



FOR SALE

Asking Price
\$890,000 (2 Parcels)

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

(TOTAL ACREAGE) ±3.37 AC

(PARCEL 180) APN 060-601-180 ±1.54 AC

(PARCEL 190) APN 060-601-190 ±1.83 AC

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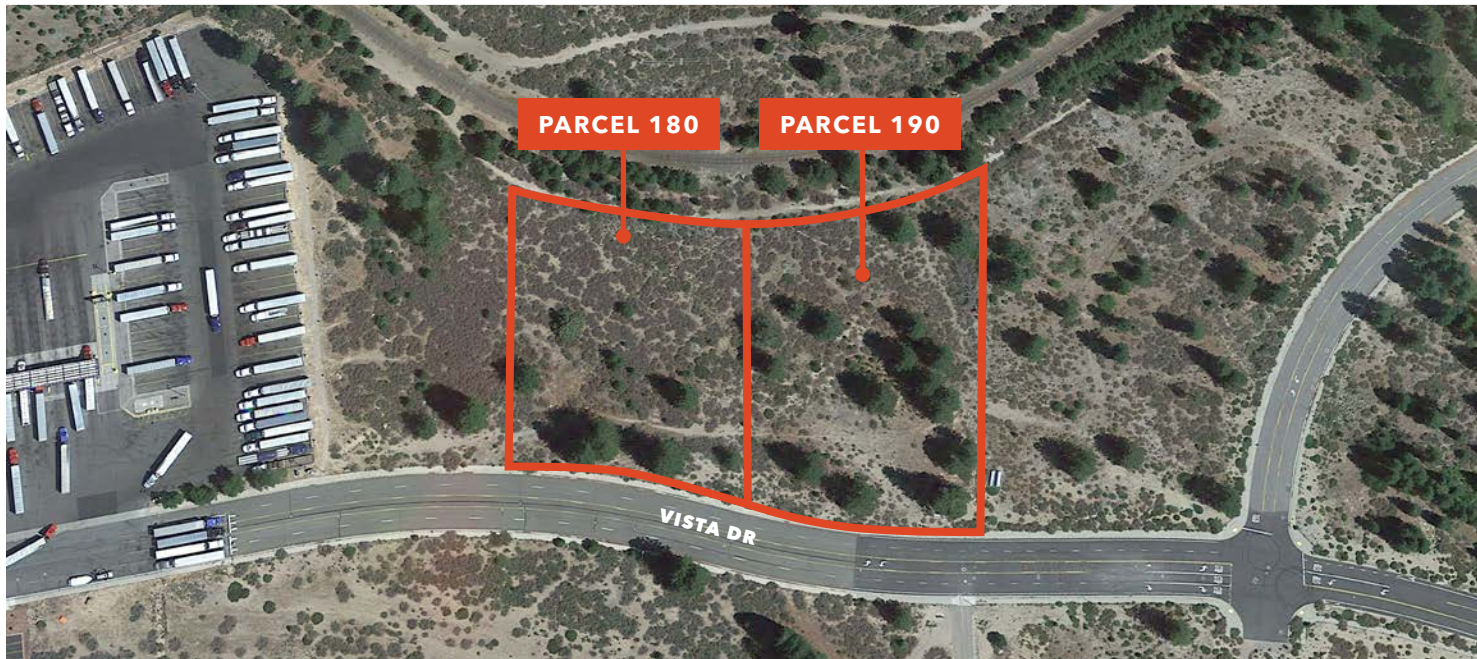
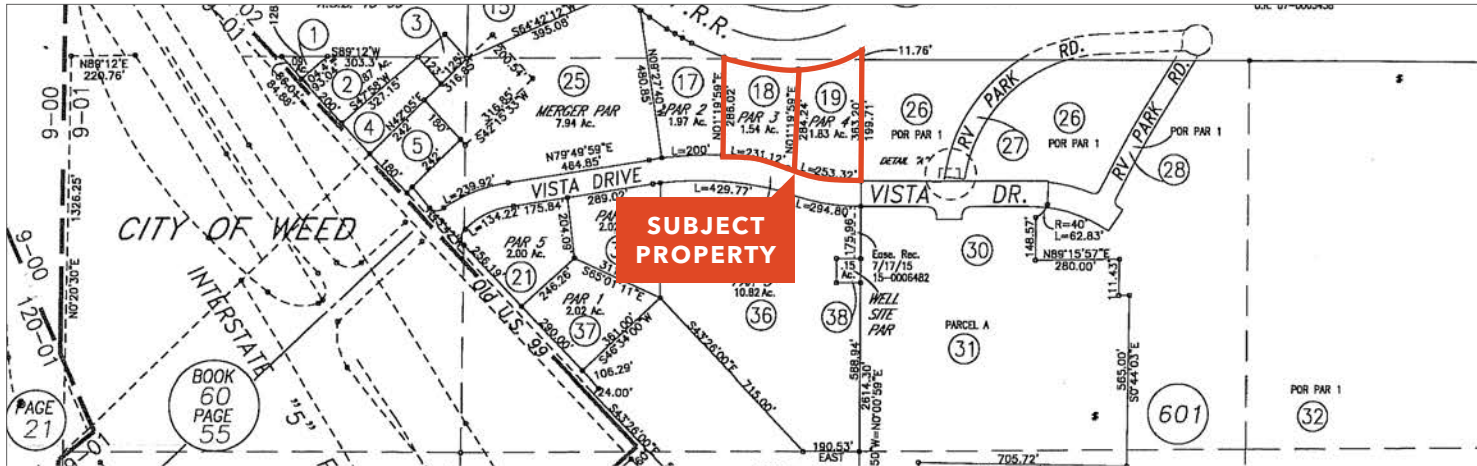


FOR SALE

Vista Drive Land

WEED, CA

Premium Land in Weed, CA



PARCEL 180 consists of 1.54 acres and is nearly adjacent to Pilot Travel Center. It's considered the Premium Lot of the two parcels due to its eastbound visibility from the Vista Drive freeway ramps toward the South Weed areas of commerce.

PARCEL 190 consists of 1.83 acres and by default, if the properties are sold as a package, is also nearly adjacent to Pilot Travel Center. Sewer are in on this lot.

THE TWO PARCELS combine for ± 3.37 acres ($\pm 146,797$) SF which could be developed into retail, industrial, flex or service type product.

ZONING C-M is an extremely flexible zoning overlay that captures the entirety of the C-1 and C-2 Zones, plus most all of the trades, such as masonry and woodshops, and light industrial uses; including but not limited to fabrication, assembly, machine shop and food processing amongst others.

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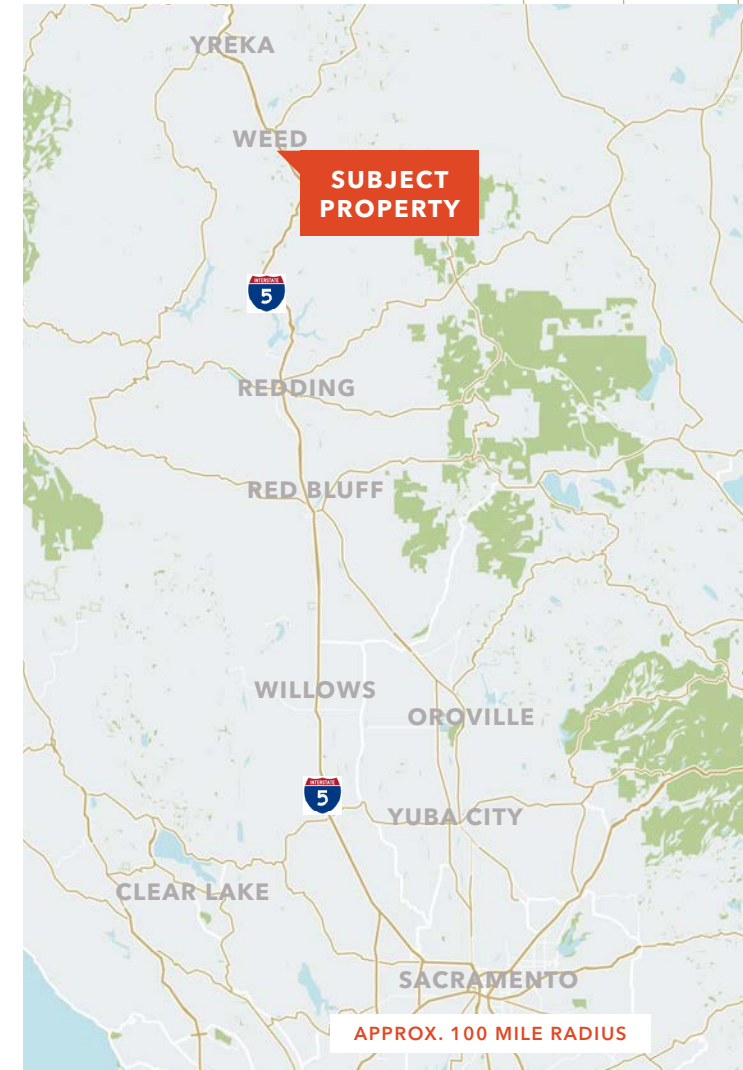
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WEED, CA



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FOR SALE

Vista Drive Land

WEED, CA

Surrounding
Properties &
Intersection



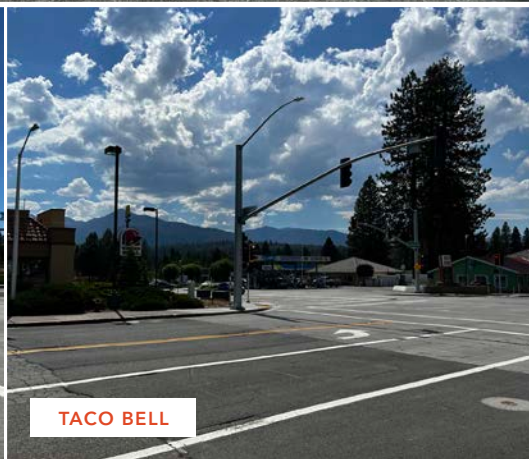
PILOT TRAVEL CENTER & GROCERY OUTLET



INTERSECTION OF VISTA & BLACK BUTTE DRIVE



GROCERY OUTLET



TACO BELL



PILOT TRAVEL CENTER

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FOR SALE

Vista Drive Land

WEED, CA

Utilities
Onsite



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FOR SALE

Vista Drive Land

WEED, CA



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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PARCEL 180

PARCEL 190

VISTA DR

For sale information contact

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