

FOR SALE

# 1802 OLD HWY 99W

*Highway Commercial Land*

WILLIAMS, CA 95987



LOT A  
±5.27 AC

LOT B

LOT C



HUSTED RD

FRONTAGE RD

## *Land Highlights*

Up to 5.0 AC available

1 parcel of Commercially-Zoned land

Adjacent of 24/7 CFN Cardlock fuel facility

Excellent I-5 freeway access

### SUITE AVAILABILITY

| Lot   | Size    | Status            | APN         |
|-------|---------|-------------------|-------------|
| LOT A | 5.27 AC | Available         | 016-320-049 |
| LOT B | 3.89 AC | Sold January 2024 | 016-320-111 |
| LOT C | 5.20 AC | Sold January 2024 | 016-320-110 |

JEFF POST, SIOR  
916.758.3208  
jeff.post@kidder.com  
LIC# 01264304

JOSH KUCHUGURNY  
916.751.3606  
josh.kuchugurny@kidder.com  
LIC# 01974211

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.



# ZONING & PERMITTED USES

## PERMITTED USES

Police or Fire Station

Alcoholic Beverage Sales  
(On/Offsite Consumption)

Commercial Retail/Business Services/  
Personal Services/Shopping Centers

Fueling/Light Auto 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-Thru

Indoor Commercial Amusement

Indoor Recreation/Personal Fitness

Other Outdoor Commercial  
Amusement

Outdoor Recreation

Animal Boarding Facilities

Nursery/ Greenhouse

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

Casino

Travel Center

Auction Yard

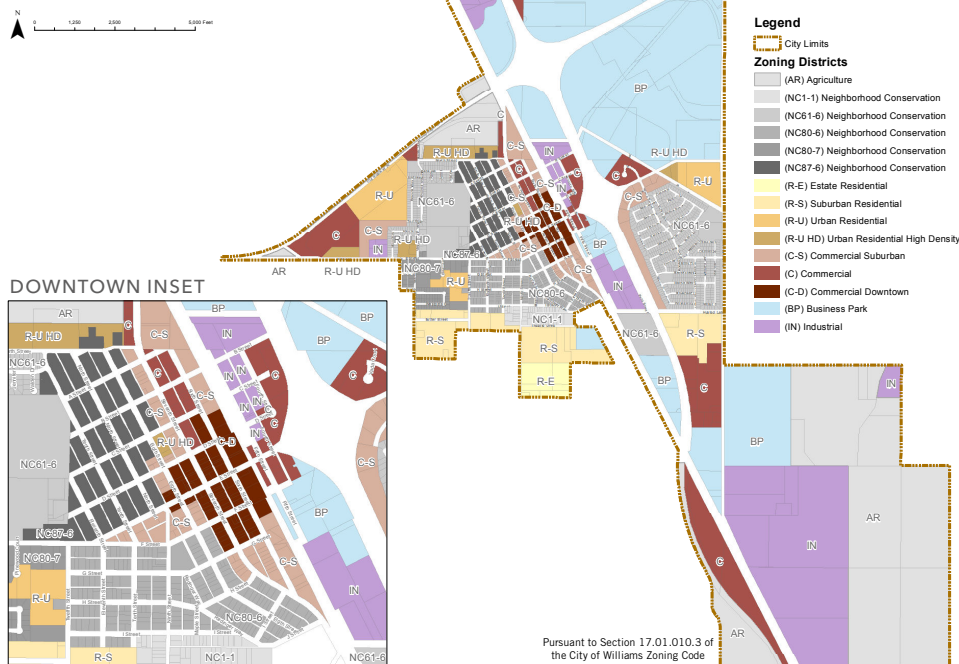
Agriculture Equipment Dealership

Trucking Firm with Trailer Yard

Construction Firm

Contractor Equipment Yard

## Zone Map



## Zoning Information

### COMMERCIAL ZONE

The Commercial district provides for a range of retail, restaurant, entertainment, office, institutional, and service uses. Buildings are scaled equal with respective sites and centers on I-5 and other major corridors. Small-scale sites are located in commercial subdivisions or transitions areas to Downtown.

## 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.

## LOCATION MAP

