



# FOR SALE

## 1802 Old Hwy 99W - Highway Commercial Land

WILLIAMS, CA 95987



## Highway Commercial Land

**UP TO 5 AC Available**

**1 PARCEL** of Commercial Zoned Land

**ADJACENT** 24/7 CFN Cardlock Fuel Facility

**EXCELLENT** I-5 Freeway

### SALE PRICE

\$8.50 PSF / \$370,260 per Acre

Lot A **Available** APN 016-320-049

Lot B **Sold 1/2024** APN 016-320-111

Lot C **Sold 1/2024** APN 016-320-110

**JEFF POST**

916.758.3208

[jeff.post@kidder.com](mailto:jeff.post@kidder.com)

LIC N° 01264304

**KIDDER.COM**

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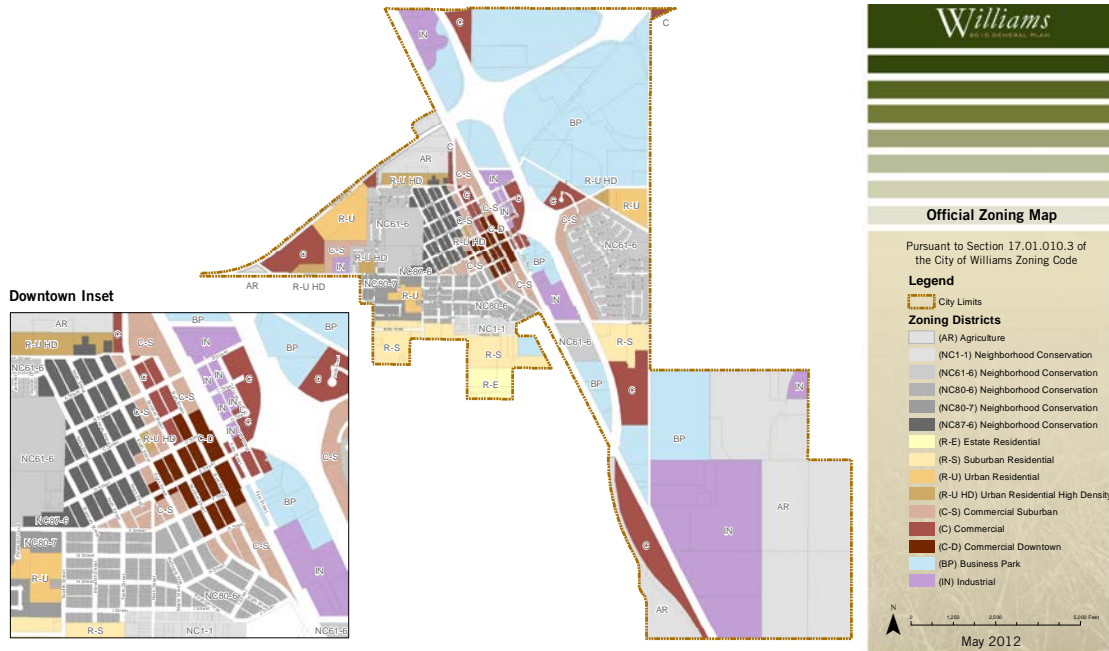
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## Zoning & Permitted Uses



Commercial Zoned Land (Williams, CA) - The Commercial district is intended to provide for a broad range of retail, restaurant, entertainment, office, institutional and service uses. Buildings are scaled commensurate with their respective sites and centers that are appropriate on I-5 and other major corridors. Smaller scaled sites are located in commercial subdivisions or in areas that are transitions to Downtown.

### PERMITTED USES

**POLICE** or Fire Station

**ALCOHOLIC** Beverage Sales (On/Off-site Consumption)

**COMMERCIAL** Retail/Business Services/Personal Services/Shopping Centers

**FUELING** Station/Light Automobile Service/Car Wash

**GENERAL** Professional, Medical Office

**HEAVY** Retail, Home Center

**OVERNIGHT** Accommodations

**RESTAURANT**; No Drive-Through

**SMALL** Animal Veterinarian

**24-HOUR** Commercial Retail

**24-HOUR** Restaurant; No Drive-Through

**INDOOR** Commercial Amusement

**INDOOR** Recreation/Personal Fitness

**OTHER** Outdoor Commercial Amusement

**OUTDOOR** Recreation

**ANIMAL** Boarding Facilities

**NURSERY** or Greenhouse, Wholesale or Retail

**IMPOUND** Yard

**TEMPORARY** Construction Yard

**POWER** Generation, Renewable Fuel

### POTENTIAL TENANT USES

**HOTEL/Restaurant**

**OLIVE OIL** / Craft Brewery Tasting Room with Hop Farm

**TRUCK** Wash Facility

**BUILD** to Suit, (See Enclosed Conceptual Picture)

**CASINO**

**TRAVEL** Center

**AUCTION** Yard

**AG.** Equipment Dealership

**TRUCKING** Firm with Trailer Yard

**CONSTRUCTION** Firm

**CONTRACTOR** Equipment Yard

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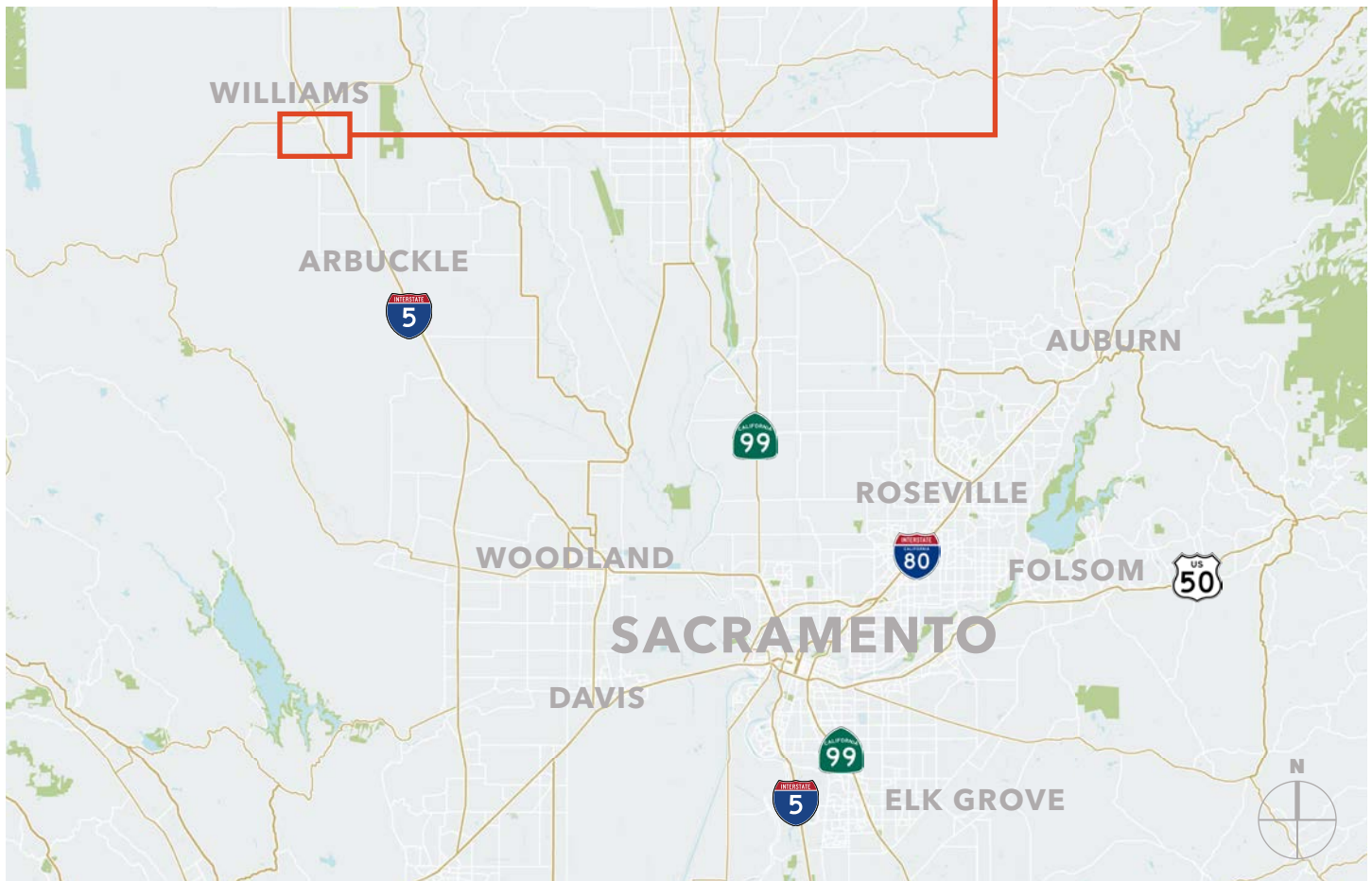
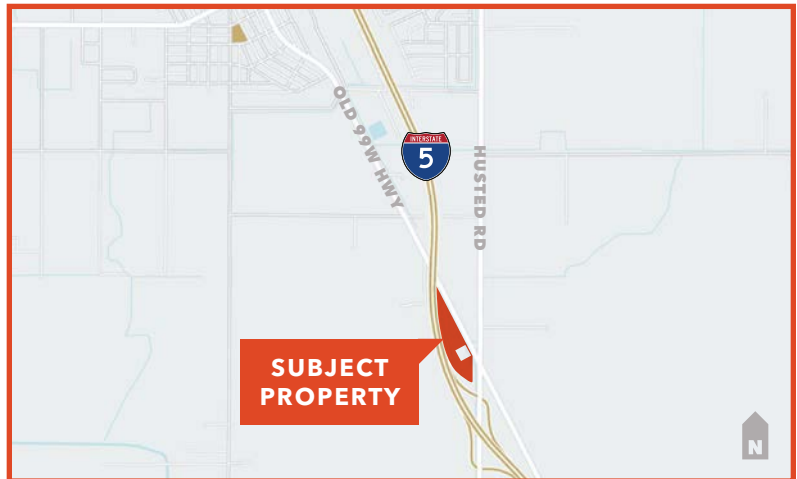
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## Location Map

### DISTANCES

Fairfield	69 Miles
Redding	104 miles
Sacramento	58 Miles
San Francisco	113 Miles



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## Traffic Counts



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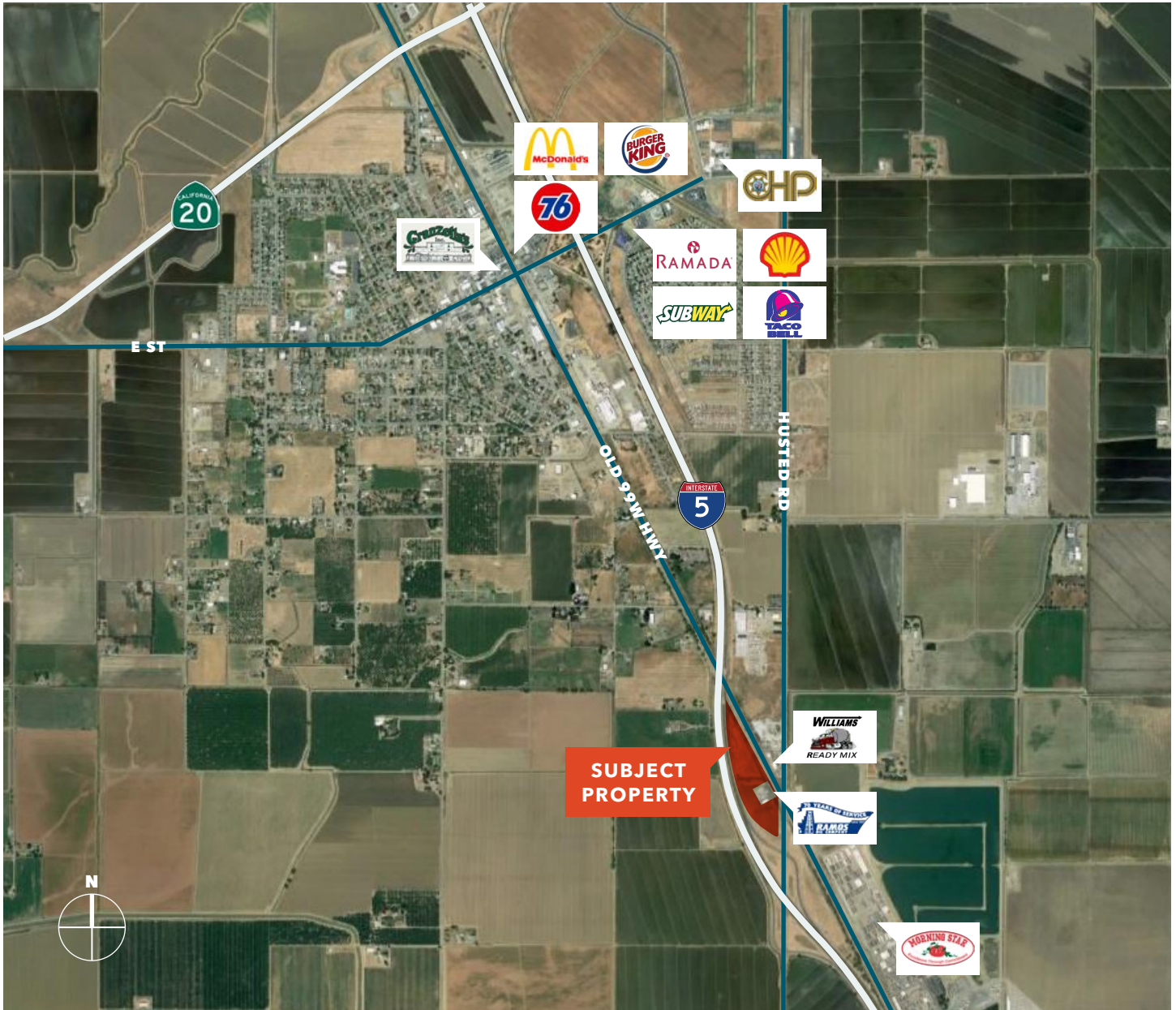


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## Area Map



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