

FOR SALE | NW AREA URBAN-EDGE FARMLAND

N. Ashley Avenue, Woodland, CA 95695

PROPERTY HIGHLIGHTS

- Land Developer Opportunity - Urban Edge Greenfield
- Within Woodland's Urban Limit Line
- Strong Potential to Perfect Old Map w/Three Lots
- Current Zoning Allows One Residence Per Legal Lot
- General Planned As Light-Industrial Land Uses
- Municipal Wet Utilities Stubbed to Area
- Excellent Soil Resources – Has Old Ag Well
- \$825,000 Cash or Submit Terms Acceptable to Owner

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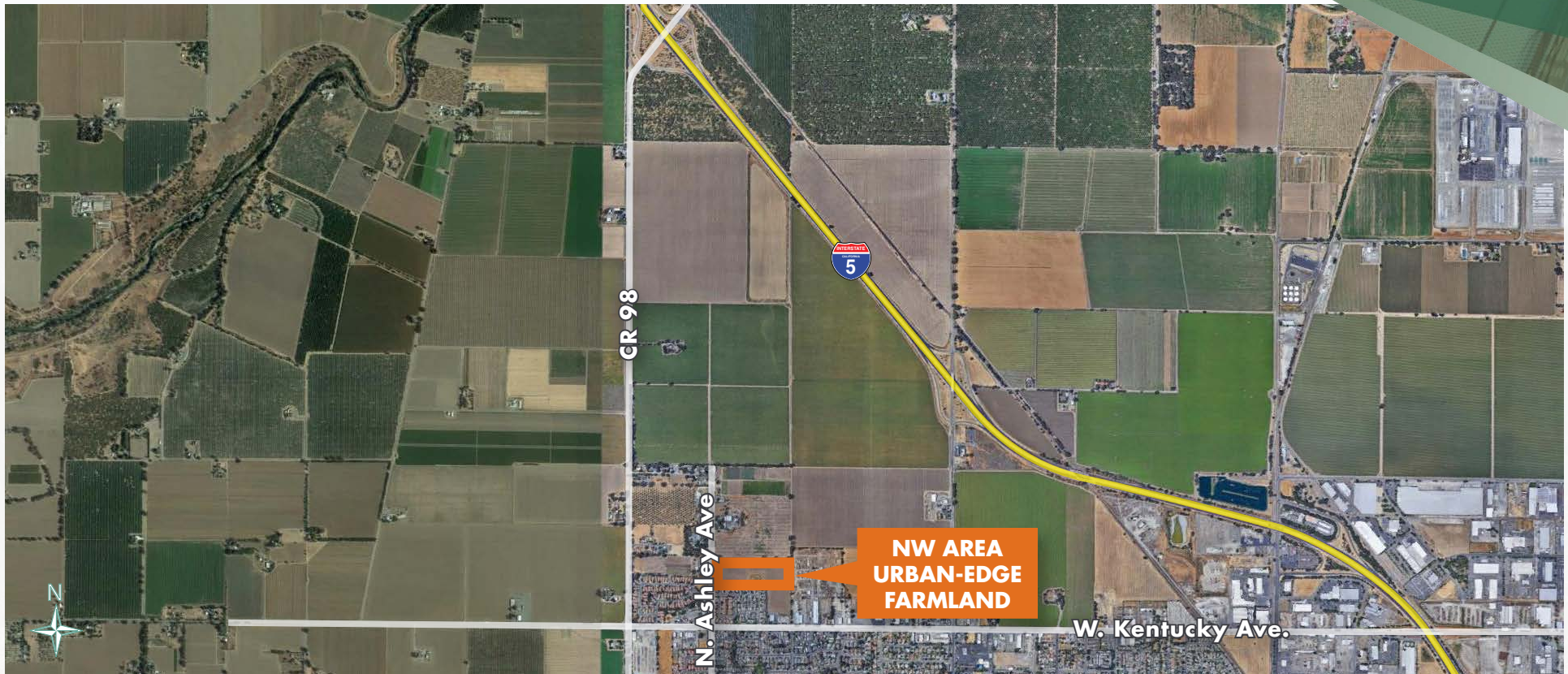
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



NW AREA URBAN-EDGE FARMLAND

LOCATION DETAILS

N. Ashley Avenue
Woodland, CA 95695



OPPORTUNITY: Excellent value-add land development play for this path-of-growth transitional farmland on urban edge of an expanding, center of local government city within Yolo County.

LOCATION: The site is positioned on the NW-edge of Woodland fronting the east side of N. Ashley Avenue 98 (a.k.a. CR 98B). N. Ashley is a main connector into W. Kentucky Avenue that is conveniently linked to County Road 98, which has good access to the Interstate 5 to the N. and Interstate 80 corridor to the S. near Dixon, CA. W. Main Street, the primary commercial strip in Woodland (or State Hwy 16) is about 1.5 miles S. of the property.

The immediate neighborhood surrounding the property has mixed land uses including a pocket of low-density residential, ag industrial processing, light-industrial storage with rural residential uses and small blocks of cultivated farmland.

Woodland is situated about 20 miles W. of Sacramento, the state capitol; 12 miles W. of Sacramento International (via Interstate 5); and about 9 miles north of the University of California Davis (via County Road 98 a.k.a. Pedrick Road).

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NW AREA URBAN-EDGE FARMLAND

LAND SUMMARY

N. Ashley Avenue
Woodland, CA 95695

LEGAL:	Lots 21, 22 and 23 of Clanton's Subdivision
LAND AREA:	±15 Acres or ±653,400 Square Feet
APN'S:	027-060-016
PROP. TAXES:	\$4,365/annually Note - The property is subject to reassessment per Prop. 13 upon sale
JURISDICTION:	The property lies within the unincorporated area of the County of Yolo but within the future planning area of the City of Woodland.
ZONING:	Currently zoned A-N or Agricultural Intensive (County of Yolo). The land is not enrolled in the Williamson Act and is within the Urban Limit Line of the City of Woodland. The site was included in last Woodland 2035 General Plan and designated within Specific Plan Area 3 which has a light-industrial planning overlay. The current zoning allows continued farming or one dwelling per legal parcel. By perfecting the old map lots within the county a developer could perfect the three lots for resale and thus adding value for rural residential uses or perhaps an ag related research field station.
TOPOGRAPHY:	The rectangular site is bound by SFR homes along the S. edge and site is lined by mature oaks and black walnuts and has been leveled to grade for irrigation with a slight fall to the east. A portion of the property is used as a storm-water detention basin for the neighboring residential subdivision and is perimeter fenced for security purposes (temp. easement).
ACCESS:	The primary vehicular access frontage (w/existing encroachments for ingress/egress is from N. Ashley Avenue, which is asphalt paved with partial sidewalk, curb and gutter along the frontage. Mallard Drive terminates into the property at a locked gate. A third potential access point may be off an undeveloped lane into the SE corner from Kentucky Avenue.

FLOOD ZONE:	According to the County of Yolo GIS viewer the property is within Zone X – an area of minimal flooding risk.
CROP HISTORY:	Conventionally-farmed row crop history but is not intensively farmed at this time (just disked periodically to keep the vegetation down).
SOILS:	Comprised entirely of Class 1 soils, primarily Yolo silt loam with no limitations (Please refer to the enclosed Soil Map for more information).
WATER:	Irrigation water may be sourced from an old steel-cased ag well in the SW corner of the property but the condition of the pumping plant is unknown at this time. More details on the condition of the well, depth and water quality are being researched.
UTILITIES:	Had overhead three-phase electric service with meter at the ag well (PG & E). Wet utilities including sewer, storm drain and municipal water all extend up to the property (N. Ashley & Mallard Dr.)
MINERAL RIGHTS:	All of the mineral rights owned by seller are included with the offering. It appears that 100% are intact with surface rights as there was no reservation in last conveyance.
ASKING PRICE:	\$825,000 or \$1.26/SF (\$55,000/Ac)
TERMS:	Cash or Submit Terms Acceptable to Seller
CONTACT:	For more information or to schedule a tour please contact, Exclusive Agents:



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The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

NW AREA URBAN-EDGE FARMLAND

GENERAL PLAN MAP

N. Ashley Avenue
Woodland, CA 95695



General Plan Land Use 2035

Land Use Designations

- Light Industrial Overlay (IF)
- Low Density Residential (LD)
- Medium Density Residential (MD)
- High Density Residential (HD)
- Downtown Mixed Use (DX)
- Corridor Mixed Use (CX)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Business Park (BP)
- Industrial (IN)
- Specific Plan (SP)
- Public/Quasi Public (PQ)
- Open Space (OS)
- Flood Study Area (FS)
- Urban Reserve (UR)

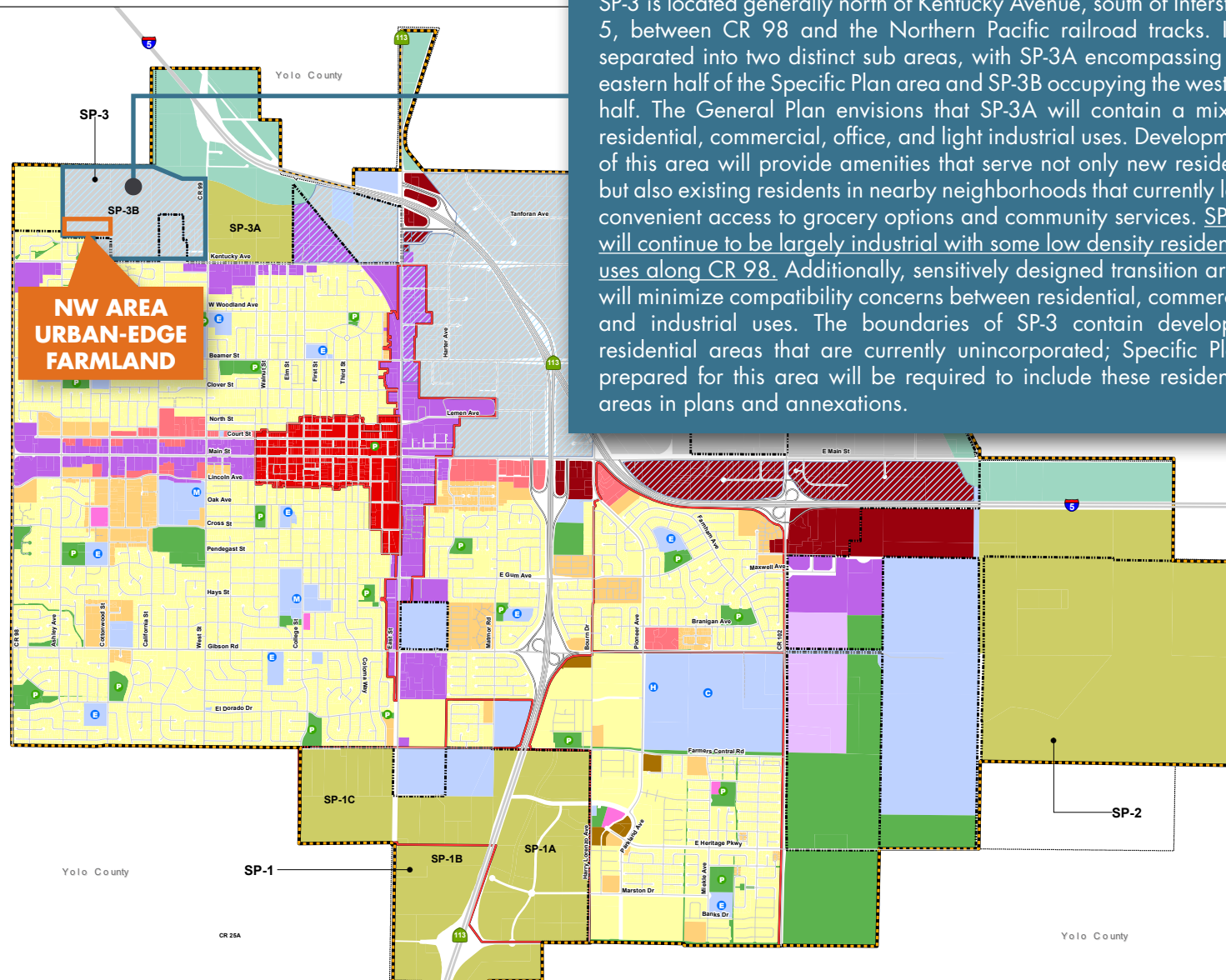
- City Boundary
- Urban Limit Line
- General Plan Boundary
- Specific Plan Boundary
- Downtown Specific Plan
- Schools
Elementary School
- Middle School
- High School
- College
- Park

0 0.1 0.2 0.4 0.6 0.8 1
Miles
1:15,849 1 in = 0.25 miles

City of Woodland, May 2018
Information Technology - GIS
Source: Woodland Planning Dept

SP-3 (Northwest Growth Area):

SP-3 is located generally north of Kentucky Avenue, south of Interstate 5, between CR 98 and the Northern Pacific railroad tracks. It is separated into two distinct sub areas, with SP-3A encompassing the eastern half of the Specific Plan area and SP-3B occupying the western half. The General Plan envisions that SP-3A will contain a mix of residential, commercial, office, and light industrial uses. Development of this area will provide amenities that serve not only new residents but also existing residents in nearby neighborhoods that currently lack convenient access to grocery options and community services. SP-3B will continue to be largely industrial with some low density residential uses along CR 98. Additionally, sensitively designed transition areas will minimize compatibility concerns between residential, commercial and industrial uses. The boundaries of SP-3 contain developed residential areas that are currently unincorporated; Specific Plans prepared for this area will be required to include these residential areas in plans and annexations.



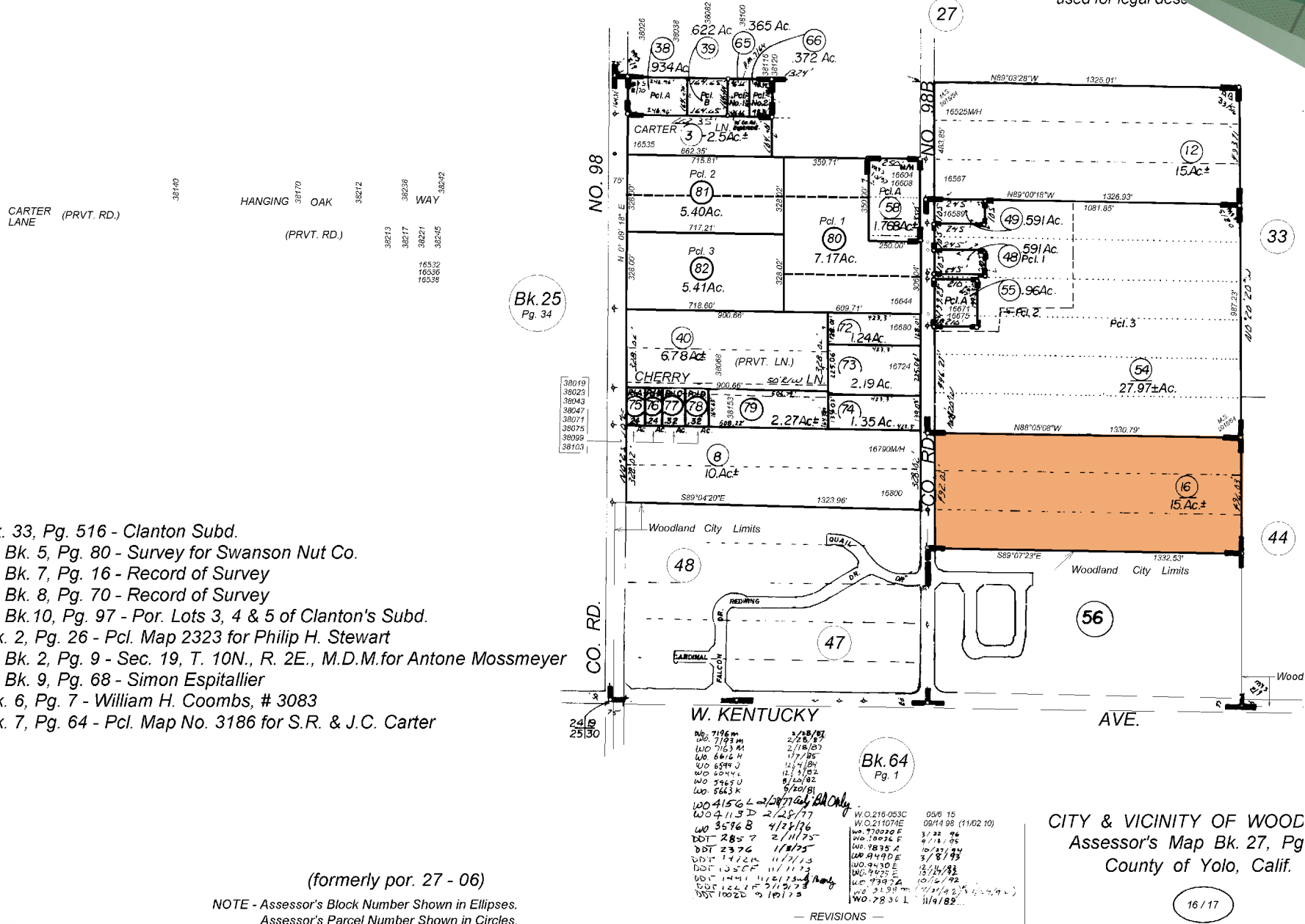
NW AREA URBAN-EDGE FARMLAND

PARCEL MAP

N. Ashley Avenue
Woodland, CA 95695

S.W. 1/4 SEC. 19, T.10N., R. 2E., M.D.B & M.

CAUTION - These Maps Are Not To Be Used for legal descriptions



**NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.**

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NW AREA URBAN-EDGE FARMLAND

SOIL MAP
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NW AREA URBAN-EDGE FARMLAND

PROPERTY PHOTOS

N. Ashley Avenue
Woodland, CA 95695



View Up N. Ashley Ave.



View W. along S. Boundary



Ag Well



View towards NEC from Pond Area