



SCHUIL

AG REAL ESTATE



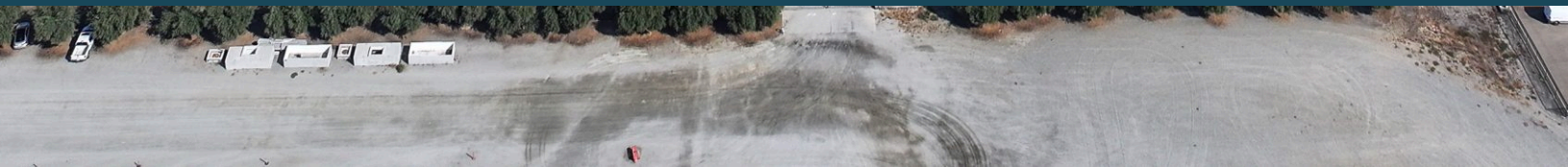
+/-15.23 Acres – Industrial Land – Woodlake, CA

Ave 344 & Rd 204, Woodlake, CA 93286, USA • 15.23 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located in the city of Woodlake on the south side of W. Naranjo Ave/HWY 216, Woodlake, CA.

SIZE:

+/-15.23 Assessed Acres

LAND USE:

Property is currently open land that is ideally situated in the center of the city of Woodlake and on W. Naranjo Ave/HWY 216 ready for development.

ZONING :

Per the City of Woodlake's zoning map, the property location is zoned 'Industrial,' intended for light industrial and service commercial uses.

WATER:

Property has city water and sewer at the curb.

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS :

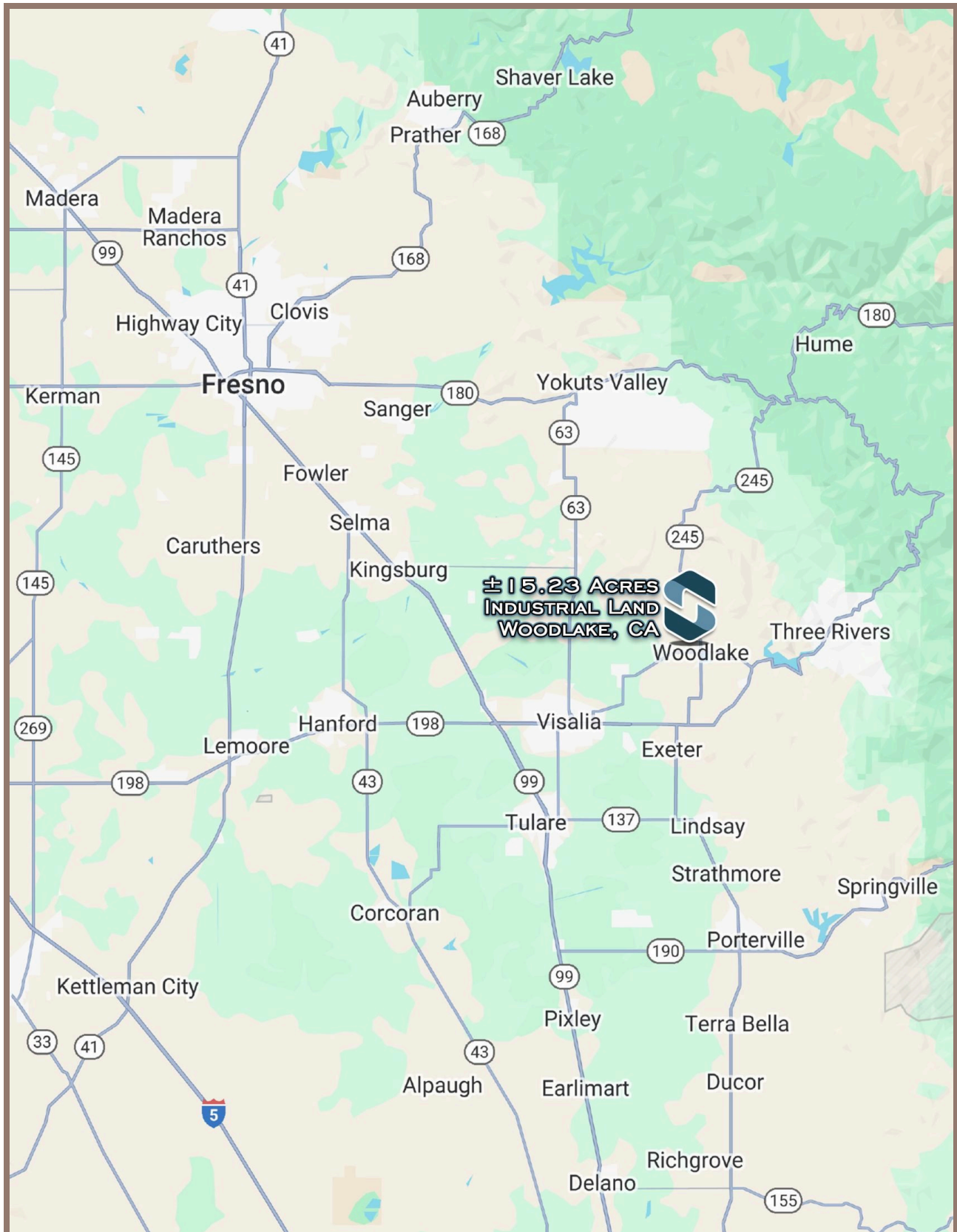
This property is ideally situated in a growing area of the City of Woodlake, with a DR Horton residential development near the site, and the new Antelope Creek Park being developed just to the north. The park project will transform an existing olive grove into a 20-acre community and regional destination featuring event lawns, trails, multi-purpose sports fields, baseball and softball fields, educational gardens, basketball and volleyball courts and more. The city is experiencing steady growth, with population growth of 1.51% annually, and a median age of just 32, reflecting a young and active community. Major developments like the Woodlake Holdings Industrial Park and long-standing local events such as the Woodlake Lions Rodeo highlight the city's balance of economic momentum and community tradition. The city of Woodlake offers small-town charm with a scenic backdrop to foothills and just minutes from Visalia.

PRICE:

\$1,750,000

CONTACT:














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City of Woodlake Land Use Map

Legend

	City of Woodlake		Very Low Density Res.		Urban Reserve
	Community Commercial		Low_Density_Res.		Public Facilities
	Service Commercial		High_Density_Res.		Medium Density Residential
	Agriculture		Professional Office		
	Neighborhood Commercial		Industrial		

