

License # 00915268

# Highway Commercial Highway 5 and West Street Woodland, CA 9+/- Acres



Highway Commercial Property at the West Street Highway off Ramp next to Denny's and Arco.

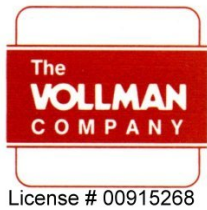
## New Reduced Price!



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THE VOLLMAN COMPANY, INC.  
COMMERCIAL REAL ESTATE BROKERAGE  
1900 POINT WEST WAY, SUITE 161  
SACRAMENTO, CA 95815-4706  
916/929-2000 FAX 916/929-7857  
[www.thevollmancompany.com](http://www.thevollmancompany.com)

For More Information:  
**BILL GEORGE**  
916-929-2000  
[bgeorge@thevollmancompany.com](mailto:bgeorge@thevollmancompany.com)



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## SITE SUMMARY

**SUBJECT:** 9+/- Acres of Highway Commercial Land right off the freeway

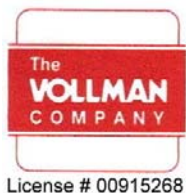
**LOCATION:** Hwy 5 going North from Woodland at the West Street off ramp, the South West corner.

**APN:** 027-430-003 - Yolo County

**LOT DESCRIPTION:** Triangular shaped, 9+/- acres just behind Denny's and ARCO, running along the freeway

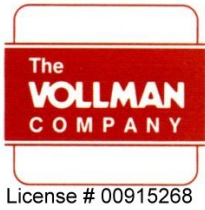
**ZONING:** Highway Commercial

**PRICE:** \$3,250,000.00



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Utilities: To Site

Land: Level

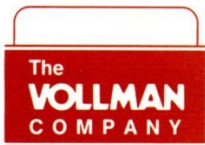
Division: Can be Split if Needed

Exposure: Full Highway Site Line

Terms: All Cash or Terms Acceptable to Seller

Possible Uses: Motel, Hotel, Fast Food, Highway, Restaurant, Truck Stop, Sales of Rolling Stock on Equipment.

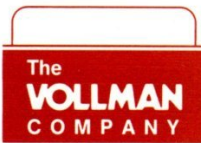
All Allowable Highway Commercial Uses



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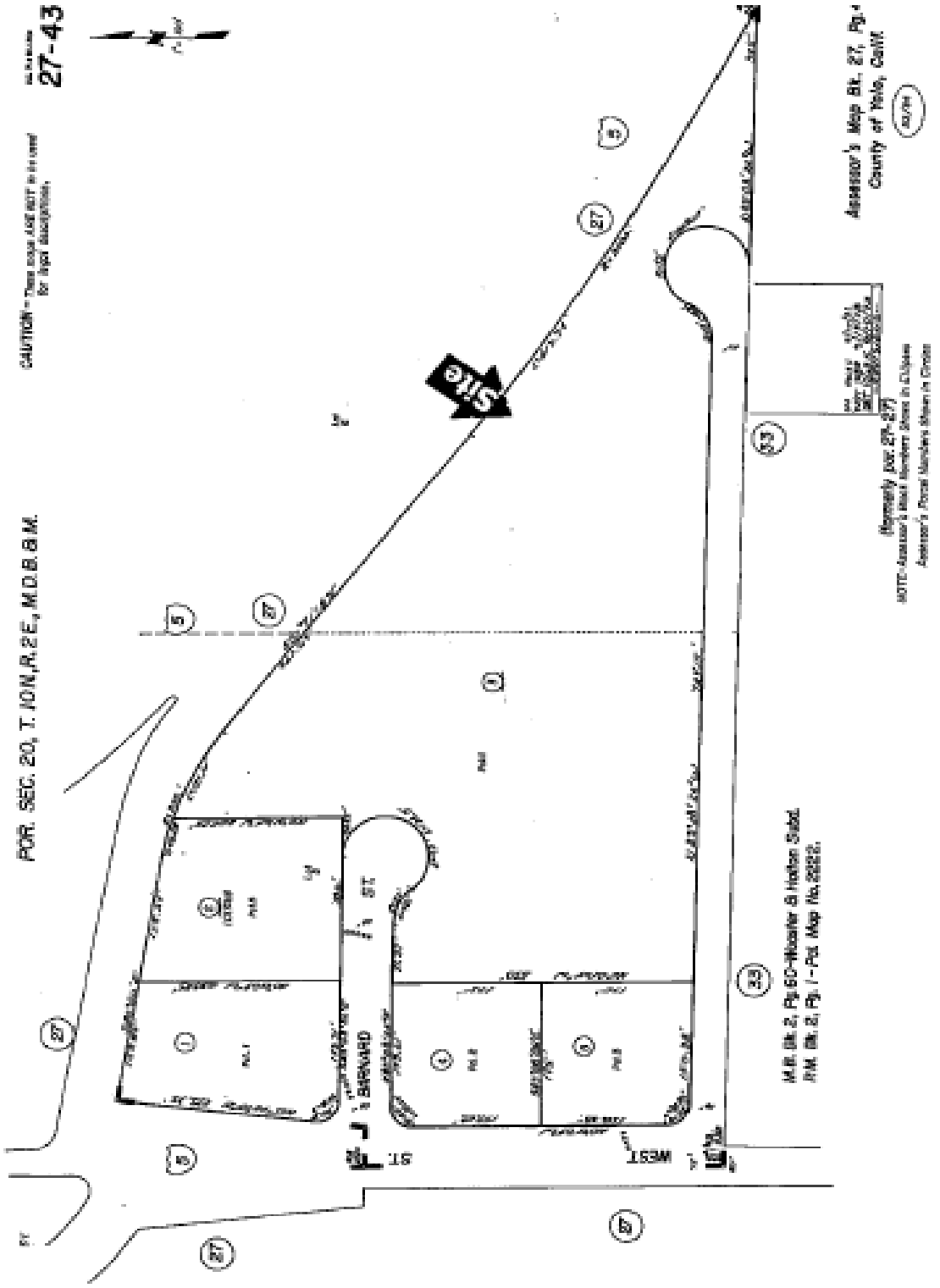
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ALL MEASUREMENTS  
27-43

CAUTION - These maps ARE NOT to be used  
for legal descriptions.

FOR SEC. 20, T. 10N, R. 2E, M.D.B.M.



M.B. Bl. 2, Pg. 60-Whelan & Hobbs Subd.  
I.M. Bl. 2, Pg. 1 - Plat Map No. 2022.

Assessor's Map Bl. 27, Pg. 1  
County of Yuba, Calif.  
20/24

(formerly par. 27-27)  
NOTE - Assessor's Map Numbers Shown in Circles  
Assessor's Parcel Numbers Shown in Crosses