

# PRICE REDUCED FOR QUICK SALE

## ACACIA GREEN ZONE | 431 S. ACACIA ST., WOODLAKE, CA 93286

### Executive Summary



#### SALE PRICE

**\$325,000**

#### OFFERING SUMMARY

Lot Size: 1.24 Acres

Zoning: Light Industrial

Price / SF: \$6.00

APN: 060-250-006

#### PROPERTY OVERVIEW

1.24 acre property for sale in the City of Woodlake. This property is located in the 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 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. Being surrounded by cultivation facilities should make for a cohesive relationship with neighboring businesses. The City of Woodlake is quickly becoming a cannabis-hub, and properties located in the Green Zone are becoming scarce. Call Marty Zeeb today to learn more about this opportunity before it's gone!

#### PROPERTY HIGHLIGHTS

- Located in Woodlake's Green Zone

#### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,399	3,556	13,209
Total Population	5,533	13,096	44,586

**MARTY ZEEB SIOR**  
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zeeb@aol.com  
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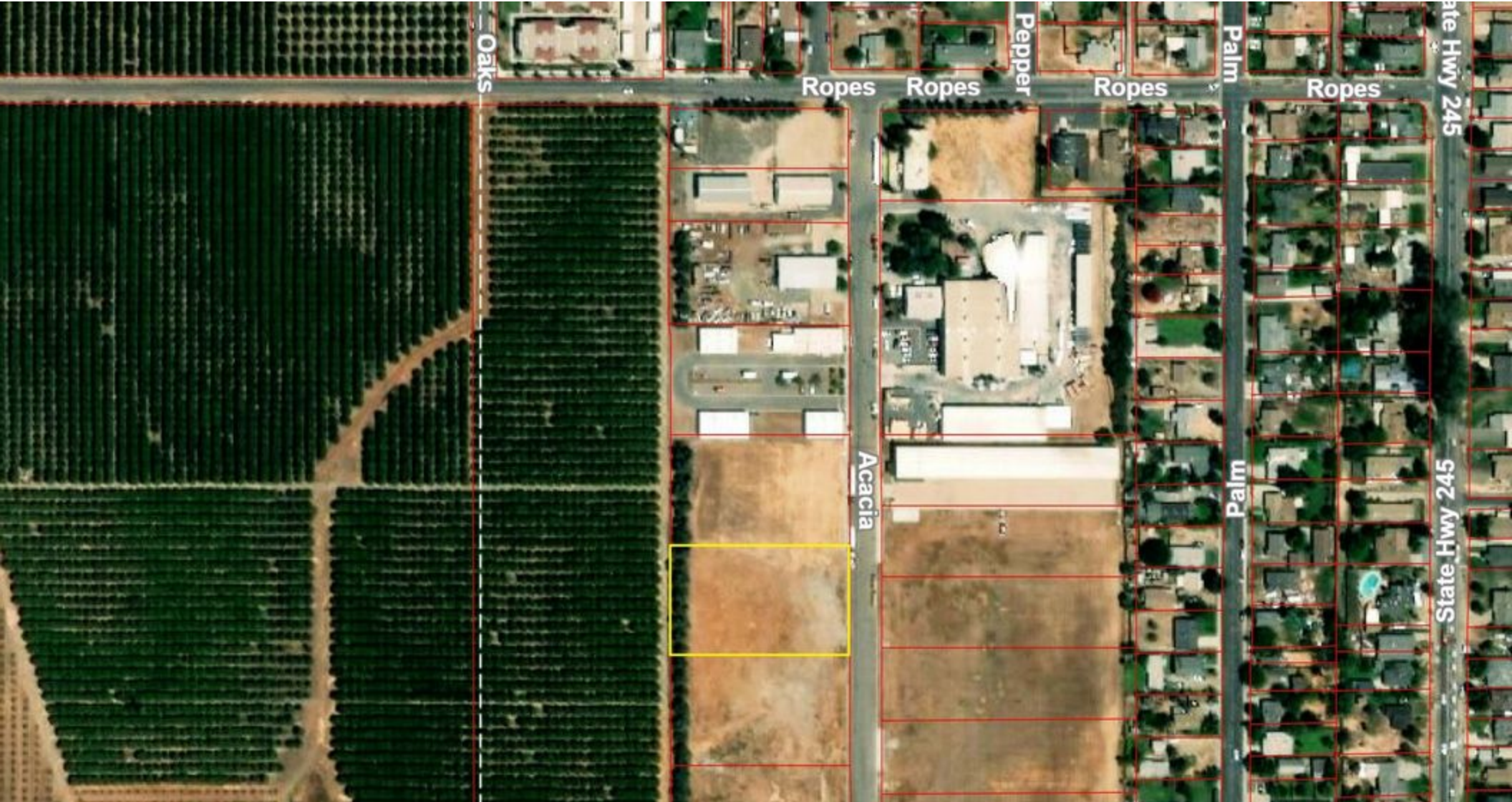
**MARC GRIFFITHS**  
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## Additional Photos



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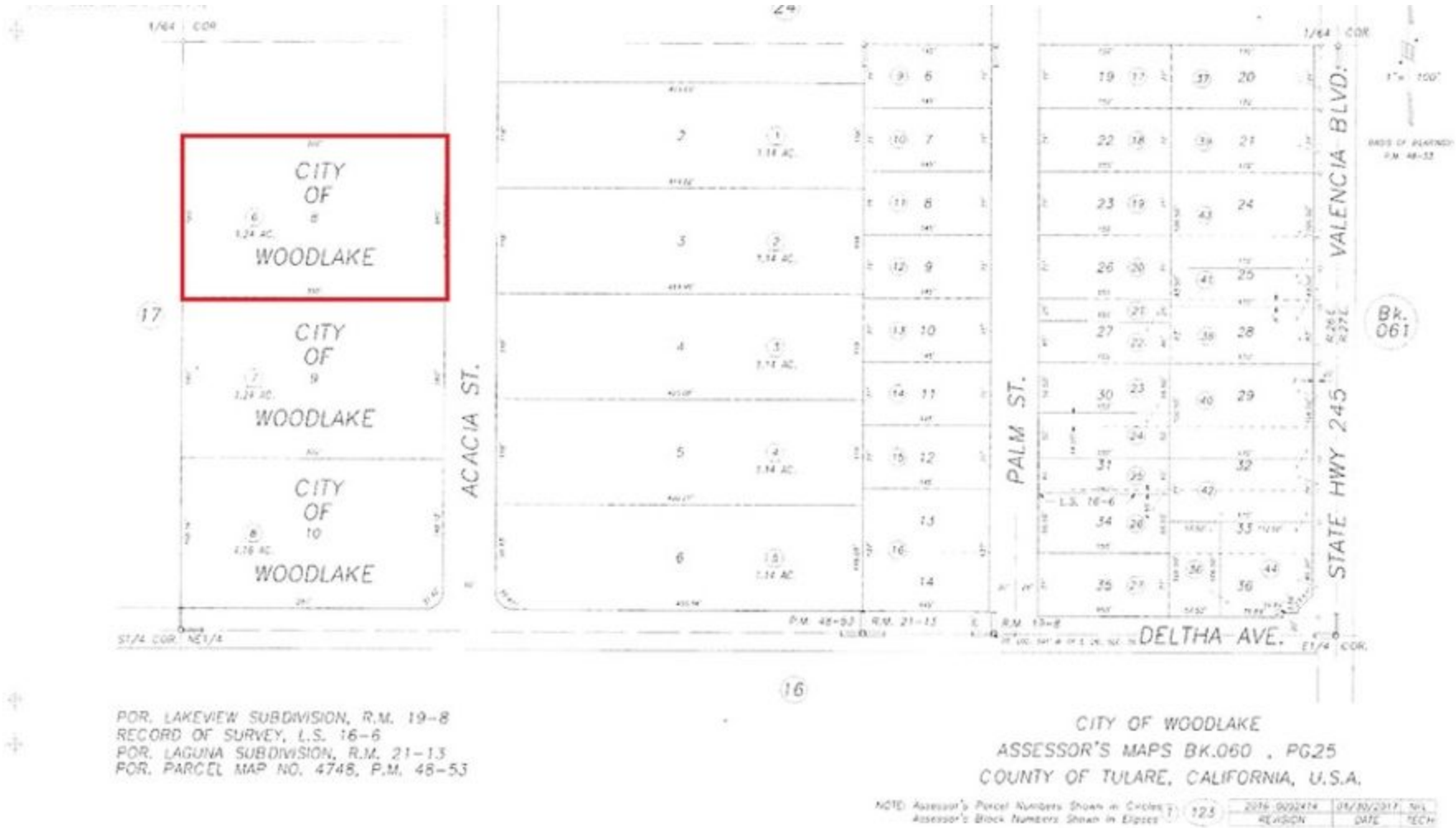
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## Location Maps



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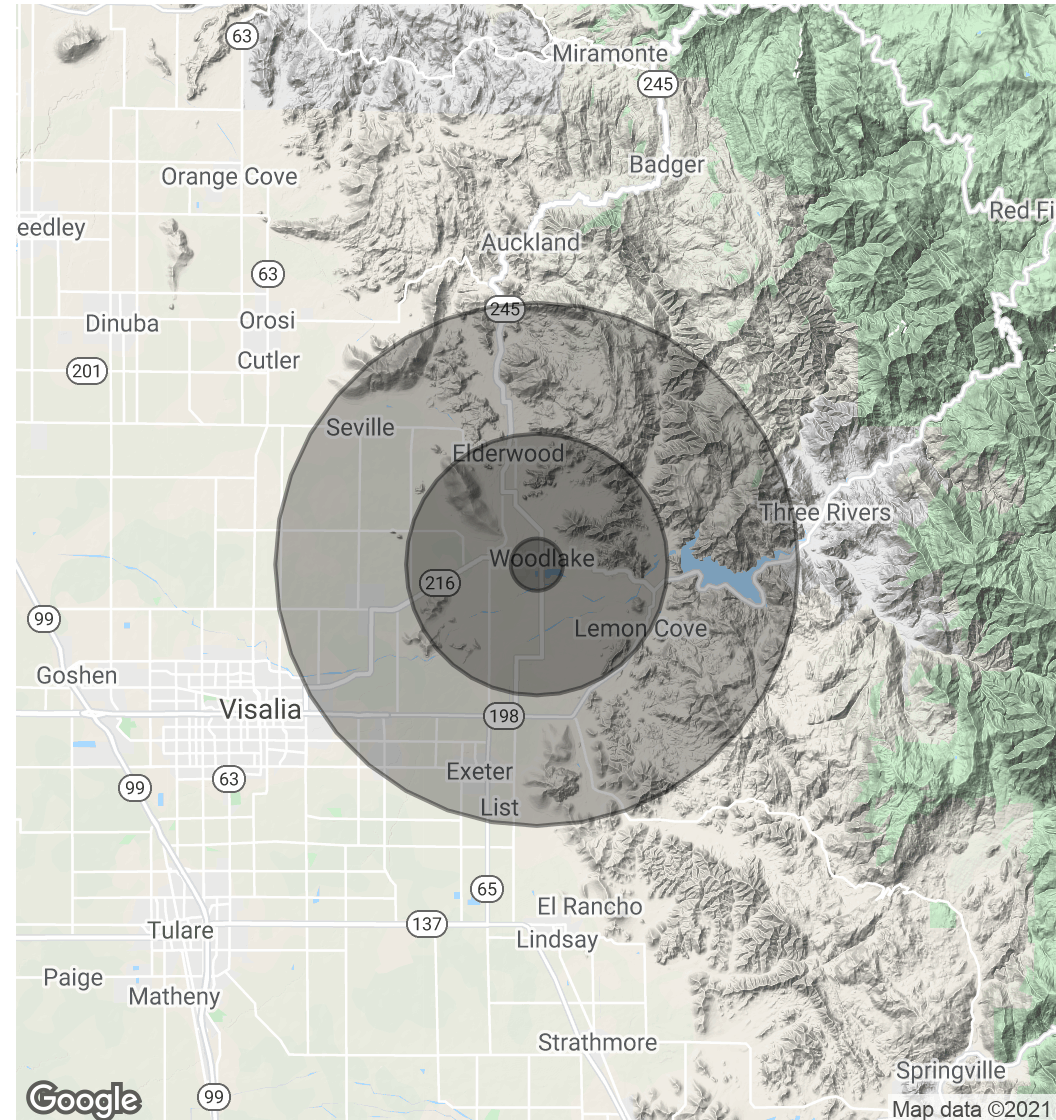
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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
Average house value		\$324,860	\$308,290

\* Demographic data derived from 2010 US Census



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