



Lot Size: 1.24± acres

**Cross Streets:** South Valencia Boulevard

**Property Type:** Service Commercial in Green Zone

**Zoning:** Light Industrial

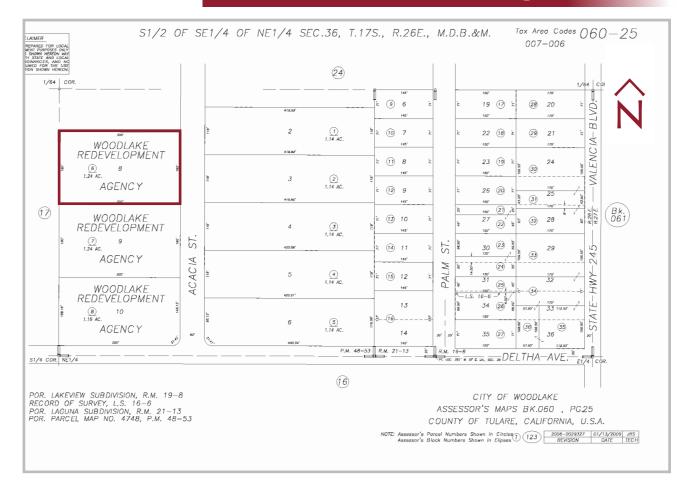
APN: 060-250-006 (Tulare County)

## PROPERTY DESCRIPTION

1.24± acres Service Commercial / Light Industrial property for sale in the City of Woodlake. This property is located in the Light Industrial with Green Zone for Cannabis Businesses, allowing businesses to cultivate, manufacture, and distribute cannabis products. SCE power is located across the street and can be pulled to your facility. The City of Woodlake currently has no limits on the number of cultivation facilities allowed to operate in the city limits, making licensing easier than most other cities. The property to the south already has a cultivation facility in operation, and construction will begin soon on another cultivation facility on the property to the north. The City of Woodlake is quickly becoming a cannabishub, and properties located in the Green Zone are becoming scarce. However, this is now priced to be attractive to all Light Industrial and Service Commercial uses. Call Marty or Marc today to learn more about this opportunity before it's gone.

## **PRICE REDUCTION!**







	DEMOGRAPHICS	1 MILE Radius	3 MILE RADIUS	5 MILE RADIUS
POPULATION	Total Population	5,533	13,096	44,586
	Average Age	24.7	29.0	30.3
	Average age (Male)	22.7	28.2	29.7
	Average age (Female)	26.9	30.2	31.9
HOUSEHOLD	Total Households	1,399	3,556	13,209
	# of persons per HH	4.0	3.7	3.4
	Average HH Income	\$38,947	\$49,981	\$55,357
I	Average house value		\$324,860	\$308,290

Source: Claritas, LLC 2024







Independently Owned and Operated | Corporate License #00020875 | zeebre.com

**OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.