



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
LIC N° 01264304

KIDDER.COM

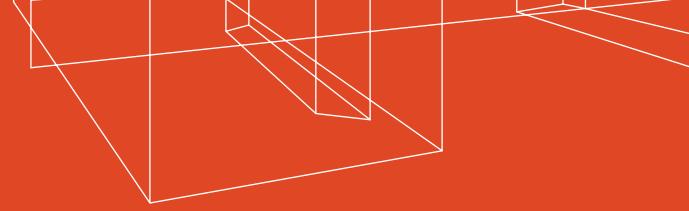
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Kidder
Mathews**

FOR SALE

1802 Old Hwy 99W

WILLIAMS, CA 95987



Zoning & Permitted Uses



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

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

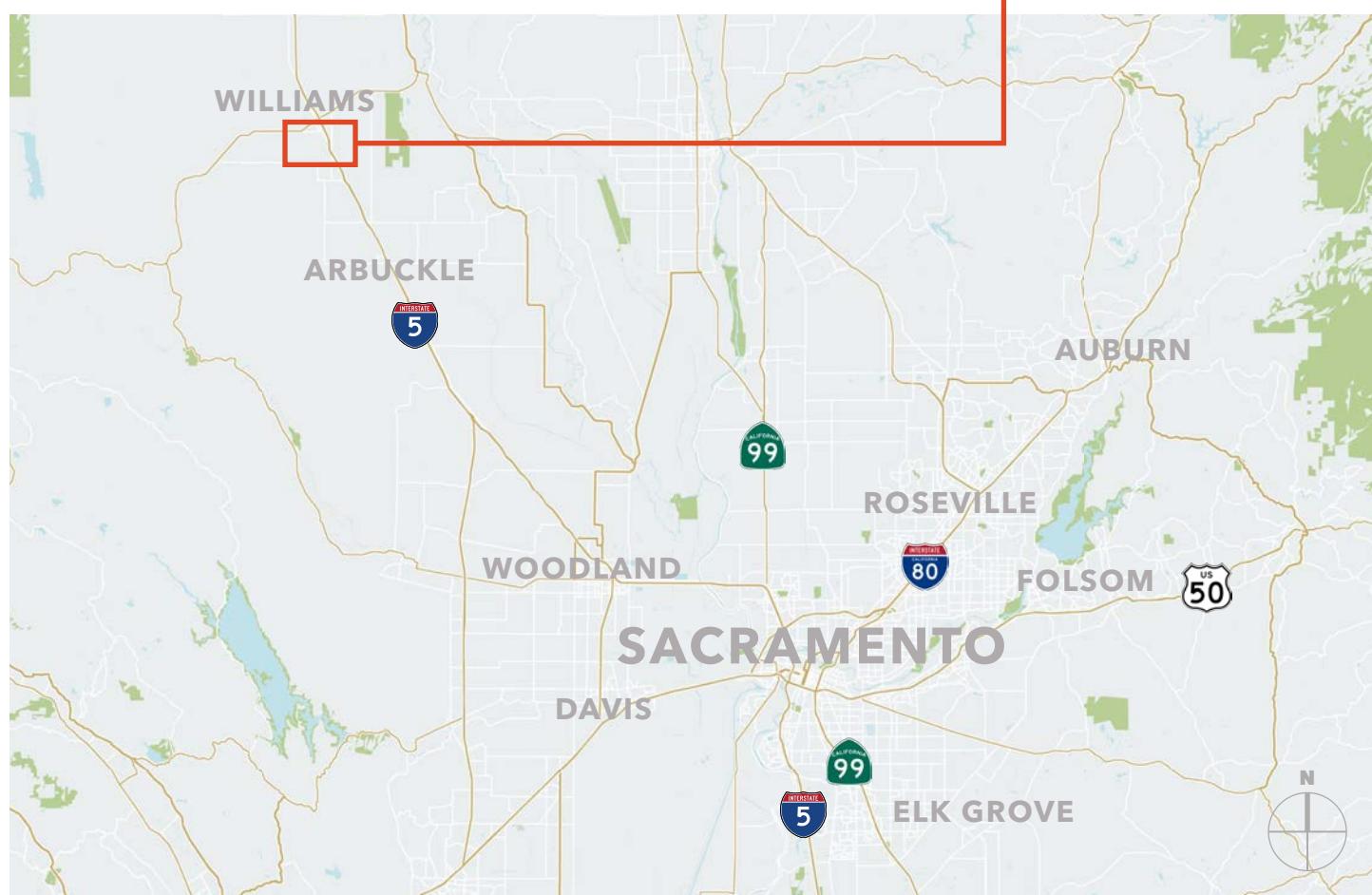
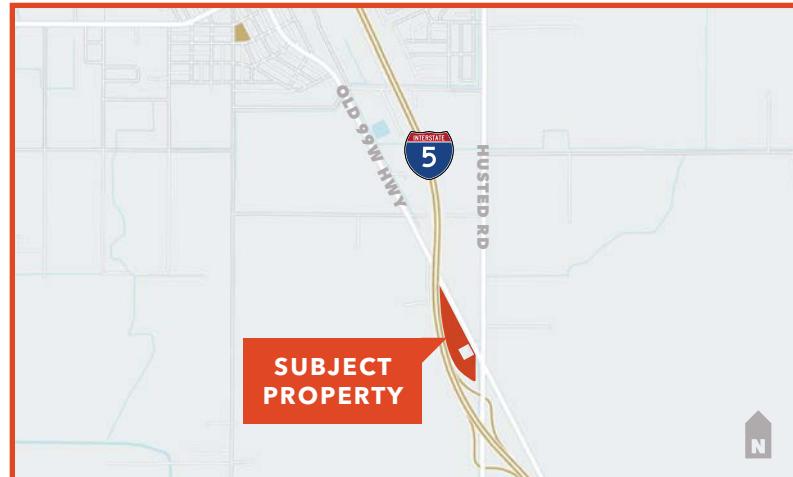
FOR SALE

1802 Old Hwy 99W

WILLIAMS, CA 95987

Location Map

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



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR SALE

1802 Old Hwy 99W

WILLIAMS, CA 95987

Traffic Counts



JEFF POST

916.758.3208

jeff.post@kidder.com

LIC N° 01264304

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

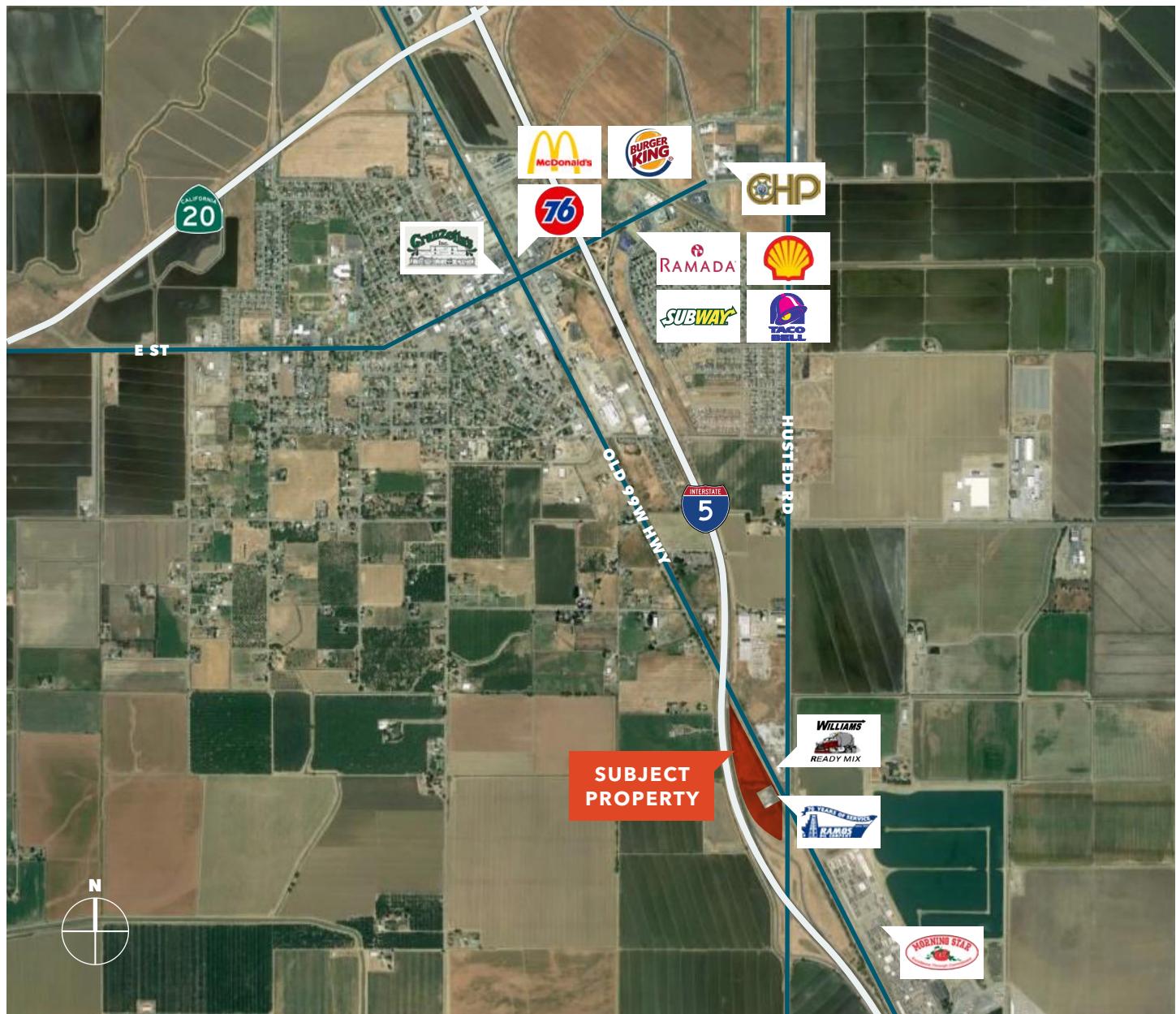
km Kidder Mathews

FOR SALE

1802 Old Hwy 99W

WILLIAMS, CA 95987

Area Map



JEFF POST

916.758.3208

jeff.post@kidder.com

LIC N° 01264304

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews