



FOR SALE

±2.02 AC Prime Land
Asking \$895,000

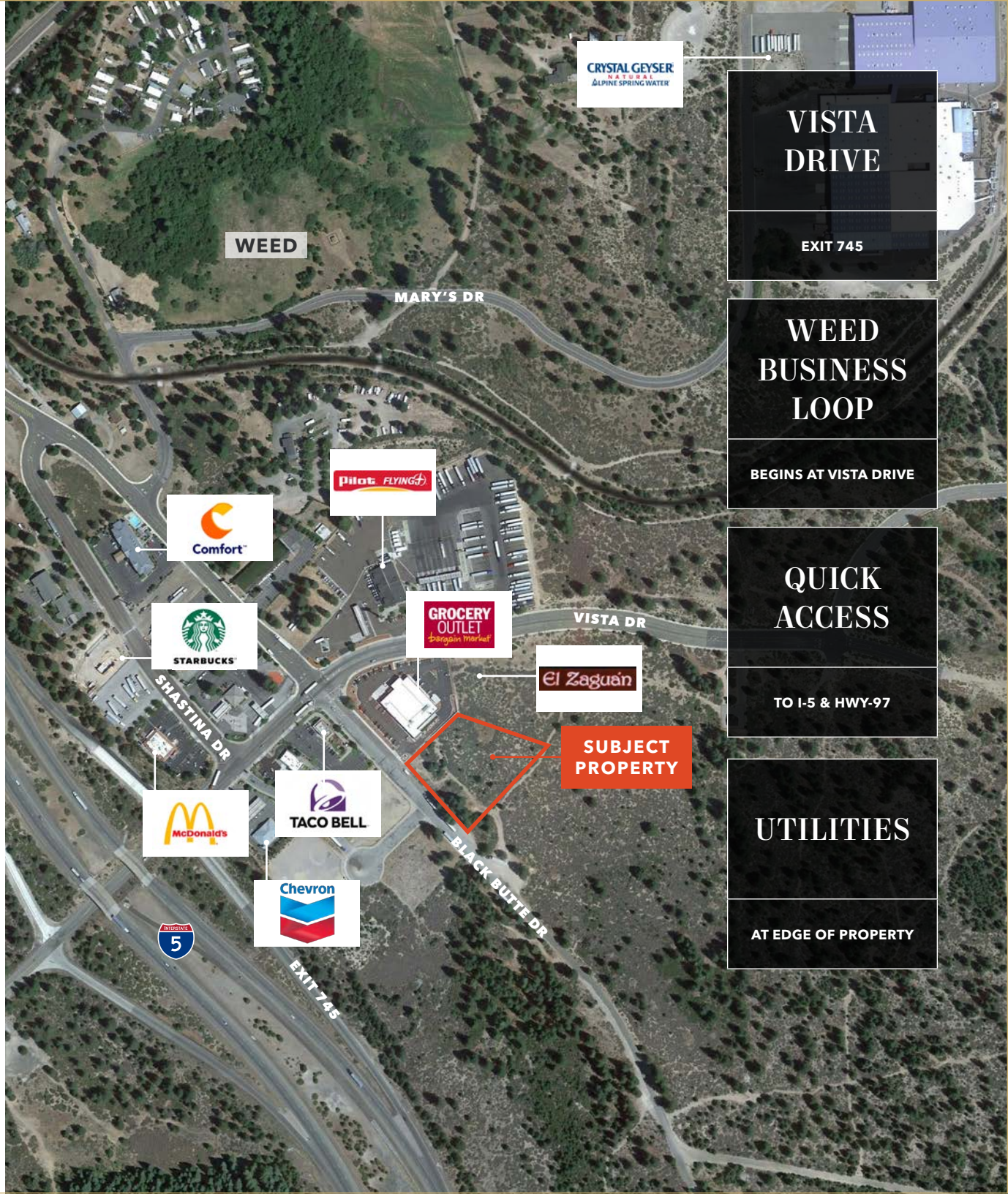
BLACK BUTTE DRIVE Weed, CA

APN 060-601-370-000

ZONING Limited Industrial (C-M)

UTILITIES City Water/Sewer, Curb, Gutter, Sidewalks & Power at edge of Property

Kidder Mathews



CRYSTAL GEYSER
NATURAL
ALPINE SPRING WATER

VISTA
DRIVE

EXIT 745

WEED
BUSINESS
LOOP

BEGINS AT VISTA DRIVE

QUICK
ACCESS

TO I-5 & HWY-97

UTILITIES

AT EDGE OF PROPERTY

WEED

MARY'S DR

Pilot FLYING J

Comfort

STARBUCKS

GROCERY
OUTLET
Bergam Market

El Zaguán

SUBJECT
PROPERTY

SHASTINA DR

McDonald's

TACO BELL

Chevron

5

EXIT 745

BLACK BUTTE DR

VISTA DR

FOR SALE

Black Butte Drive Land

WEED, CA



Premium Land in Weed, CA

APN 060-601-370-000 is located adjacent to a booming Grocery Outlet. Complimentary use for the Subject Property could come in the form of a hardware, drug, or tack and feed store, amongst others. A business looking to get a foothold into Siskiyou County would benefit greatly from locating to this freeway visible location with easy on/off access.

ZONING C-M is an extremely flexible zoning overlay that captures the entirety of the C-1 and C-2 Zones, plus most all of the trades, such as masonry and woodshops, and light industrial uses; including but not limited to fabrication, assembly, machine shop and food processing amongst others.

ASKING: \$895,000

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Mathews

FOR SALE

Black Butte Drive Land

WEED, CA



Parcel Map

APN 060-601-370-000
±2.02 AC

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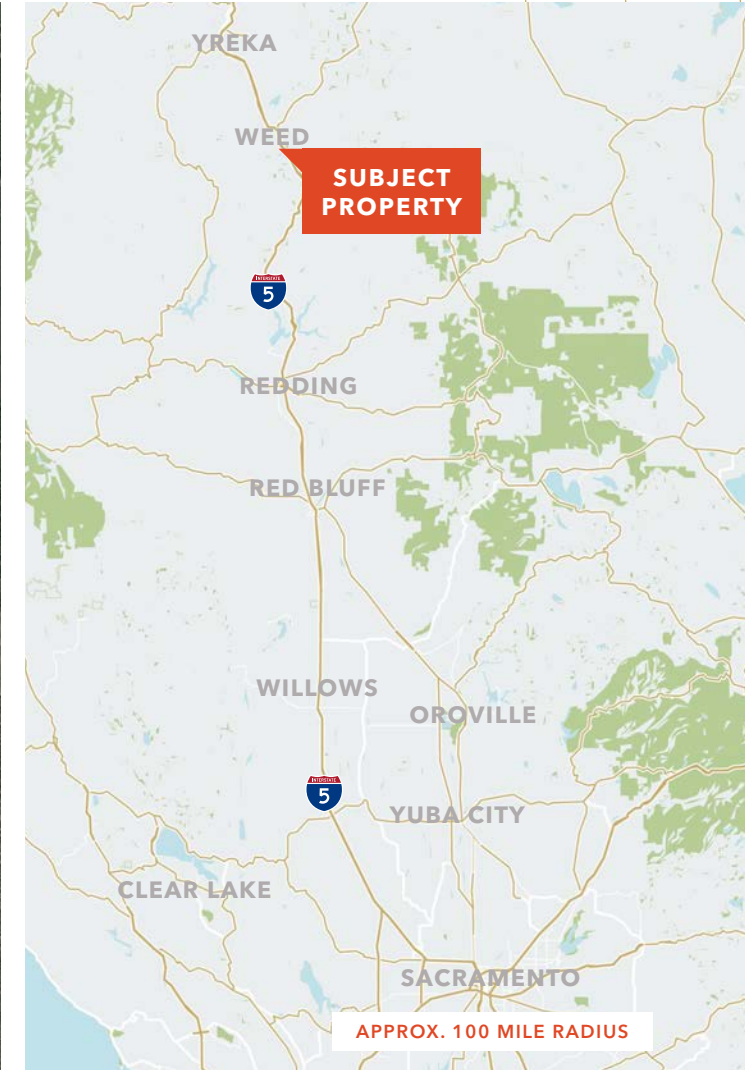
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FOR SALE

Black Butte Drive Land

WEED, CA

Surrounding
Properties &
Intersection



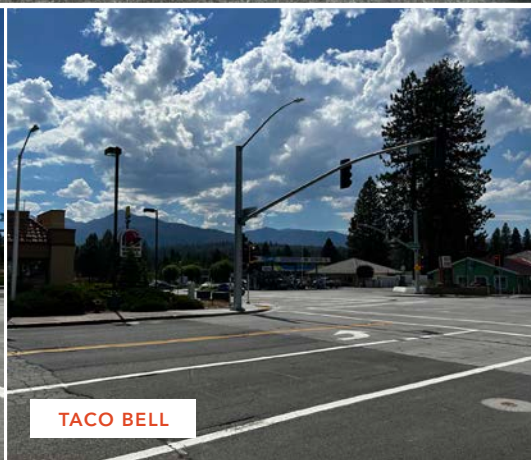
PILOT TRAVEL CENTER & GROCERY OUTLET



INTERSECTION OF VISTA & BLACK BUTTE DRIVE



GROCERY OUTLET



TACO BELL



PILOT TRAVEL CENTER

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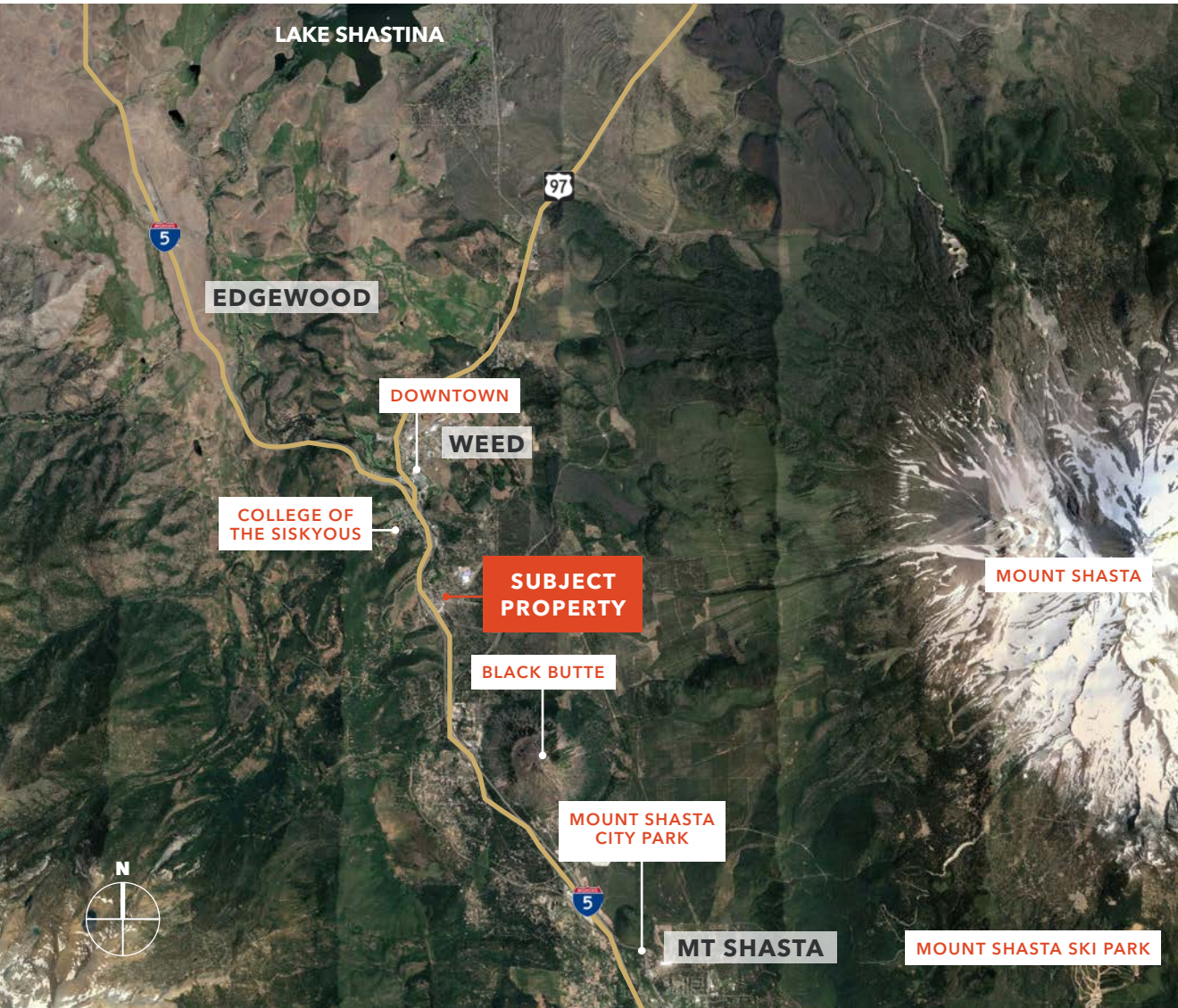
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Black Butte Drive Land

WEED, CA



South Weed Submarket

Exit 745 to Vista Drive (South Weed) is its own Submarket of Weed. It consists of a modern intersection with wide roads, sidewalks, and underground utilities. It's the "new" part of town. Most of the structures have either been built within the decade or modernized through recent renovation. There are many household name businesses operating in and around the Subject Property, including but not limited to: Starbuck's, Grocery Outlet, Taco Bell, McDonald's, Subway, Comfort Inn, Pilot Travel Center, Crystal Geyser, Chevron, Valero and more.

DEMOGRAPHICS

	10 Miles	30 Miles	50 Miles
2022 Population	13,700	35,550	56,169
2022 Average HH	\$57,444	\$52,932	\$53,846
Daytime Population	13,506	37,072	53,810

TRAFFIC COUNTS

I-5 @ Shastina Dr N	25,897
I-5 @ Summit Dr SE	16,100
I-5 @ Vista Drive	24,096

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**SUBJECT
PROPERTY**

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