

\$325,000



OFFERING MEMORANDUM

2007 & 2021 STATE HIGHWAY 65, WHEATLAND, CA 95692

EXECUTIVE SUMMARY

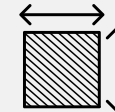
This is a rare opportunity to acquire two adjacent commercial vacant land parcels along State Highway 65, one of the primary thoroughfares in Wheatland, CA. These properties boast exceptional highway frontage and accessibility, making them prime locations for a variety of commercial development opportunities. Positioned near the heart of Wheatland, the parcels benefit from increasing commercial and residential activity, catering to both local traffic and regional commuters traveling through this growing corridor.



With a combined lot size of 33,923 SF (0.78 acres) and Commercial (C) zoning, these sites provide flexibility for multiple uses, including retail, quick-service restaurants, automotive services, medical offices, or mixed-use development. Given the rising demand for commercial services in the area, these parcels present a strategic investment opportunity for developers, owner-users, or investors looking to capitalize on the region's expansion.

PROPERTY SUMMARY

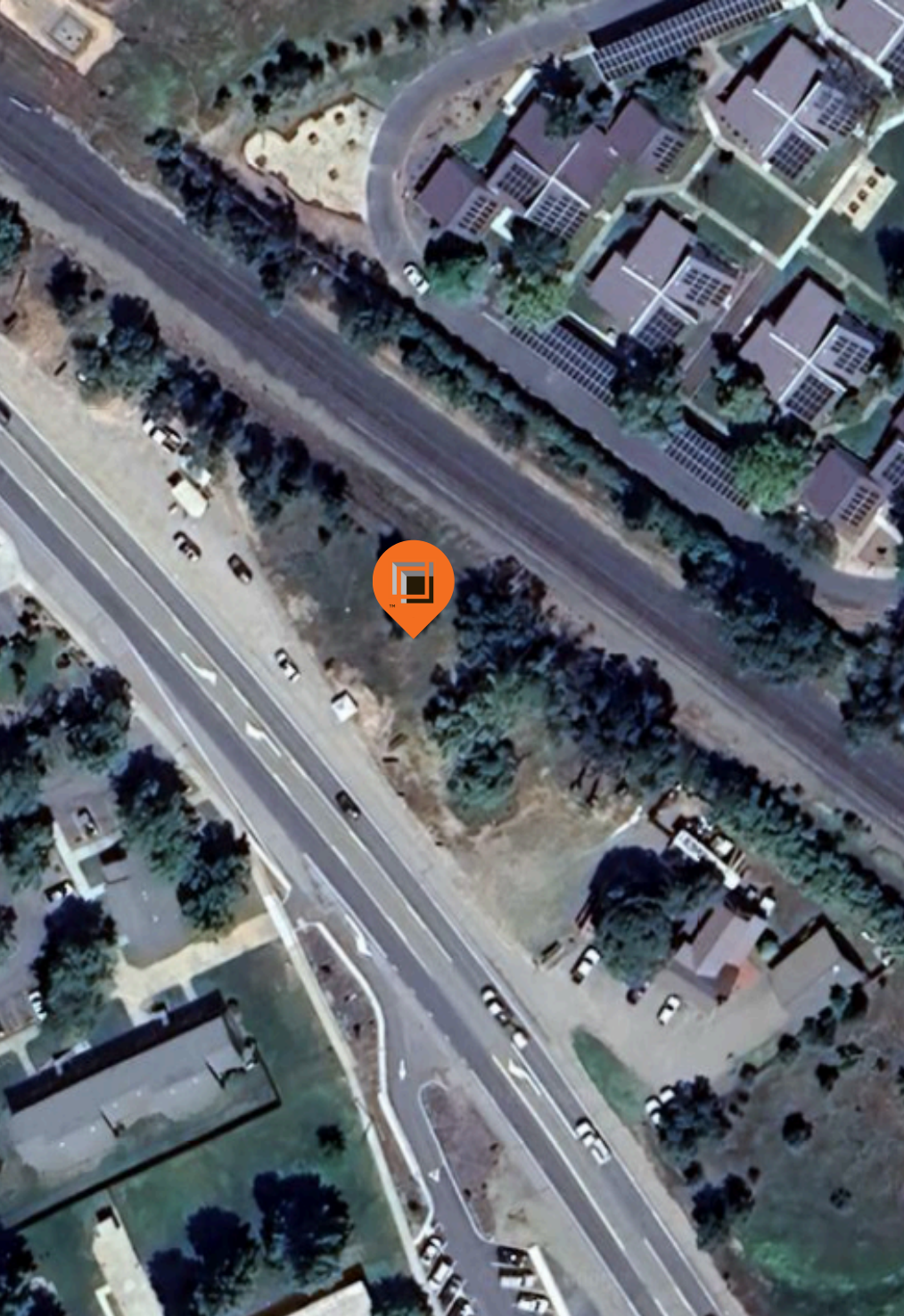
ADDRESS:	2007/2021 STATE HIGHWAY 65
PARCEL:	15-260-001+015260-002
ZONING:	(C) COMMERCIAL
LOT ACRES:	0.78 acres
COUNTY:	YUBA
SUBMARKET:	WHEATLAND



LOT SIZE
+/-33,923 sqft.

**PRIME HIGHWAY
FRONTAGE!**

**DEVELOPMENT
POTENTIAL!**



INVESTMENT HIGHLIGHTS

PRIME HIGHWAY FRONTAGE

Located directly on State Highway 65, ensuring maximum visibility and exposure to high daily traffic.

COMMERCIAL ZONING

Both parcels are zoned Commercial (C), allowing for a wide range of development opportunities.

STRATEGIC LOCATION

Positioned near local businesses, residential communities, and future developments, increasing long-term value.

STRONG GROWTH MARKET

Wheatland is experiencing steady population growth, driving demand for commercial services.

VERSATILE DEVELOPMENT POTENTIAL

Ideal for retail centers, restaurants, medical offices, auto services, and more.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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