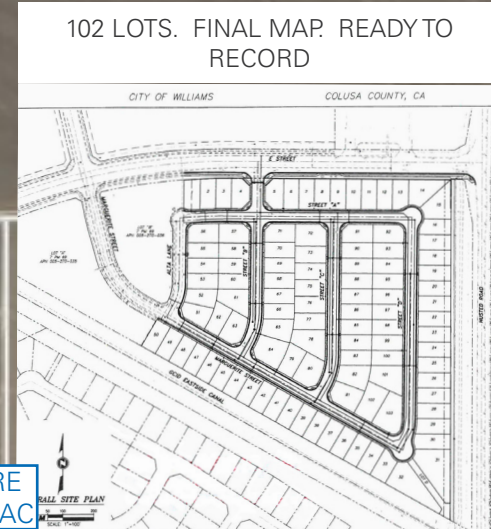
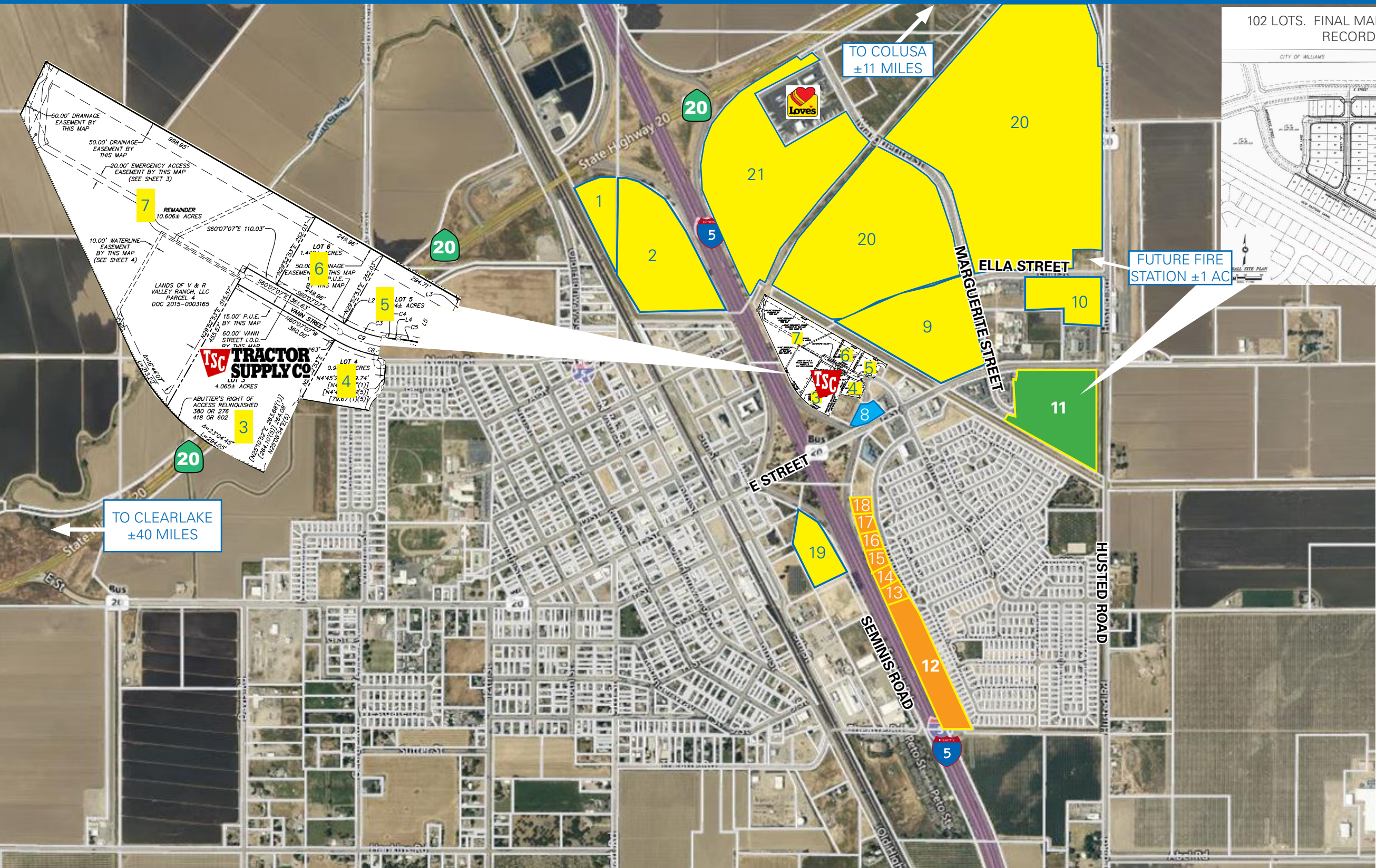


# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels



#	Acres	APN#	Zoning
1.	4.19	005-440-032	BP*
2.	26.25	002-440-031	BP*
3.	4.065	TRACTOR SUPPLY	
4.	.906		BP*
5.	1.304		BP*
6.	1.446		BP*
7.	10.606		BP*
8.	1.23	005-270-005	C
9.	21.32	005-270-032	BP*
10.	7.79	005-270-031	BP*
11.	17.26	005-270-037	R-U
12.	8.82	005-430-001	C-S
13.	0.94	005-420-007	C-S
14.	0.94	005-420-006	C-S
15.	0.99	005-420-005	C-S
16.	0.94	005-420-004	C-S
17.	0.94	005-420-003	C-S
18.	0.91	005-420-002	C-S
19.	6.47	005-260-017	C-S
20.	179.49	005-440-037	BP
21.	48.75	005-440-025	BP

\*Broad spectrum of commercial uses allowed.


[CLICK HERE FOR ZONING USES](#)

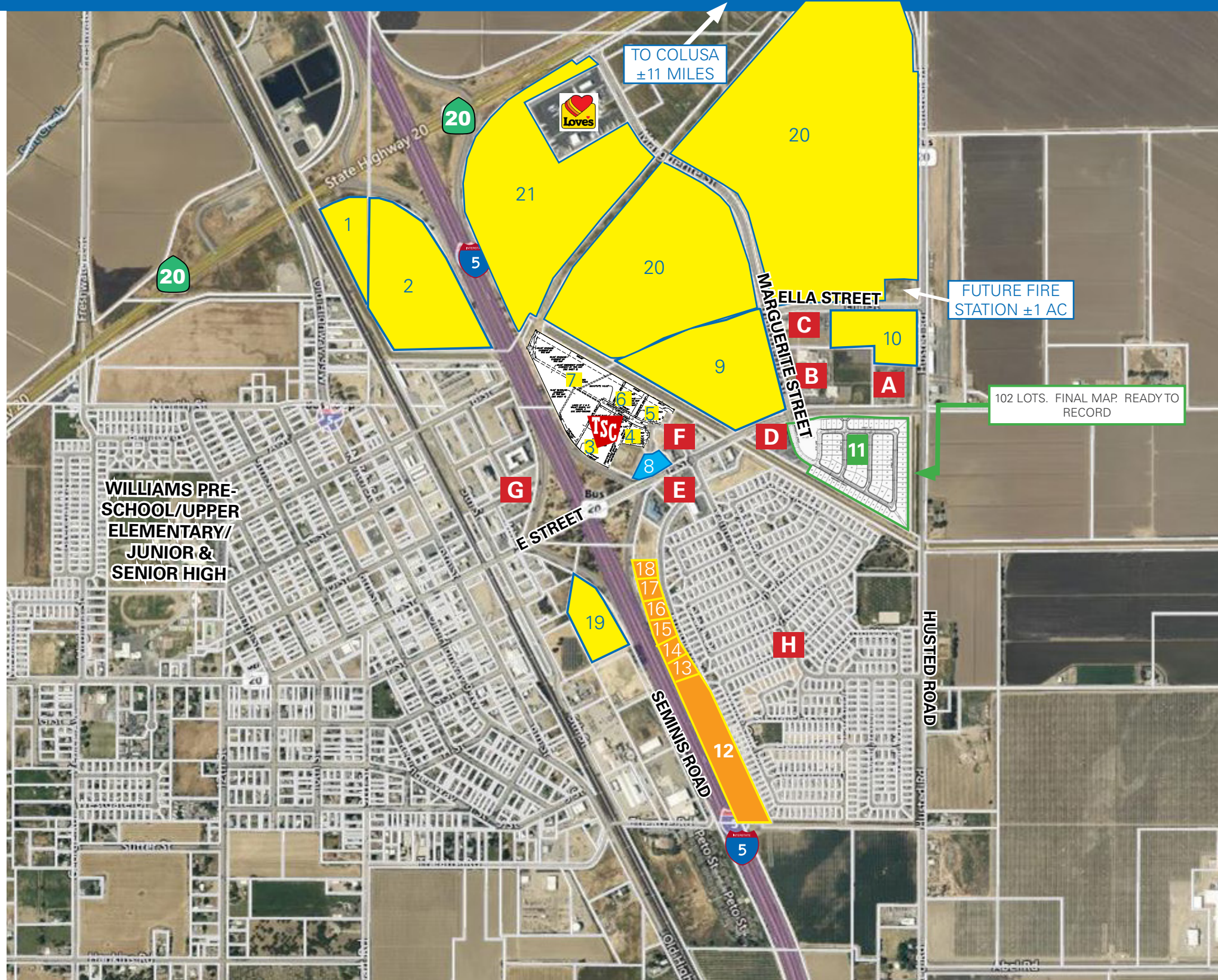


Average Daily Traffic I-5 - 71,000 (2022)  
 Average Daily Traffic H-20 - 14,200 (2022)

**KEN NOACK, JR.**  
 915-747-6442  
 ken.noack@nrmk.com  
 CA RE Lic# 00777705

# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels

- A** 
- B** 
- C** 
- D** 
- E** 
- F** 
- G** 
- H** 
- I** 

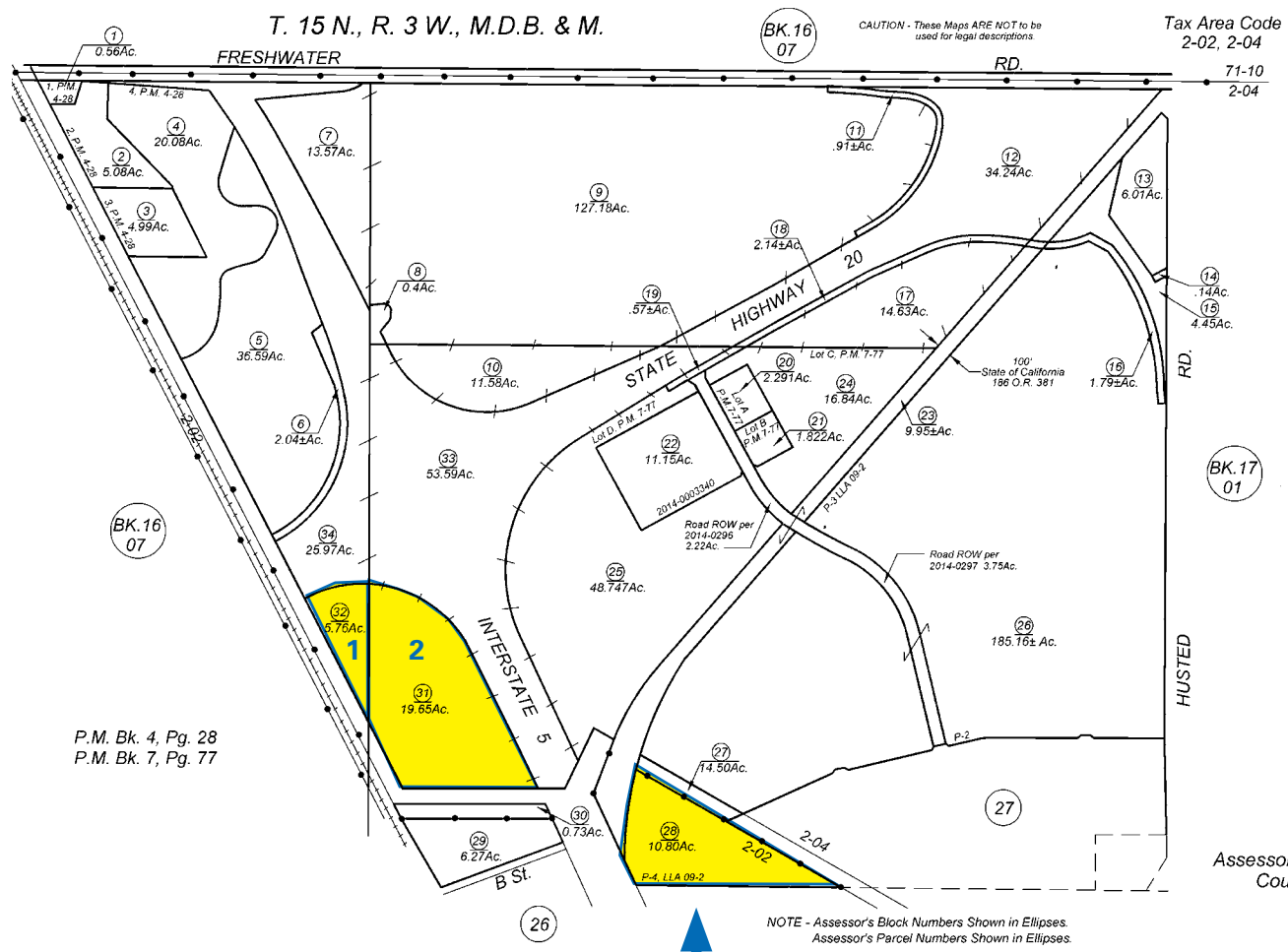


#	Acres	APN#	Zoning
1.	4.19	005-440-032	BP*
2.	26.25	002-440-031	BP*
3.	4.065		TRACTOR SUPPLY
4.	.906		BP*
5.	1.304		BP*
6.	1.446		BP*
7.	10.606		BP*
8.	1.23	005-270-005	C
9.	21.32	005-270-032	BP*
10.	7.79	005-270-031	BP*
11.	17.26	005-270-037	R-U
12.	8.82	005-430-001	C-S
13.	0.94	005-420-007	C-S
14.	0.94	005-420-006	C-S
15.	0.99	005-420-005	C-S
16.	0.94	005-420-004	C-S
17.	0.94	005-420-003	C-S
18.	0.91	005-420-002	C-S
19.	6.47	005-260-017	C-S
20.	179.49	005-440-037	BP
21.	48.75	005-440-025	BP

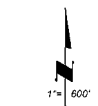
\*Broad spectrum of commercial uses allowed.

[CLICK HERE FOR ZONING USES](#)

# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels



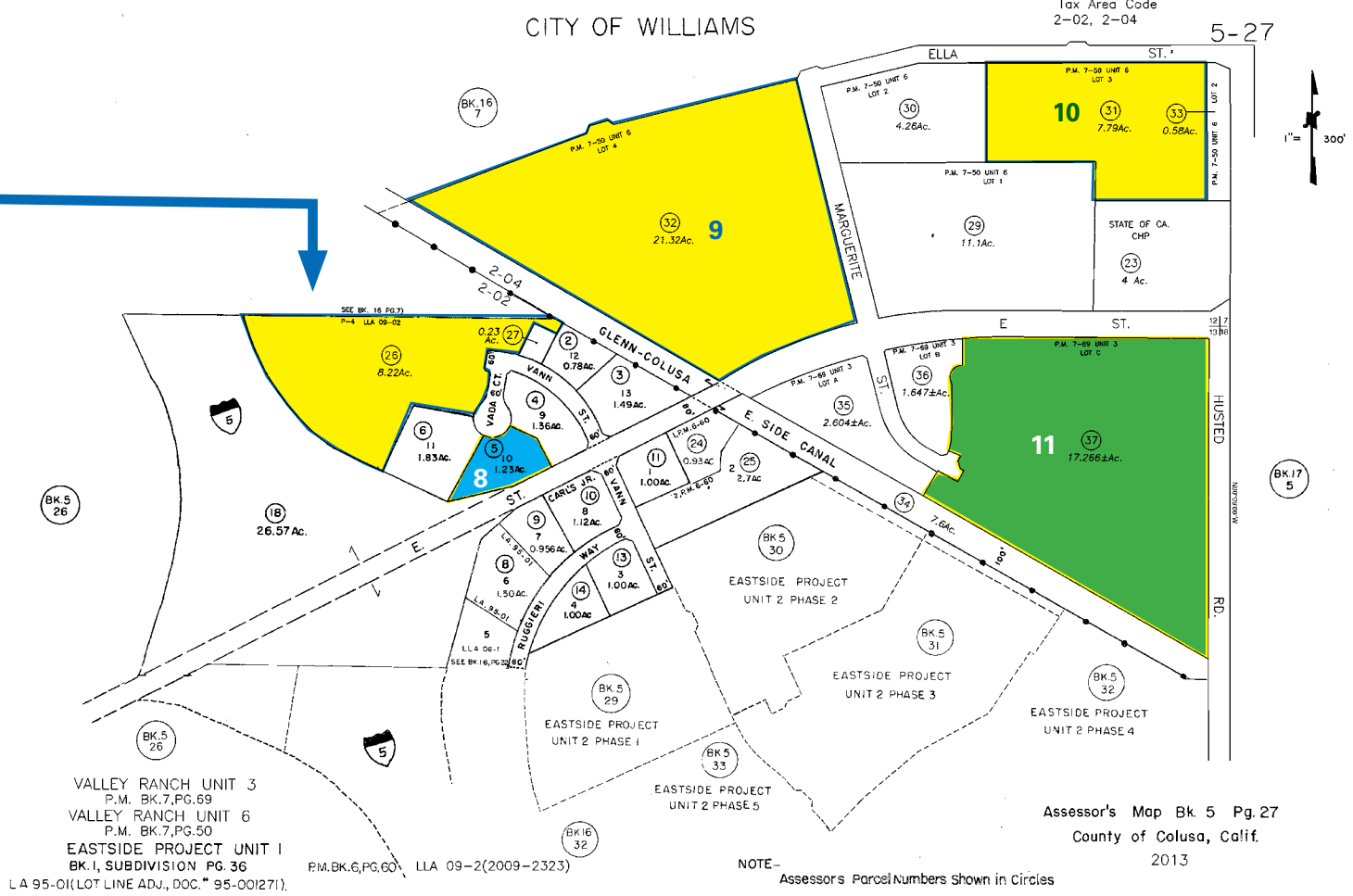
05-44



Assessor's Map Bk. 05, Pg. 44  
County of Colusa, Calif.  
2016

MATCH LINE

3, 4, 5, 6, 7  
SEE PAGE 1 FOR DETAIL



Assessor's Map Bk. 5, Pg. 27  
County of Colusa, Calif.  
2013

# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels

CITY OF WILLIAMS Tax Area Code 5-42 2-003

CITY OF WILLIAMS Tax Area Code 5-43 2-003



VALLEY RANCH UNIT 5 P. M. BK. 7 PG. 42

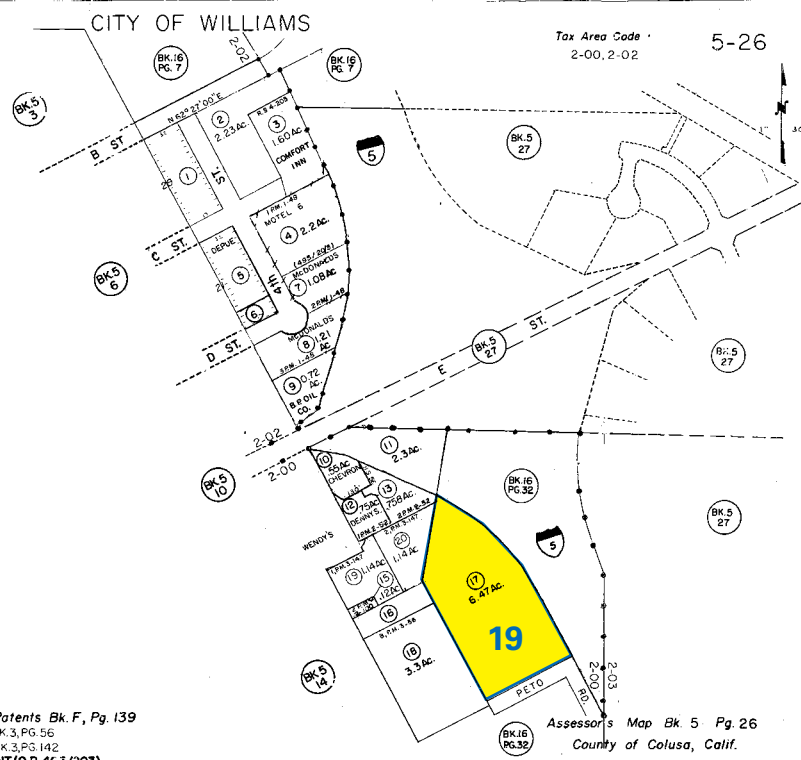
NOTE: Assessor's Parcel Numbers Shown in Circles. Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk. 5 Pg. 42 County of Colusa, Calif. 2009

VALLEY RANCH UNIT 5 P. M. BK. 7 PG. 42

NOTE: Assessor's Parcel Numbers Shown in Circles. Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk. 5 Pg. 43 County of Colusa, Calif. 2009



Town of Williams Patents Bk. F, Pg. 139 P.M. BK. 2, PG. 22 P.M. BK. 3, PG. 26 P.M. BK. 1, PG. 48 P.M. BK. 3, PG. 142 LOT LINE ADJUSTMENT (O.R. 45 1/203) P.M. BK. 2, PG. 100 R.S. BK. 4, PG. 203

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

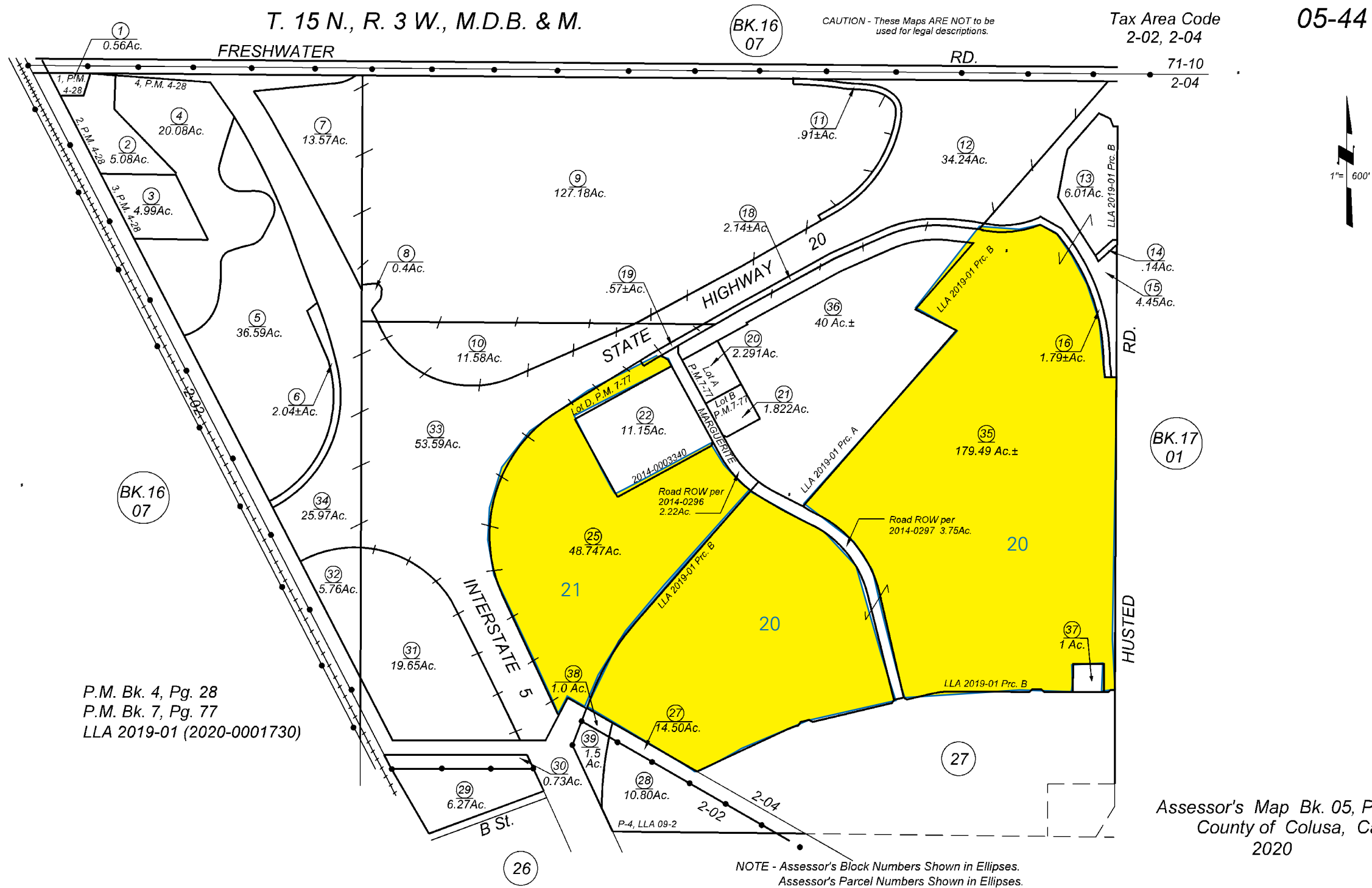
Assessor's Map Bk. 5 Pg. 26 County of Colusa, Calif. 1998

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 ken.noack@nmrk.com  
 CA RE Lic# 00777705

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# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels



# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels

Williams  
2010 GENERAL PLAN
















## Official Zoning Map

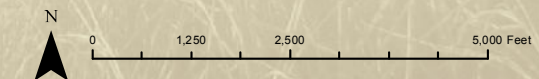
Pursuant to Section 17.01.010.3 of the City of Williams Zoning Code

### Legend

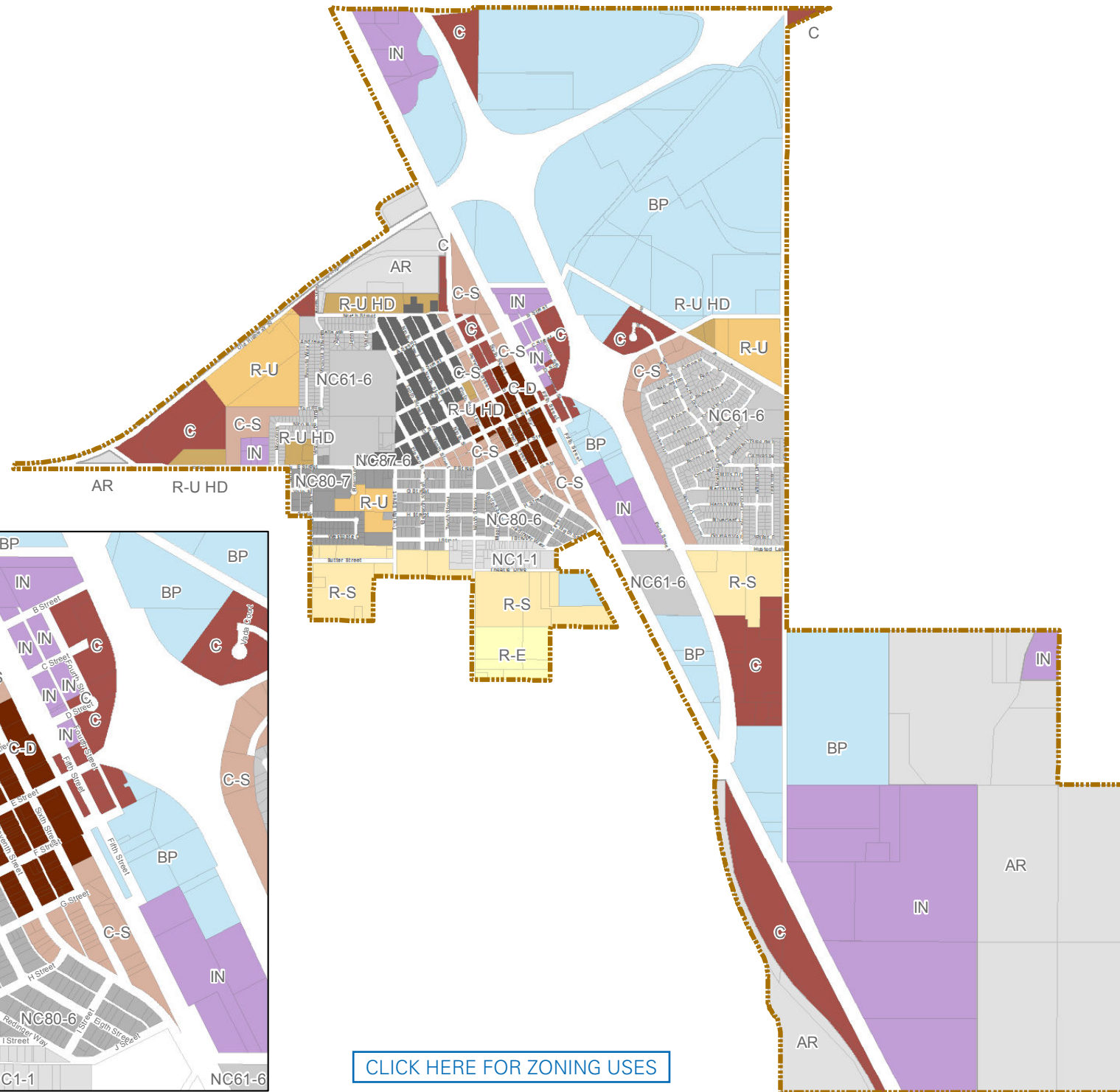
 City Limits

### Zoning Districts

-  (AR) Agriculture
-  (NC1-1) Neighborhood Conservation
-  (NC61-6) Neighborhood Conservation
-  (NC80-6) Neighborhood Conservation
-  (NC80-7) Neighborhood Conservation
-  (NC87-6) Neighborhood Conservation
-  (R-E) Estate Residential
-  (R-S) Suburban Residential
-  (R-U) Urban Residential
-  (R-U HD) Urban Residential High Density
-  (C-S) Commercial Suburban
-  (C) Commercial
-  (C-D) Commercial Downtown
-  (BP) Business Park
-  (IN) Industrial

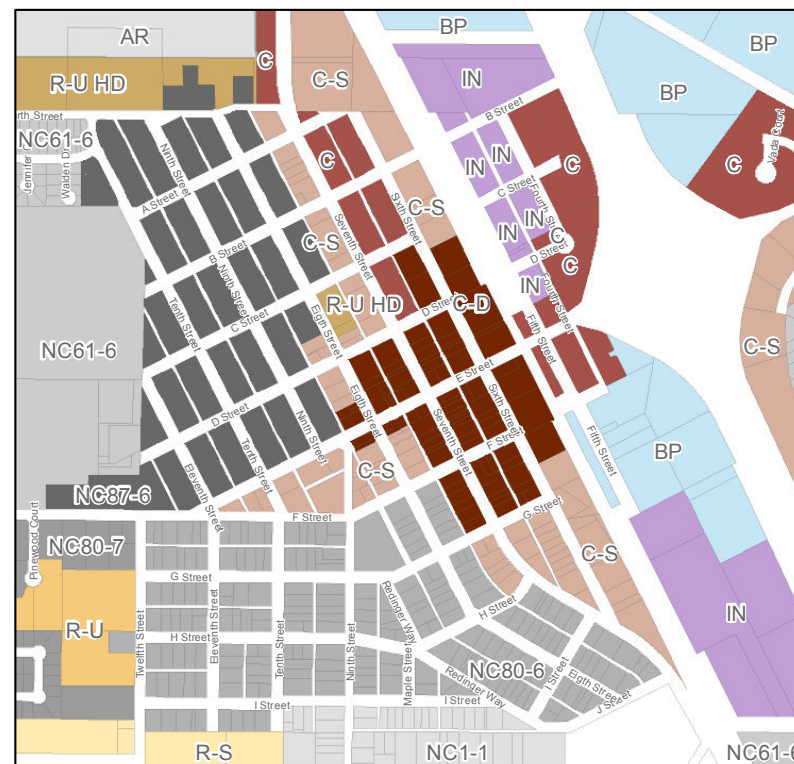


May 2012



[CLICK HERE FOR ZONING USES](#)

### Downtown Inset



# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels

## DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	6,024	6,123	15,209
Average Age	33.6	35.50	37.30
Average HH Size	3.5	3.40	3.00
Average HH Income	\$80,672	\$81,654	\$78,182
Owner Occupied Housing	64.85%	64.12%	60.56%

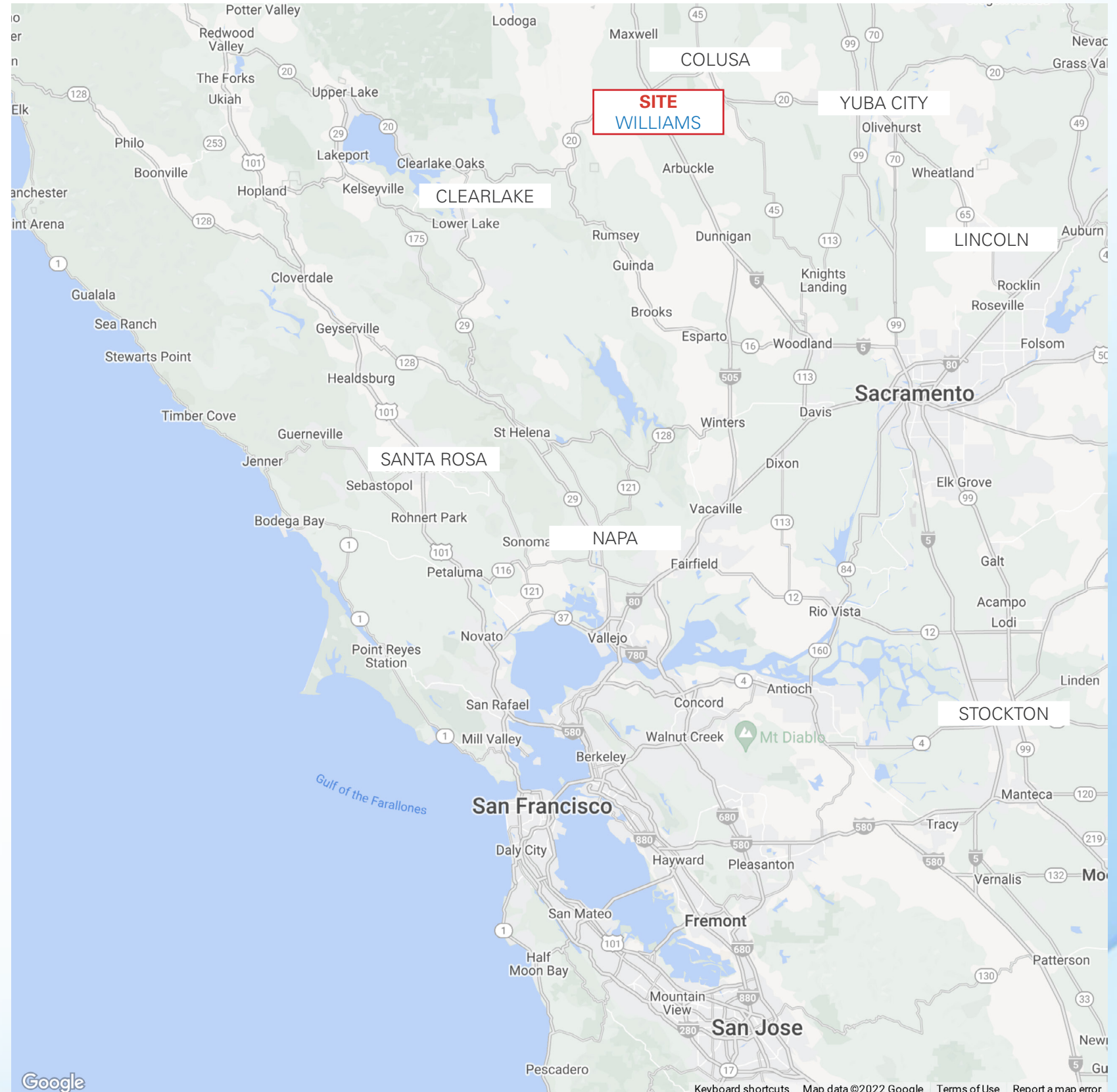
## ABOUT WILLIAMS

Williams is a community located at the crossroads of Interstate 5 and State Route 20, 60 miles north of Sacramento and mid-way between the Sierras and the Pacific Coast.

Located in the heart of the Sacramento Valley, Williams is an agriculturally oriented community. Rice, tomatoes, vine and seed crops, walnuts, almonds, hay, grain, and cattle are raised in the area surrounding the city. The average rain fall is 16 inches annually. Temperatures are moderate, although on rare occasions the winter temperature may dip below freezing and in the summer the temperature may reach 110 degrees.

Williams was founded in 1874 and was first known as Central. In 1876 it was later renamed Williams to honor William Williams, who gave much of the land for the town site. It was made a General Law City on May 20, 1920.

The City of Williams is the gateway to the Northern California hunting and fishing mecca. Also pheasant and dove hunting is available. The nearby foothill regions provide deer, elk, and wild boar hunters a challenge. The Sacramento River, 10 miles east, provides Salmon, Striper, Steelhead and Sturgeon fishing. Catfish abound in area canals and there is Trout fishing within easy driving distance. Numerous hunting clubs and game preserves are located in the near-by vicinity.



# Land Sale ~ I-5 @ E Street, Williams, CA ~ Multiple Land Parcels



## KEN NOACK, JR.

Senior Managing Director  
t 916-747-6442  
ken.noack@nrmk.com

CA RE License# 00777705

45 Years of  
Experience  
Specializing in  
Land

Ken Noack is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors - Headwaters Basin Project

Partial List of Sale Transactions:

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County, CA	\$ 5,000,000
4,200 Acres, Placer County, CA	\$36,000,000
3,300 Acres, Amador County, CA	\$ 7,000,000
16,100 acres, Amador County, CA	\$90,000,000
1,200 acres, Rancho Murieta, CA	\$12,000,000
250 acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$ 11,250,000
516 Acres, Yolo County, CA	\$ 4,700,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco - Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 39 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world