

SALE OR GROUND LEASE

YOLO SUPPLY AND FUEL

16238-a County road 99 Woodland, CA 95695



SALE PRICE

\$2,722,500

Kurt Parkinson

(916) 798-4214

CalDRE #01517516

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

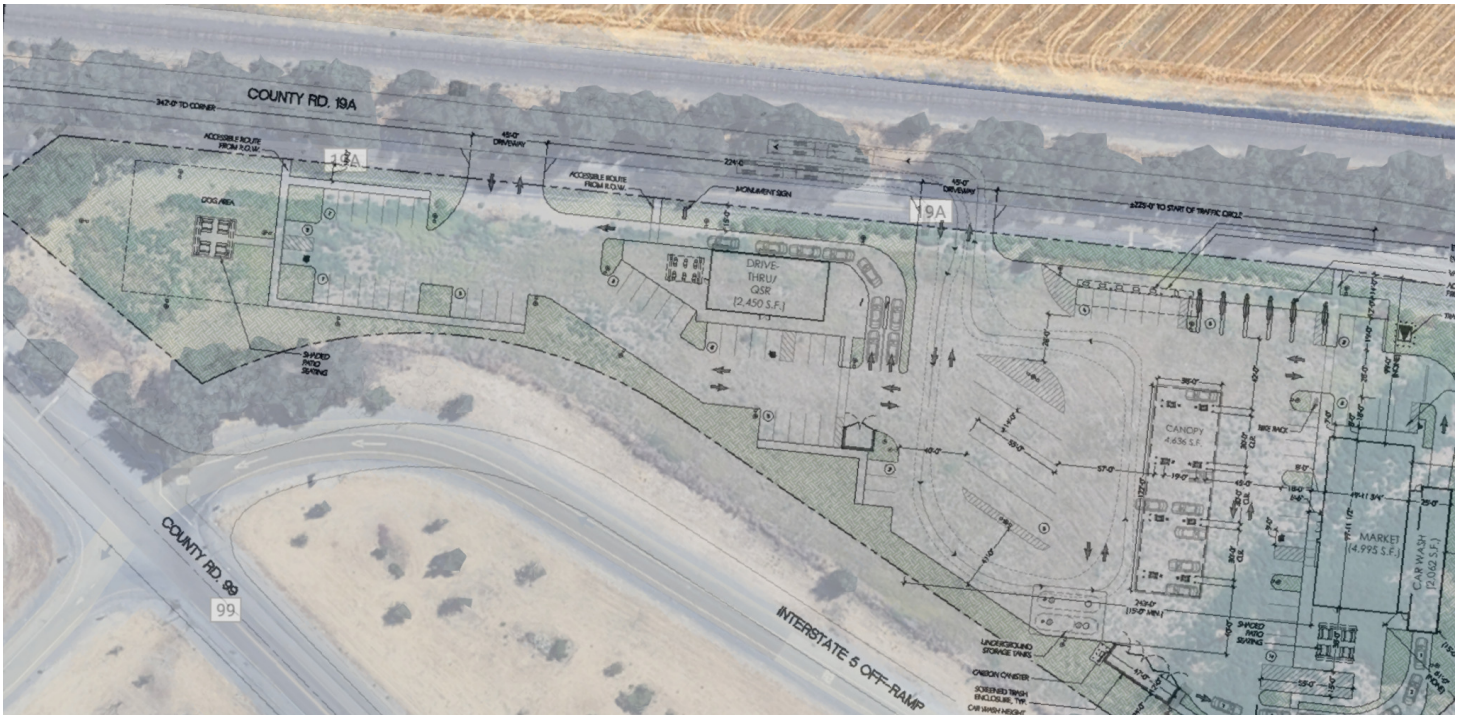
Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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PROPERTY DESCRIPTION

Approximately 2.50 acres of fully entitled, development-ready commercial land located at 16238 County Road 99 in Woodland, California, adjacent to the Interstate 5 interchange at Exit 540. The property has an approved Yolo County Conditional Use Permit for the development of a fuel and convenience facility consisting of eight multi-product dispensers, an approximately 5,000-square-foot convenience store, and an attached car wash.

The site has been positioned for near-term development, with water, sewer, electricity, natural gas, and telecommunications available. Stormwater piping has already been installed to the property and will connect to a planned retention basin on the adjacent parcel, with the required drainage easements in place.

The property offers prominent Interstate 5 visibility, convenient access from County Road 99, and approval for a 60-foot freeway-visible pylon sign with a digital fuel-price display. Off-premises alcohol sales have also been approved for the convenience-store component.

PROPERTY HIGHLIGHTS

- APN: 027-270-089-000
- 2.50-acre development-ready fuel site
- Approved Yolo County Conditional Use Permit
- Eight dispensers, 5,000 SF store, and car wash
- Utilities and stormwater infrastructure in place
- Approved 60-foot freeway-visible pylon sign
- Adjacent planned RV park supports additional demand

OFFERING SUMMARY

Sale Price:	\$2,722,500
Lot Size:	2.5 Acres

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	96	8,624	21,342
Total Population	278	23,379	62,091

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LOCATION DESCRIPTION

Located at 16238 County Road 99 in Woodland, California, the property is positioned adjacent to the Interstate 5 interchange at Exit 540. The site offers strong freeway visibility, convenient regional access, and exposure to traffic traveling between Sacramento, Woodland, and Northern California. A planned RV park on the adjacent property is expected to provide an additional source of demand from travelers and overnight guests.

SITE DESCRIPTION

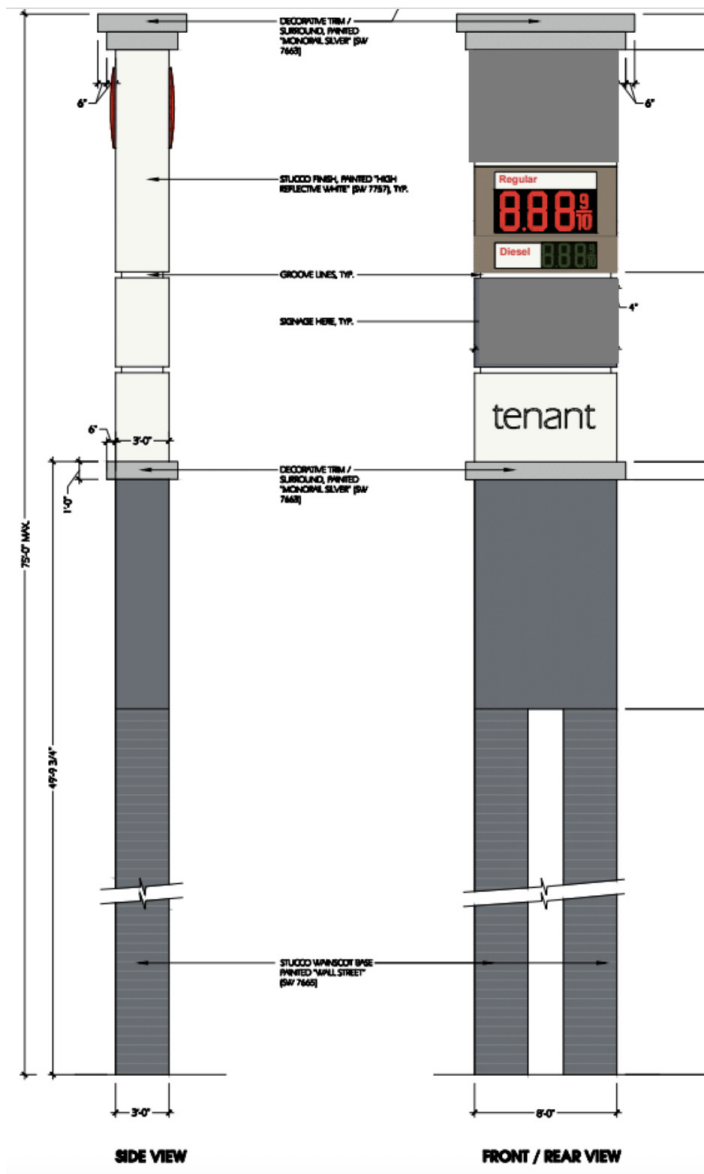
The approximately 2.50-acre site is generally flat and fully entitled for development of a fuel station with eight multi-product dispensers, an approximately 5,000-square-foot convenience store, and an attached car wash. The property has an approved Yolo County Conditional Use Permit, with water, sewer, electricity, natural gas, and telecommunications available to the site.

Stormwater piping has already been installed and will connect to a planned retention basin on the adjacent property, with the required drainage easements in place. The site also benefits from an approved 60-foot freeway-visible pylon sign with a digital fuel-price display and is adjacent to a planned RV park that may generate additional customer demand.

The site is generally flat with minimal grade change across both parcels and is suitable for pad ready development. Subsurface conditions consist primarily of clay soils, as documented in the available geotechnical report. No known drainage issues exist on site, and the approved site plan accounts for stormwater management in compliance with local and state requirements.

All utilities are available to the site, including water, sewer, electricity, gas, and telecommunications. Utility locations, service capacities, and connection points have been coordinated and approved as part of the entitlement process.

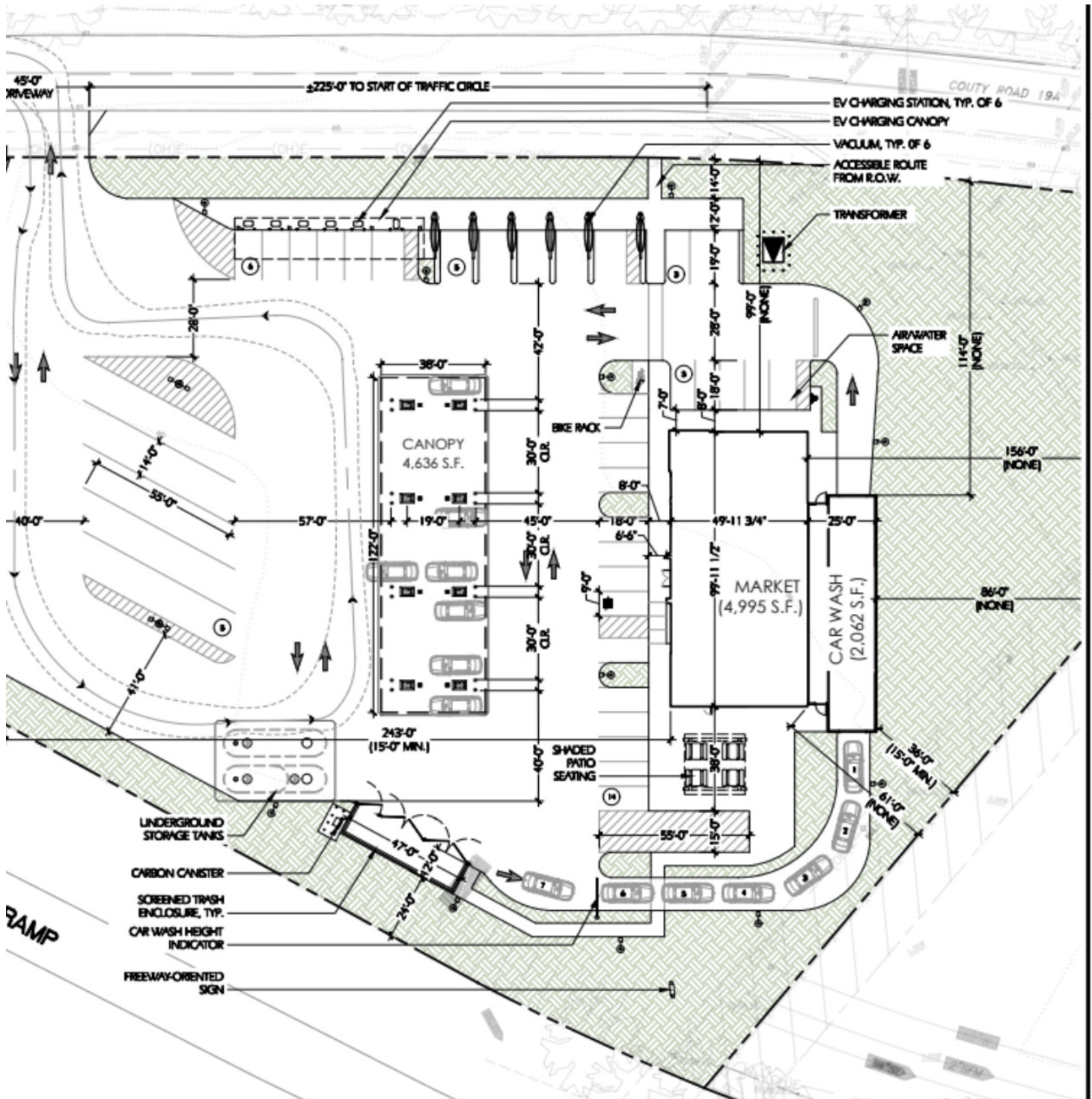
Due diligence materials available include a Phase I Environmental Site Assessment, ALTA survey, topographic survey, geotechnical report, approved easements, executed or approved utility agreements, and the fully approved site plan in CAD format.



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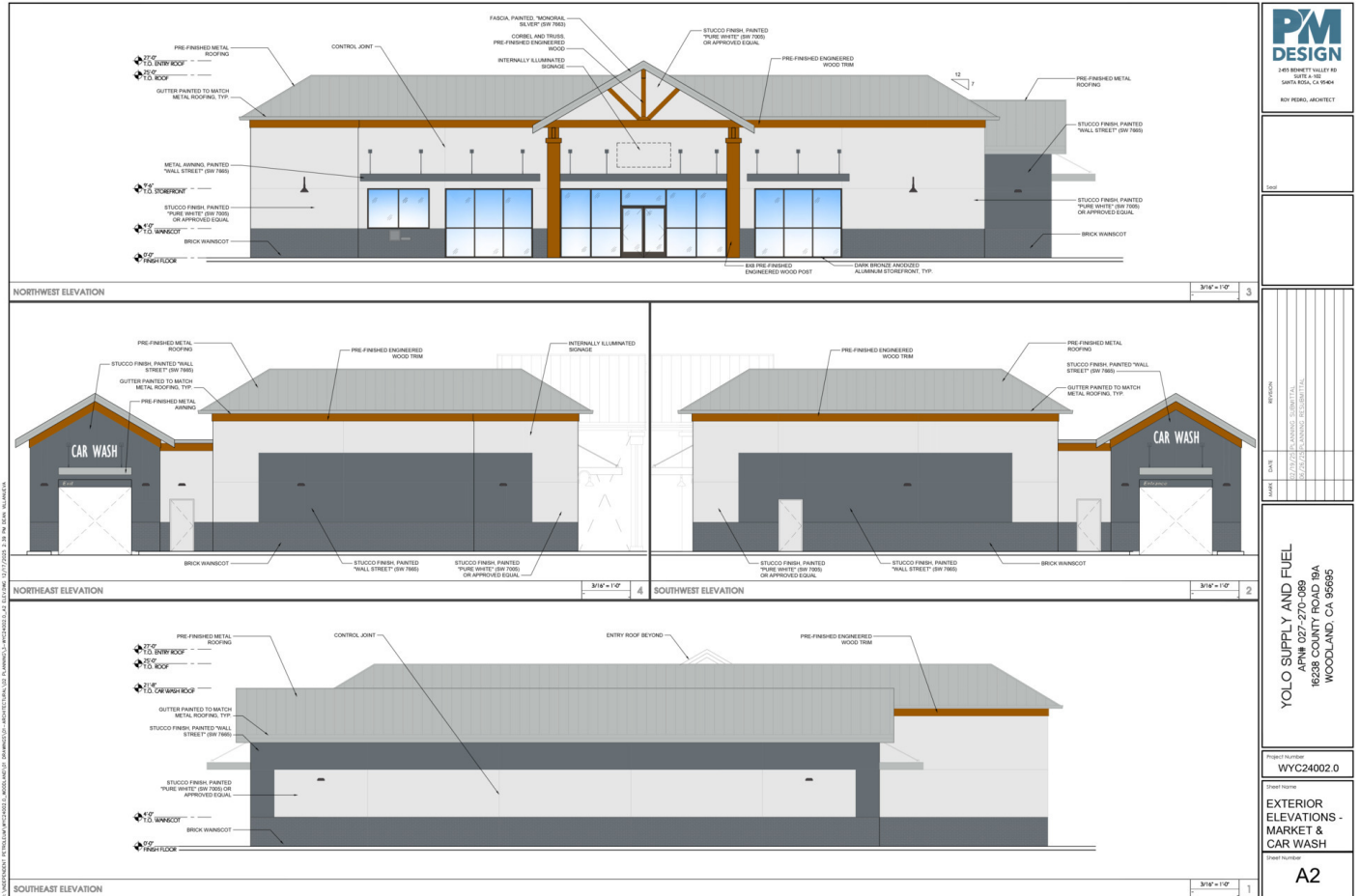
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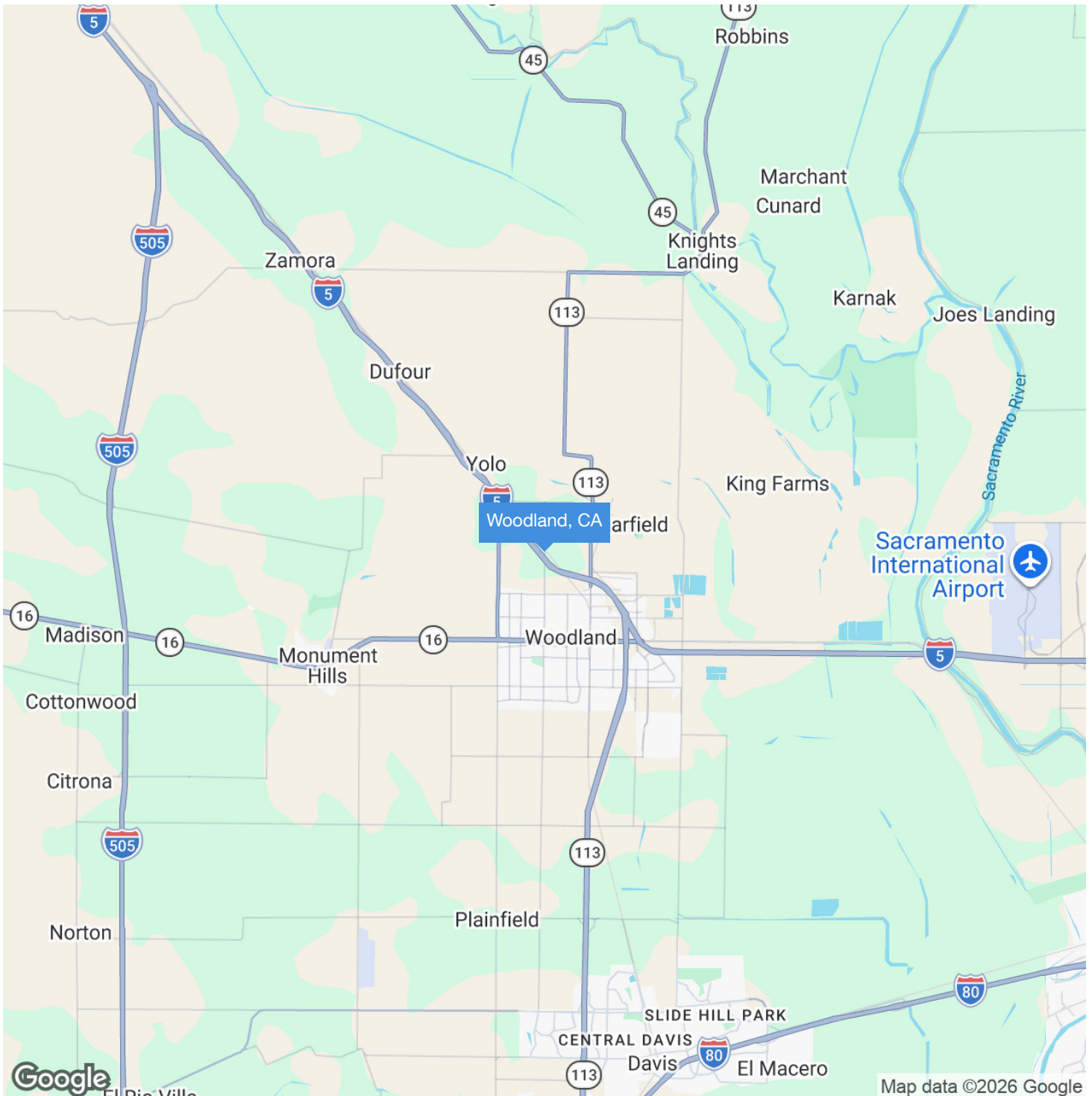


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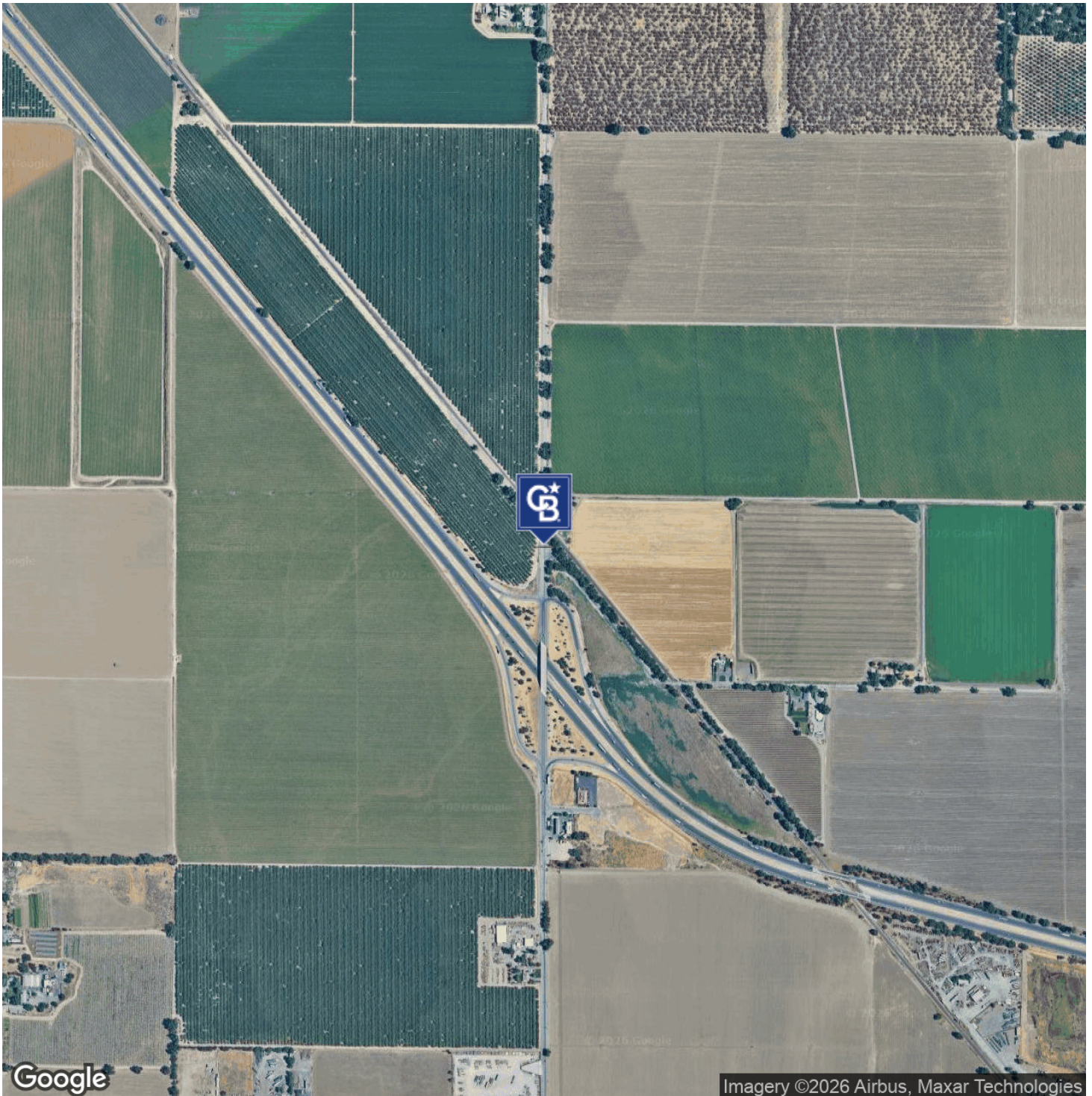


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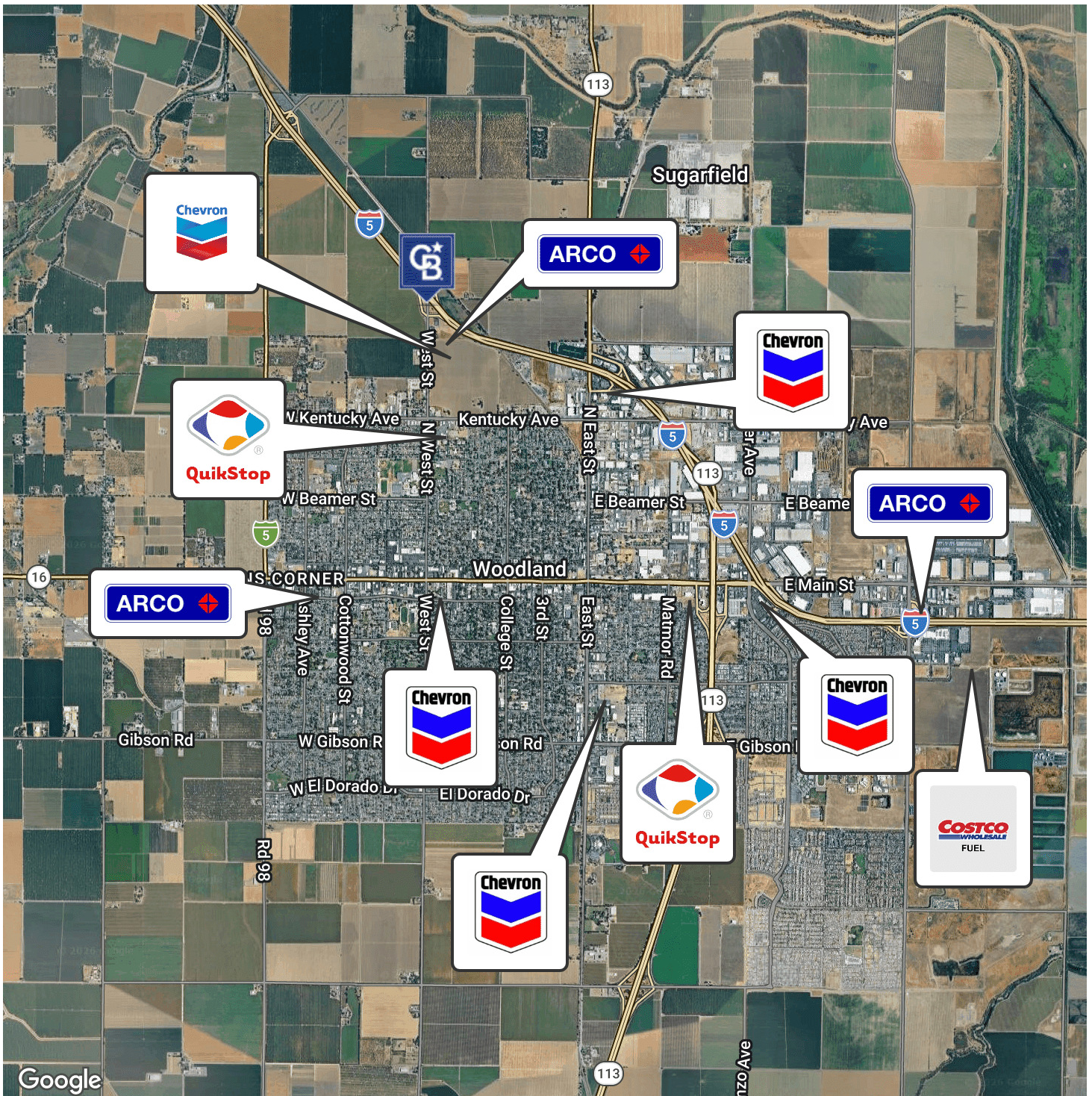


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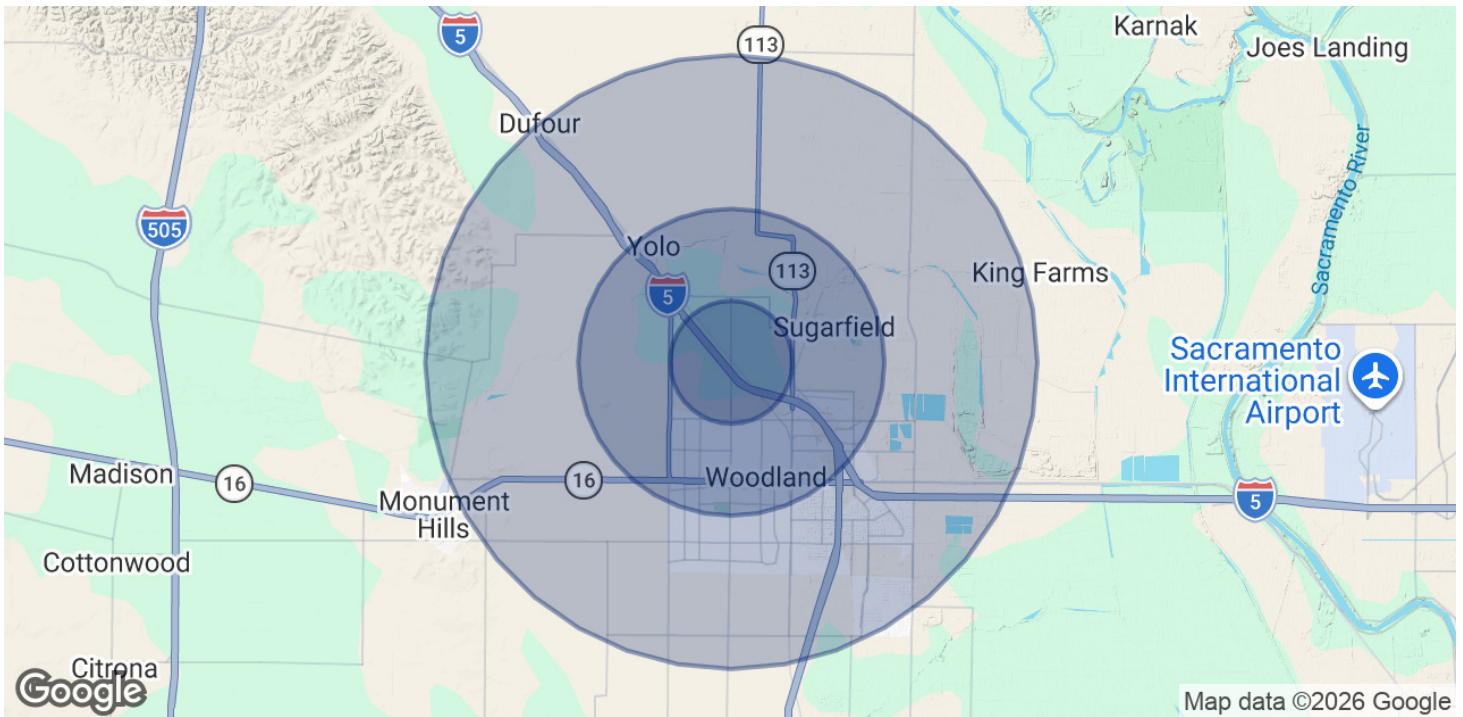


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POPULATION

	1 MILE	2.5 MILES	5 MILES
Total Population	278	23,379	62,091
Average Age	34.4	34.8	36.2
Average Age (Male)	33.4	34.6	35.6
Average Age (Female)	34.8	37.3	38

HOUSEHOLDS & INCOME

	1 MILE	2.5 MILES	5 MILES
Total Households	96	8,624	21,342
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$83,753	\$86,798	\$112,819
Average House Value	\$417,658	\$439,279	\$530,671

2023 American Community Survey (ACS)

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KURT PARKINSON

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PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

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