



# FOR SALE

Asking Price  
\$890,000 (2 Parcels)

Individual Pricing  
\$495,000 (Parcel 180)  
\$395,000 (Parcel 190)

(TOTAL ACREAGE)  $\pm$ 3.37 AC

(PARCEL 180) APN 060-601-180  $\pm$ 1.54 AC

(PARCEL 190) APN 060-601-190  $\pm$ 1.83 AC

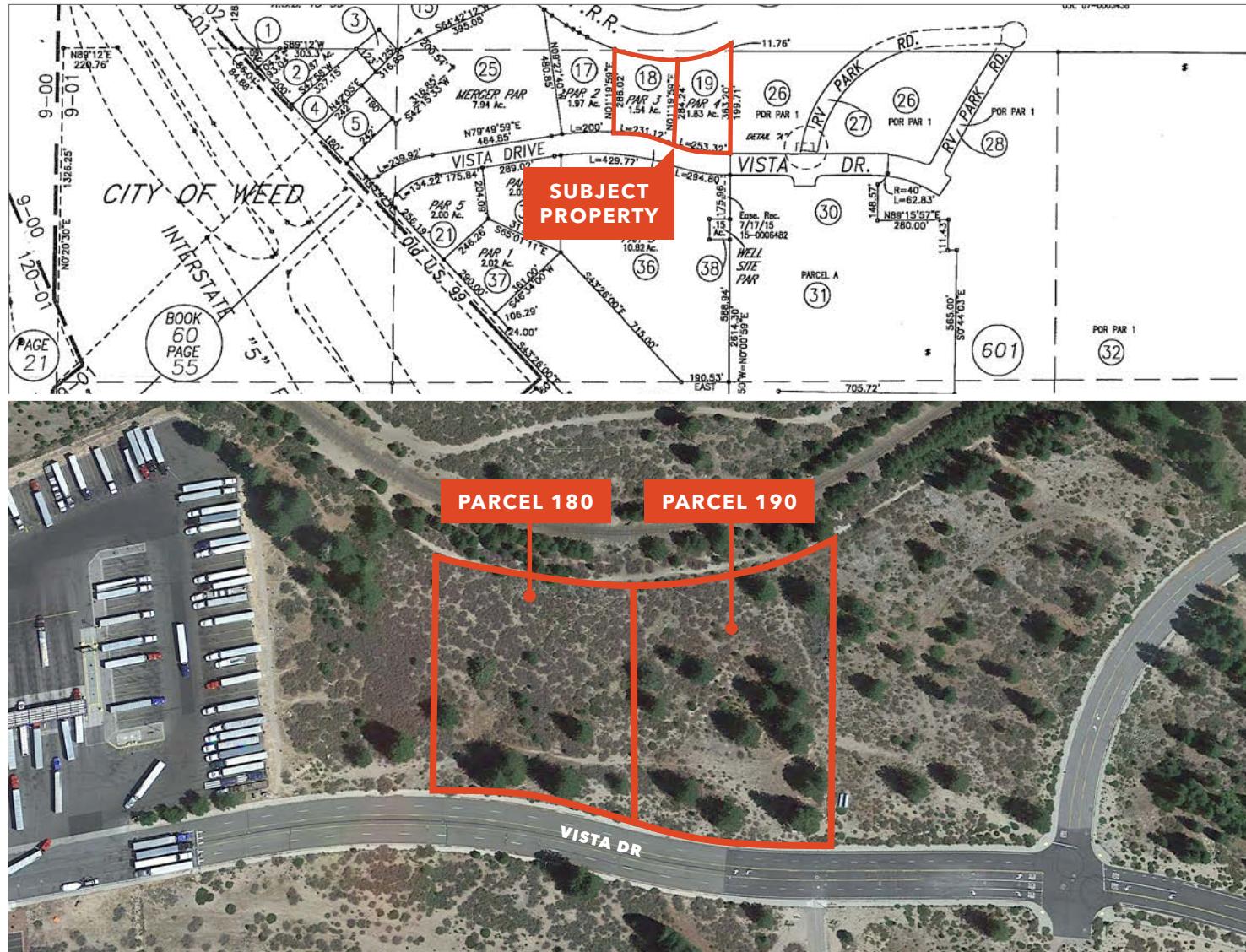


**FOR SALE**

# Vista Drive Land

WEED, CA

**Premium Land  
in Weed, CA**



KIDDER.COM

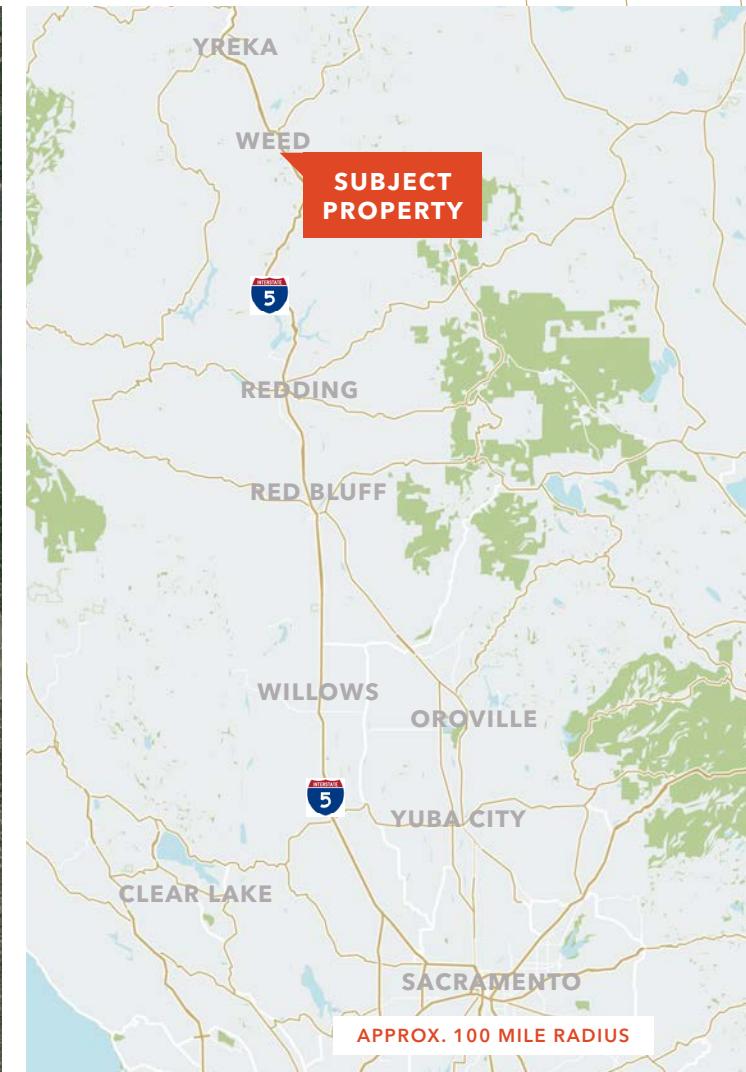
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**km** **Kidder  
Mathews**

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WEED, CA



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**km** Kidder Mathews

**FOR SALE**

# Vista Drive Land

WEED, CA

Surrounding  
Properties &  
Intersection



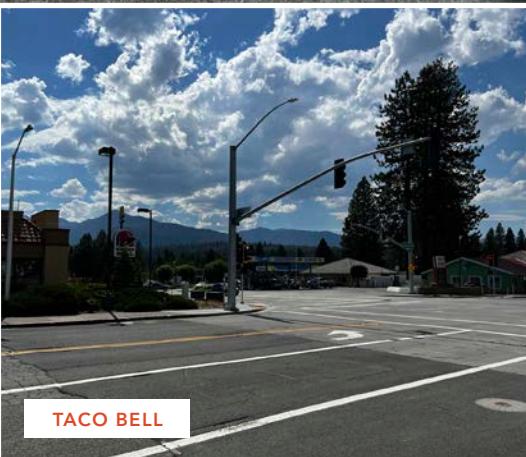
PILOT TRAVEL CENTER & GROCERY OUTLET



INTERSECTION OF VISTA & BLACK BUTTE DRIVE



GROCERY OUTLET



TACO BELL



PILOT TRAVEL CENTER

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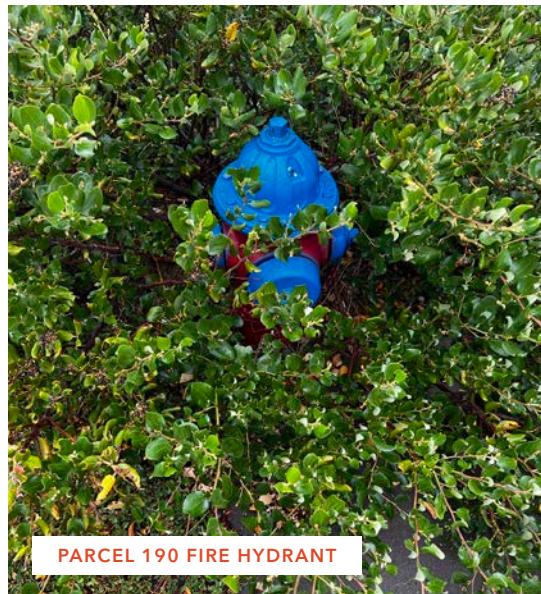
Utilities  
Onsite



PARCEL 180 UTILITY VANT & STUBS



PARCEL 190 CURB AND GUTTER



PARCEL 190 FIRE HYDRANT



PARCEL 190 UTILITY VANT

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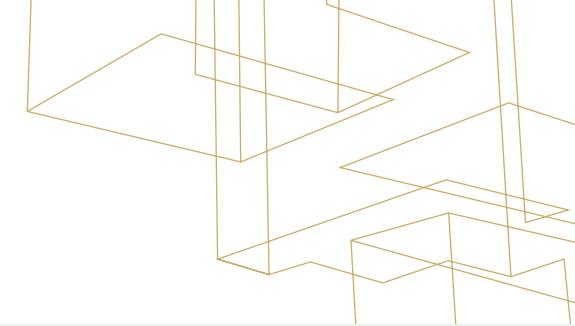
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## South Weed Submarket

Exit 745 to Vista Drive (South Weed) is its own Submarket of Weed. It consists of a modern intersection with wide roads, sidewalks, and underground utilities. It's the "new" part of town. Most of the structures have either been built within the decade or modernized through recent renovation. There are many household name businesses operating in and around the Subject Property, including but not limited to: Starbuck's, Grocery Outlet, Taco Bell, McDonald's, Subway, Comfort Inn, Pilot Travel Center, Crystal Geyser, Chevron, Valero and more.

### DEMOGRAPHICS

	10 Miles	30 Miles	50 Miles
2022 Population	13,700	35,550	56,169
2022 Average HH	\$57,444	\$52,932	\$53,846
Daytime Population	13,506	37,072	53,810

### TRAFFIC COUNTS

I-5 @ Shastina Dr N	25,897
I-5 @ Summit Dr SE	16,100
I-5 @ Vista Drive	24,096

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## For sale information contact

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