and samples of the San Joaquin Valley's agricultural bounty.



Its 13± acres of plantings showcase fruit trees and vegetable patches, ornamental shrubs and rose gardens, row crops, and flower beds. A place where birds, blooms, and butterflies abound.



# COMMUNITY & CULTURE

The City of Woodlake, located in California's San Joaquin Valley, is a small and welcoming community known for its rich agricultural heritage and strong sense of local pride.

Each spring, Woodlake's western heritage comes to life through the longstanding Woodlake Lions Rodeo—an iconic local tradition that inspired the name "Rodeo Estates."

Woodlake maintains a vibrant civic life with active city departments, community programs, and regular public meetings that help keep residents engaged and informed. The heart of the city remains its historic downtown area—anchored by its landmark early brick buildings—which continues to serve as a community hub for events, local businesses, and gatherings.

Overall, Woodlake is a community that blends small-town hospitality with deep historical roots, ongoing civic investment, and convenient access to the outdoor beauty of the Sierra Nevada foothills.



EVENTSPAGE



## CITY SERVICES & COMMUNITY PROGRAMS

The City is supported by dedicated police and fire departments and a vibrant parks & recreation program offering youth sports year-round (basketball, baseball/softball, flag football, soccer), and community events every season.



# CITY OF WOODLAKE DEMOGRAPHICS

In many ways, Woodlake is a community defined by heritage, family ties, affordability, and a pace of life that feels noticeably slower and more grounded than the state's urban centers.

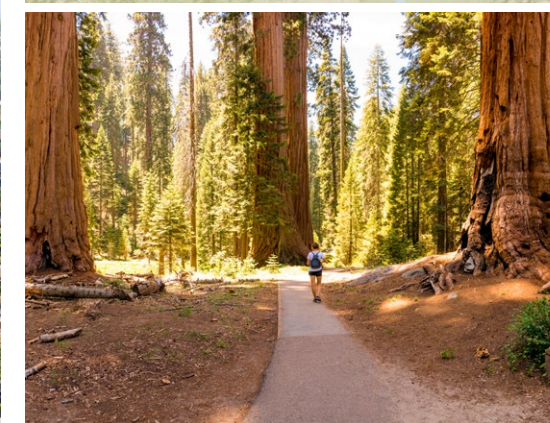
Its strong cultural identity, youthful population, and connection to agriculture create a distinctive small-town atmosphere that remains central to its charm.

Woodlake's layout and surroundings give it a strong sense of place: tree-lined neighborhoods, agricultural land on all sides, and easy access to nature. It lies within a short drive of Sequoia and Kings Canyon National Parks, making outdoor recreation part of the local lifestyle.

The community is known for its civic pride, youth sports participation, and long-standing local events — the type of traditions that make small towns feel like family.

POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLDS	1 MILE	2 MILES	3 MILES
<b>Daytime Population</b>	6,693	7,255	7,596	<b>2030 Projection</b>	2,273	2,521	2,708
<b>2030 Projection</b>	7,452	8,212	8,756	<b>2025 Estimate</b>	2,216	2,464	2,652
<b>2025 Estimate</b>	7,353	8,125	8,678	<b>Growth 2025-2030</b>	2.59%	2.30%	2.12%
<b>Growth 2025-2030</b>	1.34%	1.07%	0.90%	<b>Growth 2020-2025</b>	19.12%	12.87%	9.34%
<b>Growth 2020-2025</b>	14.55%	8.64%	5.73%	<b>2025 Est. Average Household Income</b>	\$67,518	\$68,193	\$68,824

Source: — Claritas, LLC (2026)



With the Sierra Nevada in its backyard, Woodlake makes fun adventures effortless—giant sequoias, trail hikes, lake days, skiing and winter snow trips are all close by.



PROJECT  
**OVERVIEW**

**PHASE 3**  
CONCEPT ONLY  
OUTSIDE CITY LIMITS

**PHASE 1**  
43.99± ACRES  
183 LOTS

**PHASE 2**  
38.91± ACRES  
88 LOTS

**CASTLE  
ROCK FIELDS**

**UTILITIES:  
SEWER/WATER IN  
SIERRA AVENUE**

**NEWLY INSTALLED  
CITY ROUNDABOUT**

**CASTLE ROCK STREET**

**SIERRA AVENUE**

**\$ OWNER WILLING TO SELL PHASES  
TOGETHER OR SEPARATELY**

**TENTATIVE MAP APPROVAL DATE  
MARCH 19TH, 2025**

# LOCATION MAP

## HOUSING DEVELOPMENTS

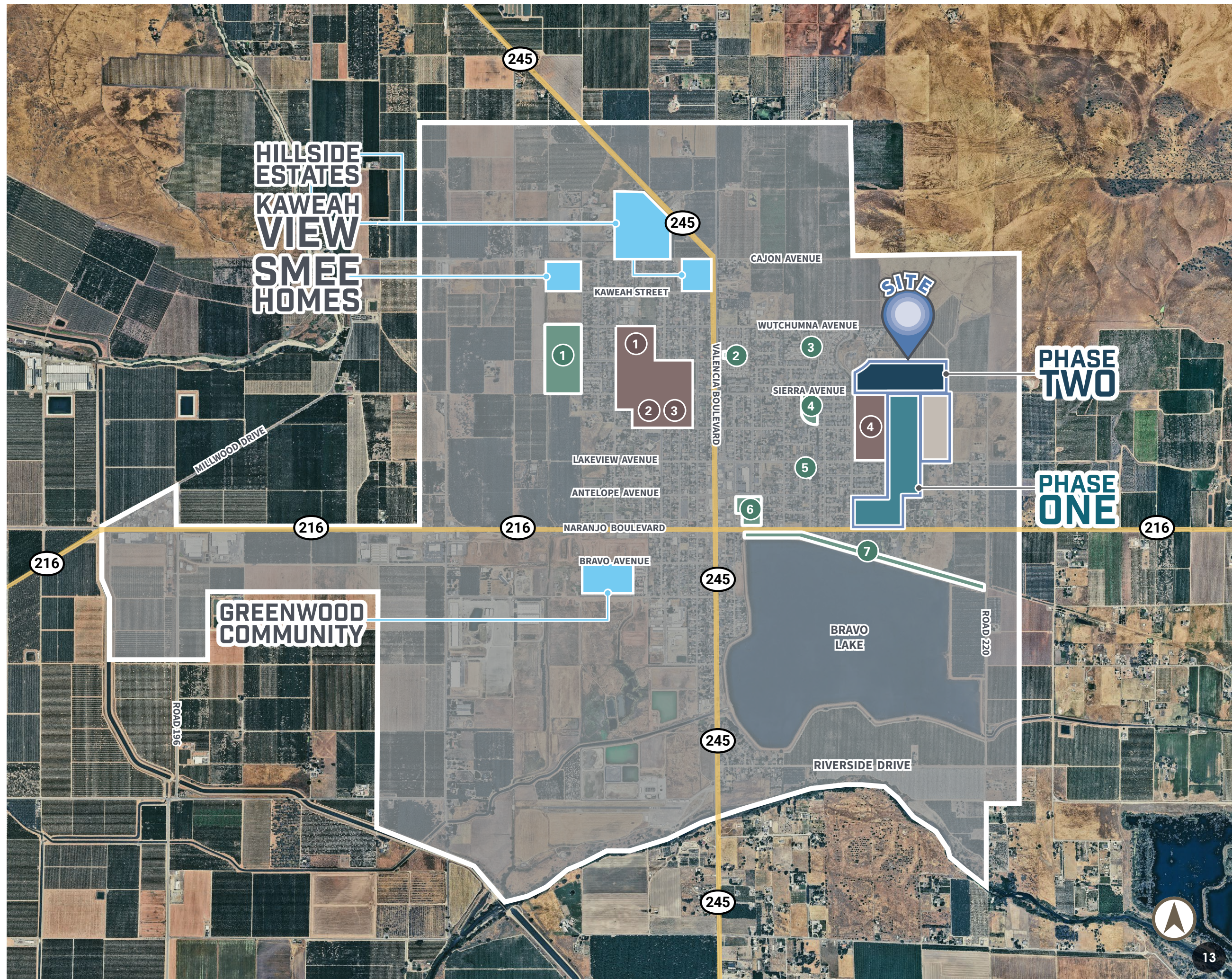
- HILLSIDE ESTATES WOODLAKE
- KAWEAH VIEW HOMES
- SMEE HOMES
- GREENWOOD HOMES

## EDUCATION

- ①  **FRANCIS J. WHITE LEARNING CENTER**  
*We Have Tiger Cub Pride*
- ②  **WOODLAKE HIGH SCHOOL**  
*Home of the Tigers*
- ③  **WOODLAKE VALLEY MIDDLE SCHOOL**  
*Home of the Bengals*
- ④  **CASTLE ROCK ELEMENTARY SCHOOL**  
*WILDCATS*

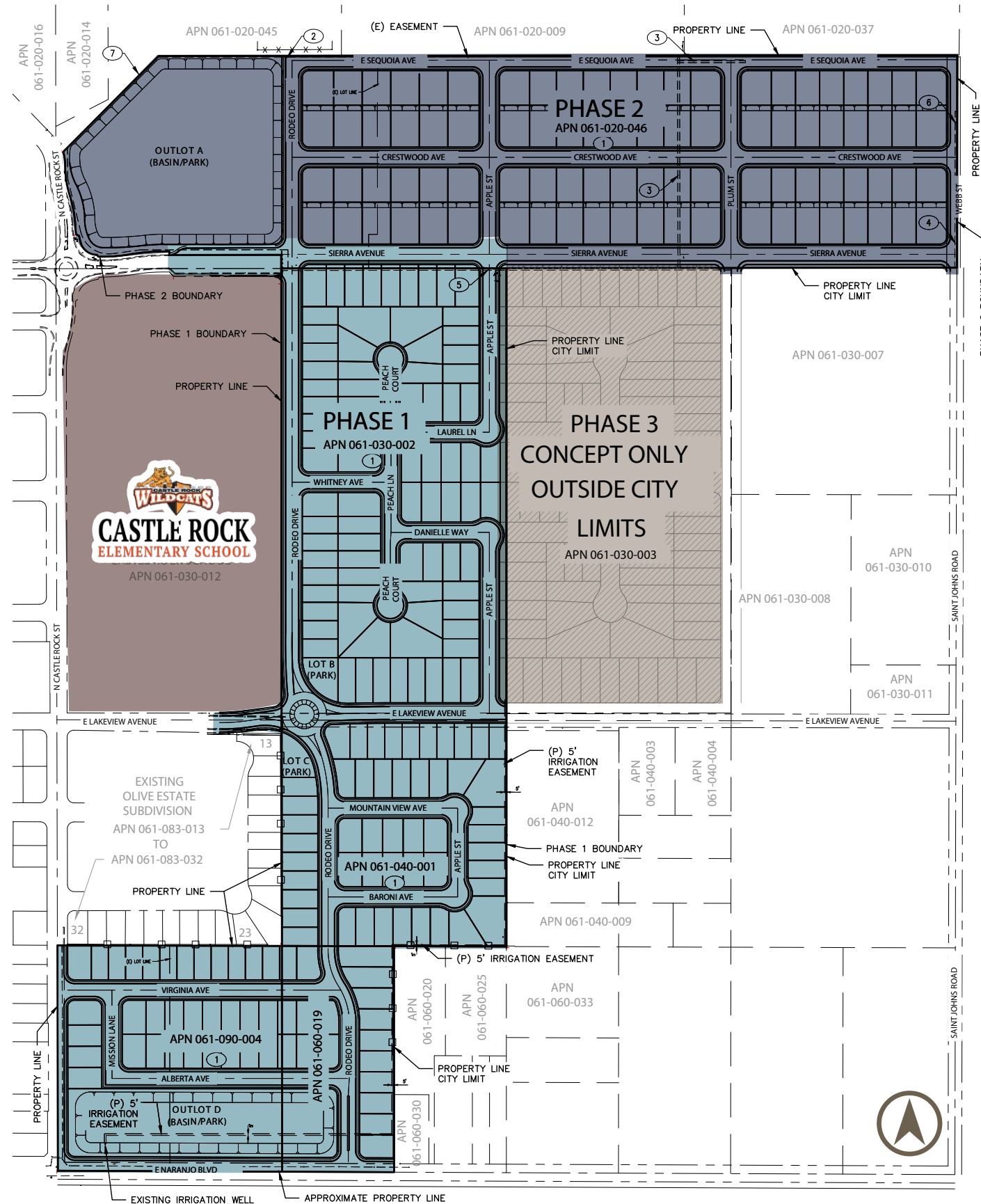
## PARKS

- ① ANTELOPE CREEK PARK
- ② VALENCIA HEIGHTS PARK
- ③ CASTLE ROCK COMMUNITY PARK
- ④ WILLOW COURT PARK
- ⑤ ALSUMIRI CITY PARK
- ⑥ WOODLAKE CITY PARK
- ⑦ BOTANICAL GARDEN



OVERALL

# PHASING PLAN



Rodeo Estates presents a unique, ready-to-develop opportunity in the City of Woodlake, consisting of 82.90± acres that has remained in the hands of a local farming family for generations.

This legacy property is now being offered for residential development and includes an approved tentative map for 271 lots across two phases. Phase 3 is conceptual only, located outside current City limits, and not part of the sale. It may offer future upside for a buyer seeking additional growth. The property features flat topography, quality soils, and utilities and access roads in place—creating a near shovel-ready path forward.

Ideally located adjacent to a school and city park, and just minutes from Visalia, it is well-positioned for a family-oriented community in one of Tulare County’s most welcoming towns.

### UTILITIES AVAILABLE

- Water & Sewer:** City of Woodlake
- Electric:** Southern California Edison
- Gas:** SoCal Gas
- Phone/Internet:** AT&T & Charter

### ZONING

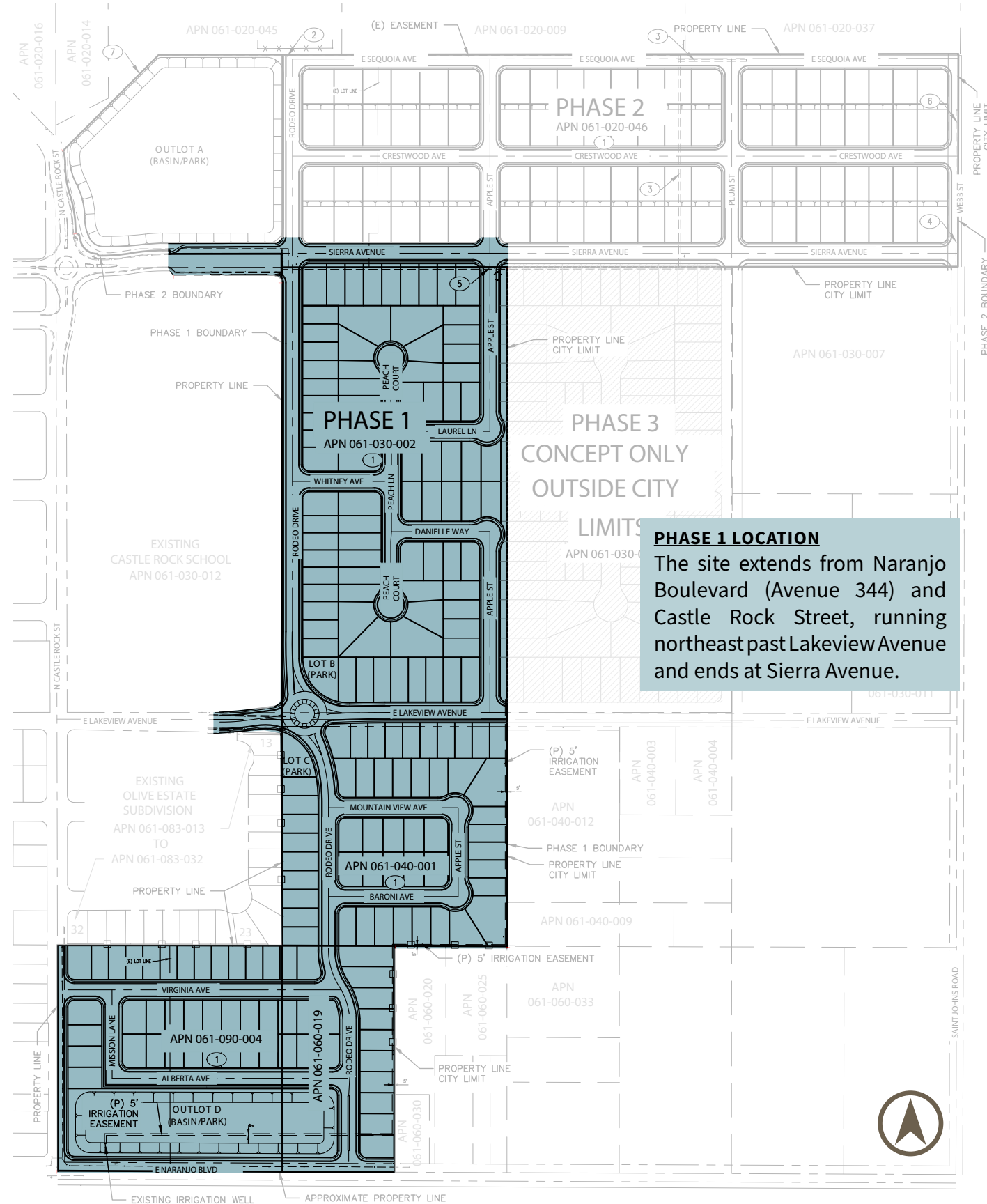
- R1:** Medium Density Residential

### NEAR SHOVEL-READY CHARACTERISTICS

- Flat Topography, Quality Soils, & Established Access/Utilities



# PHASE ONE



**PHASE 1 LOCATION**  
 The site extends from Naranjo Boulevard (Avenue 344) and Castle Rock Street, running northeast past Lakeview Avenue and ends at Sierra Avenue.



**REDUCED ASKING PRICE**  
**\$4,575,000 (\$25K PER LOT)**

**PHASE 1**  
 43.99± Acres  
 in the City of Woodlake

**APPROVED TENTATIVE MAP**  
 183 Lots

**LOT SIZES**  
 Lot sizes are primarily in the low 5,000± SF to mid-7,500± SF range, with a limited number of larger premium lots extending into the ~8,000± SF range. In addition, five lots range approximately 11,000-14,000± SF.



Strong adjacency: Next to Castle Rock Elementary, City Park, and Sports Fields



Near Shovel Ready



Adjacent Utility Connection Points



Well-sized Homesites

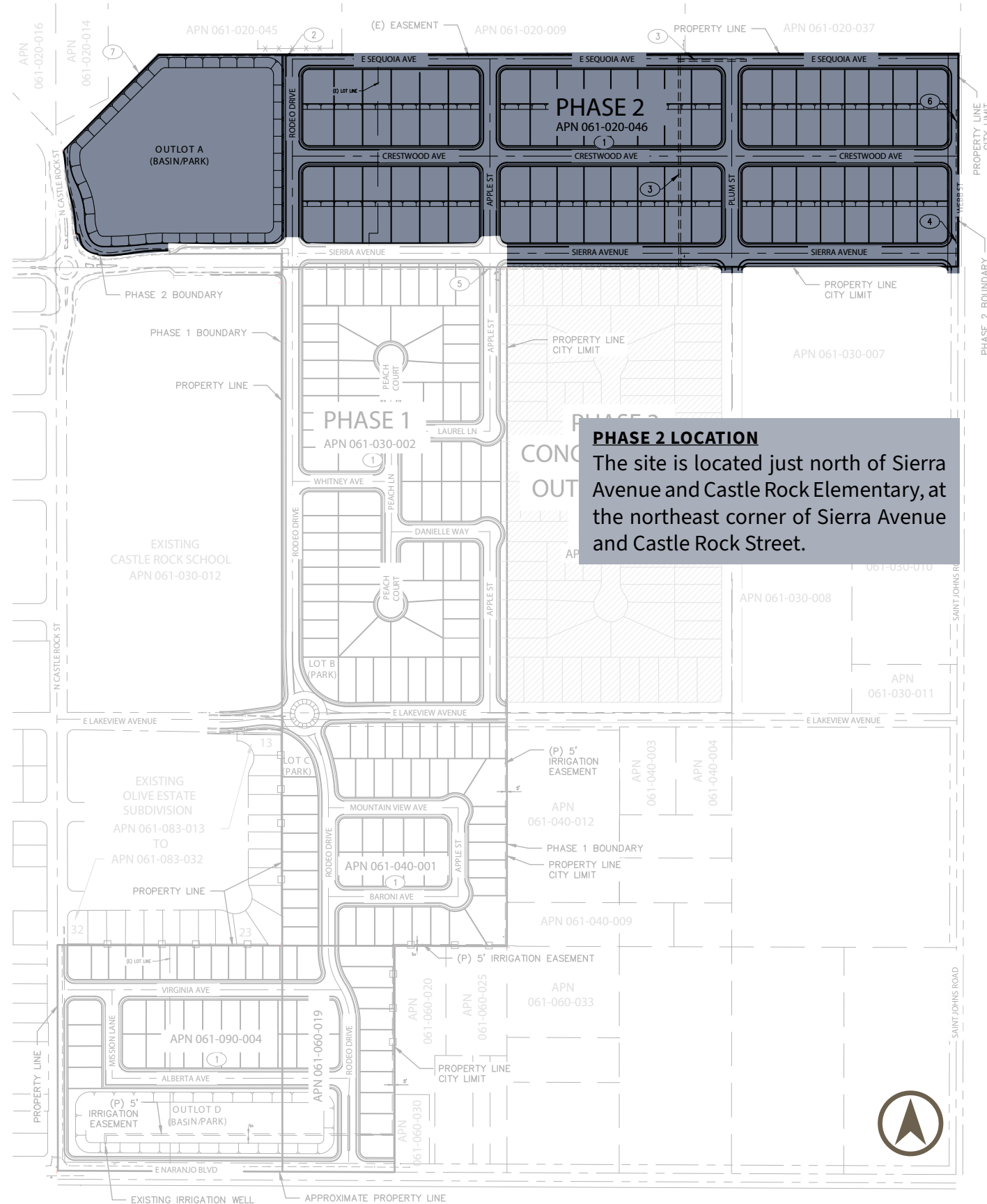


Near Bravo Lake, Parks and Trails

**PHASE ONE**



# PHASE TWO



**PHASE 2 LOCATION**  
 The site is located just north of Sierra Avenue and Castle Rock Elementary, at the northeast corner of Sierra Avenue and Castle Rock Street.

**REDUCED ASKING PRICE**  
**\$2,640,000 (\$30K PER LOT)**

**PHASE 2**  
 38.91± Acres  
 in the City of Woodlake

**APPROVED TENTATIVE MAP**  
 88 Lots

**LOT SIZES**  
 Homesites range approximately  
 7,242 - 11,295± SF (per approved  
 Tentative Map)

Premium  
 Sized Lots

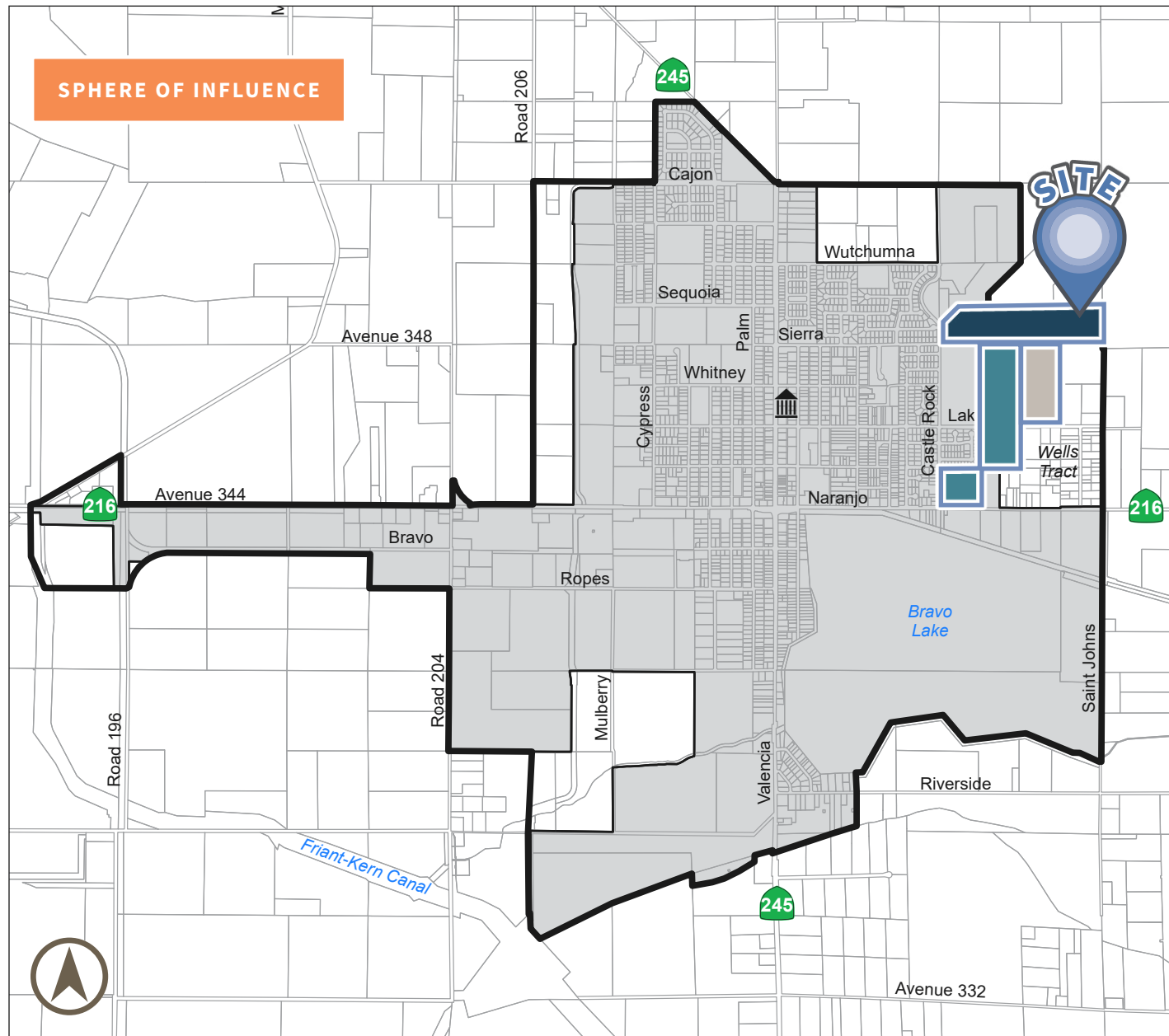
Adjacent to Castle Rock  
 Elementary and Fields

Utilities in  
 Sierra Avenue

Near New City  
 Built Roundabout

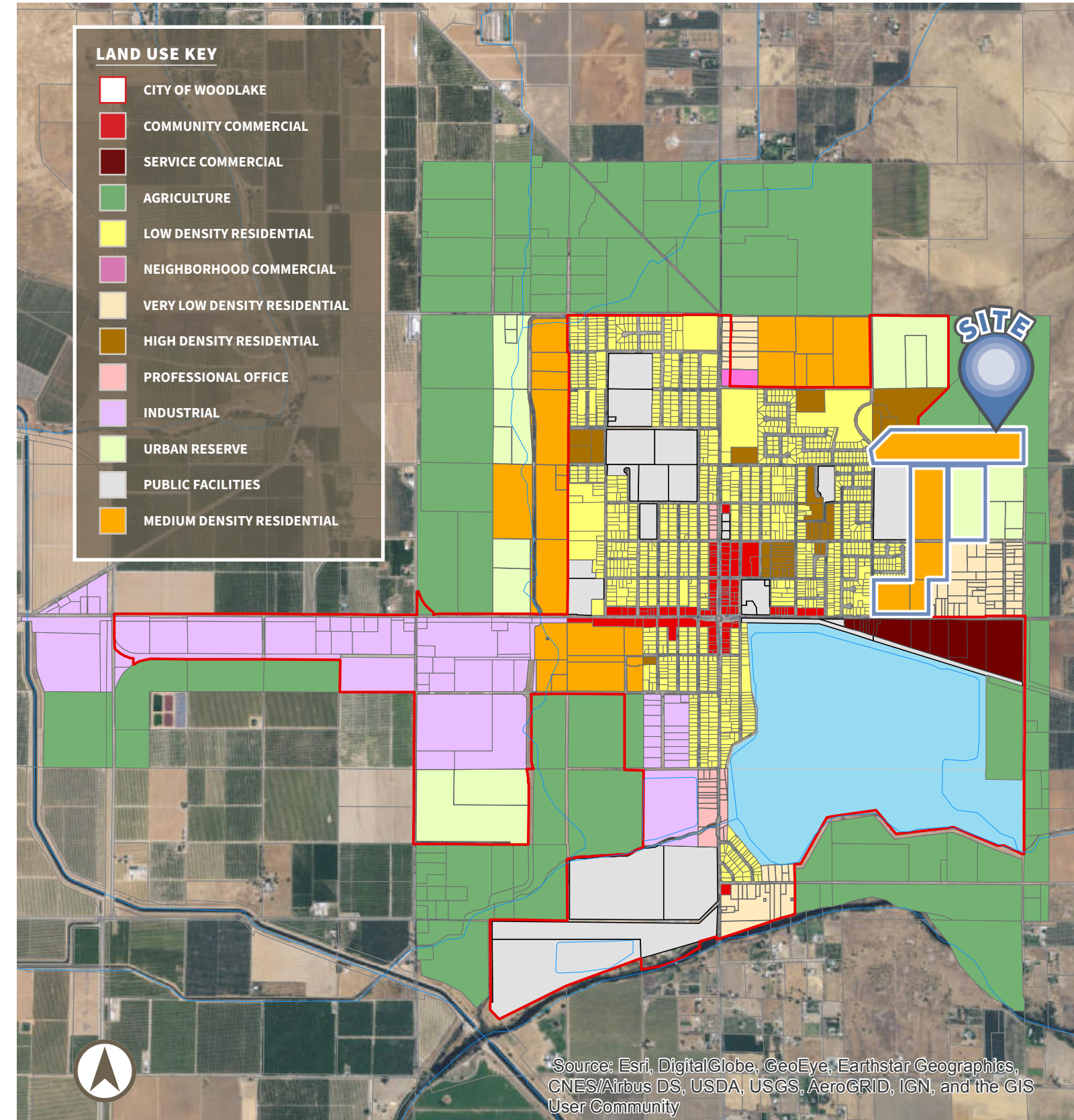


# RESIDENTIAL DEVELOPMENT OPPORTUNITY



Located within Woodlake's planned growth area, the property benefits from consistent Sphere of Influence, General Plan, land-use, and zoning designations that support residential development

Defined planning parameters provide a clear framework for future subdivision opportunities. The site is positioned within the City's long-term expansion strategy. Continued residential growth and infrastructure planning in the surrounding area support the property's long-term development outlook.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



[RESOURCE LINKS](#)



[ZONING MAP](#)



[LAND USE MAP](#)



[GENERAL PLAN](#)

# DEVELOPMENT NOTES

## CITY COORDINATION

The City of Woodlake is supportive and can work efficiently toward Final Map approval

## UTILITIES

**-Water/Sewer:** System capacity has been upsized to support the planned subdivision, with connection points available to serve both phases

**-Utility Poles:** Minimal overhead utilities remain on Naranjo Boulevard only

## USDA FUNDING

Potential eligibility for USDA-backed infrastructure/community development funding

## SCHOOL DEVELOPMENT FEE

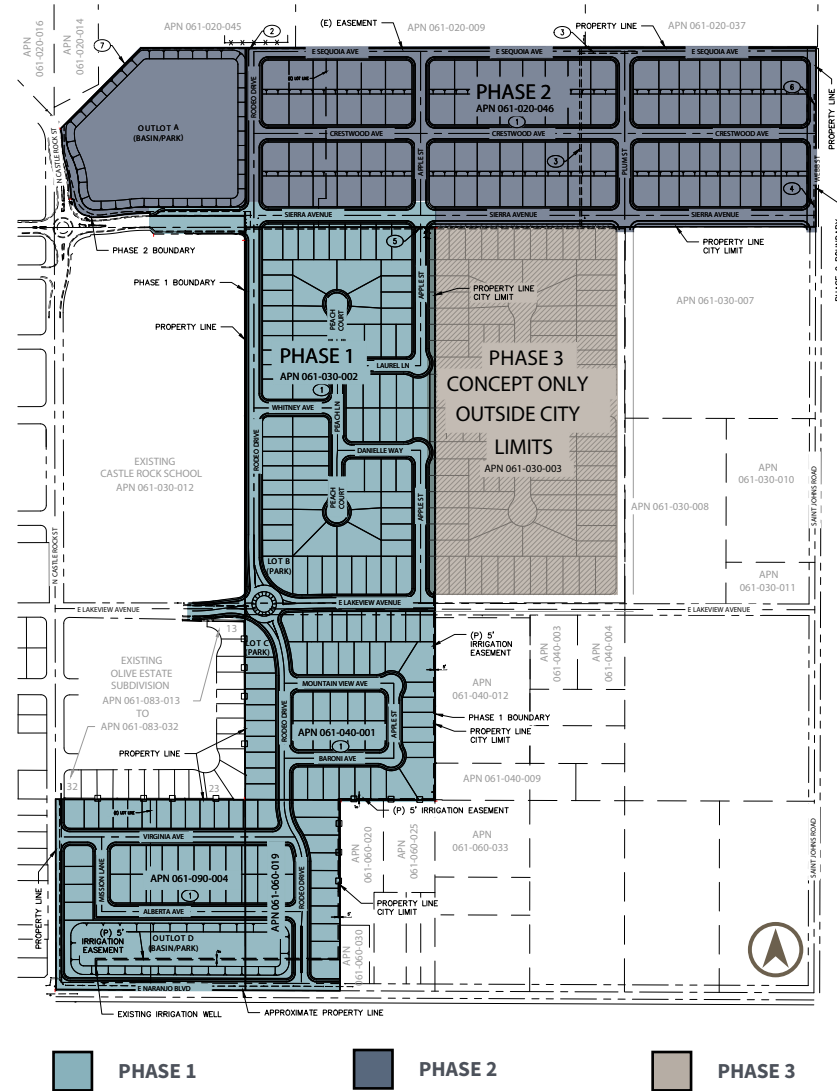
\$4.08/SF (residential)

## CITY IMPACT FEES (AVG/UNIT)

Approximately \$8,487 per SFD unit

## PERMIT FEES (APPROX.)

\$3,000–\$4,500 per home



■ PHASE 1      ■ PHASE 2      ■ PHASE 3

# NEW HOME MARKET SUMMARY

## GREENWOOD COMMUNITY

3 BED / 2 BATH | ~1,200 SF — STARTING IN THE \$350S+

4 BED / 2 BATH | ~1,500 SF — STARTING IN THE \$360S+

## HILLSIDE ESTATES

4 BED / 2 BATH | 2,290 SF (THE PALOMINO) — STARTING AROUND \$487,900+

5 BED / 2.5 BATH | 2,740 SF (THE RANCHO) — STARTING AROUND \$559,900+

## KAWEAH VIEW

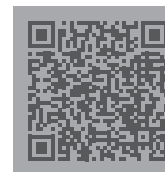
3 BED / 2 BATH | 1,393 SF (THE SIERRA) — STARTING AROUND \$399,900+

4 BED / 2 BATH | 1,646 SF (THE SERENITY) — STARTING AROUND \$419,900+

4 BED / 2 BATH | 1,747 SF (THE OASIS) — STARTING AROUND \$415,000+

## SMEE HOMES

TYPICALLY BUILDS ~1,270–1,530 SF SINGLE-FAMILY HOMES STARTING IN THE HIGH \$300S



GREENWOOD COMMUNITY



HILLSIDE ESTATES



KAWEAH VIEW



SMEE HOMES

**CONTACT FOR DETAILS:**



### EMMANUEL LLAMAS

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Community Development Director  
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350 N. Valencia Boulevard, Woodlake, CA 93286



APPROVED MAP & COA



FEE SCHEDULE



IMPROVEMENT STANDARDS



SUBDIVISION ORDINANCE



**PHASE  
TWO**

**PHASE  
ONE**

**GASTLE ROCK STREET**

**NARANJO BOULEVARD**



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