



SCHUIL
AG REAL ESTATE



+/-23.41 Acres – Residential and Commercial Land – Woodlake, CA

Ave 344, Woodlake, CA, USA • 23.41 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located in the city of Woodlake on W. Naranjo Ave/HWY 216, Woodlake, CA.

SIZE:

+/-23.41 Assessed Acres

LAND USE:

Property is currently open land that is ideally situated in the center of the city of Woodlake and on W. Naranjo Ave/HWY 216 ready for development.

ZONING:

The property is designated as 'Medium Density Residential,' consistent with the RM-2 (Multiple Family Residential) zoning district. This classification allows for multi-family development at a density of one dwelling unit per 3,000 square feet.

WATER:

Property has city water and sewer at the curb.

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

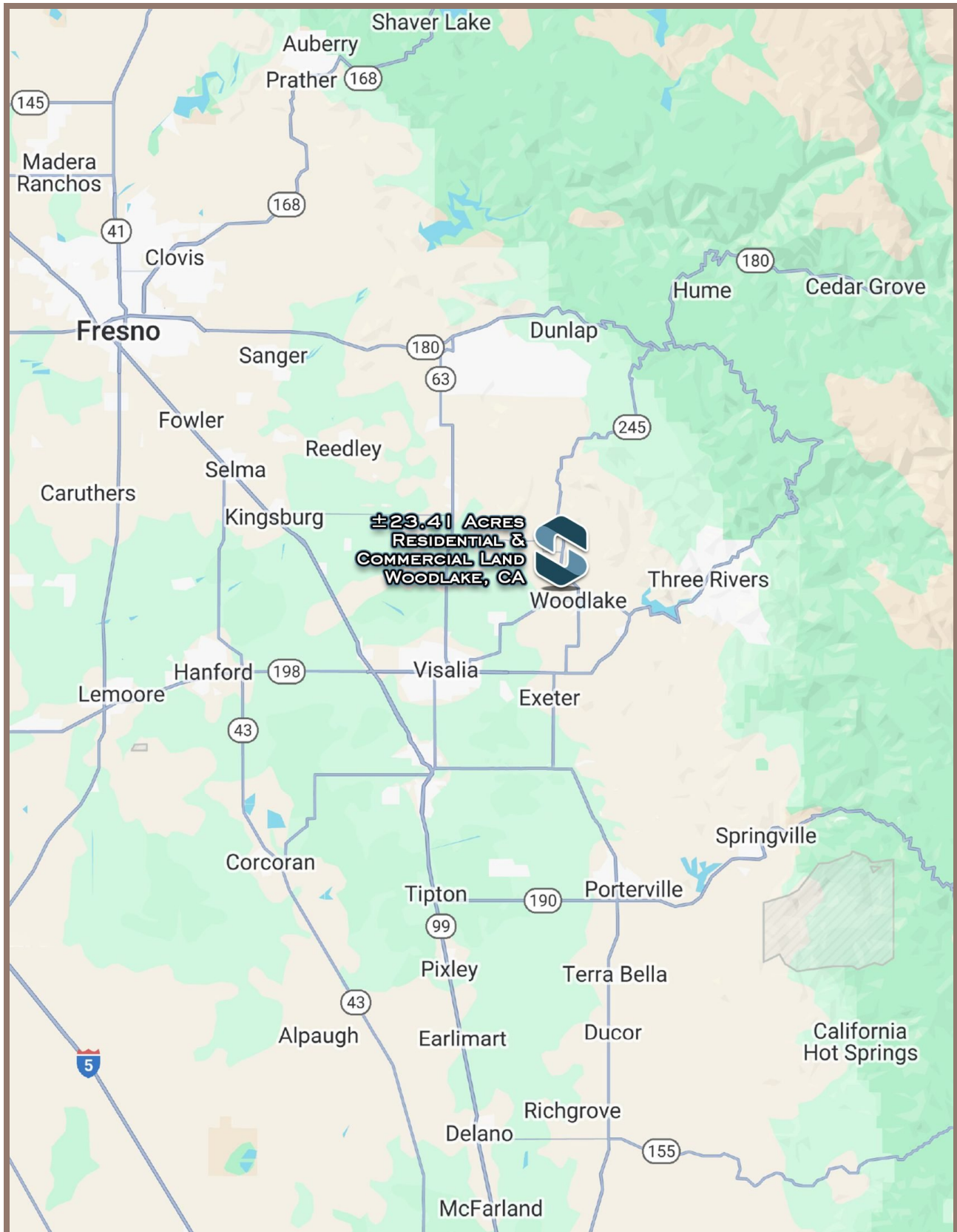
This property is ideally situated in a growing area of the city of Woodlake, with a DR Horton residential development across from the site, just blocks from the high school, and the new Antelope Creek Park being developed just to the north. The park project will transform an existing olive grove into a 20-acre community and regional destination featuring event lawns, trails, multi-purpose sports fields, baseball and softball fields, educational gardens, basketball and volleyball courts, and more. The city is experiencing steady growth, with the population growth of 1.51% annually and a median age of just 32, reflecting a young and active community. Major developments like the Woodlake Holdings Industrial Park and long-standing local events such as the Woodlake Lions Rodeo highlight the city's balance of economic momentum and community tradition. The city of Woodlake offers small-town charm with a scenic backdrop to foothills and just minutes from Visalia.

PRICE:

\$2,500,000

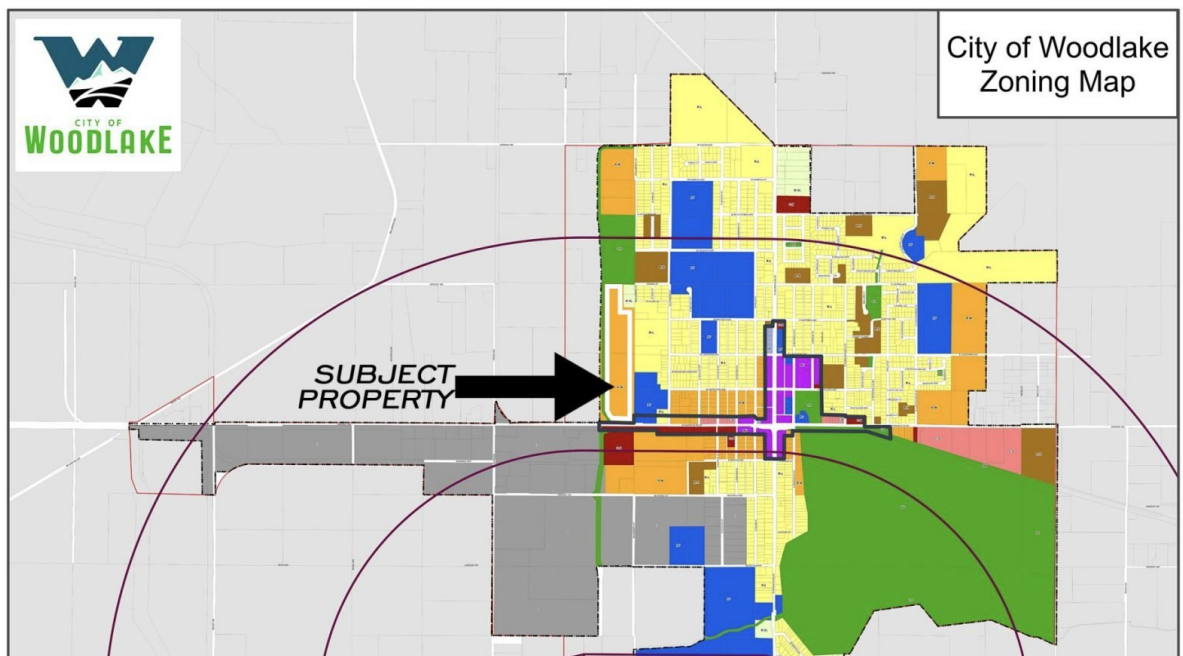
CONTACT:

Stephen Schuil
559-859-6731 (m)
stephen@schuil.com
CalBRE #01713755





ZONED 'MEDIUM DENSITY RESIDENTIAL' CLASSIFICATION IS CONSISTENT WITH THE RM-2 MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT. THIS DISTRICT PERMITS A DENSITY OF ONE DWELLING UNIT PER 3,000 SQUARE FEET AND IS INTENDED FOR MULTI-FAMILY DEVELOPMENT.



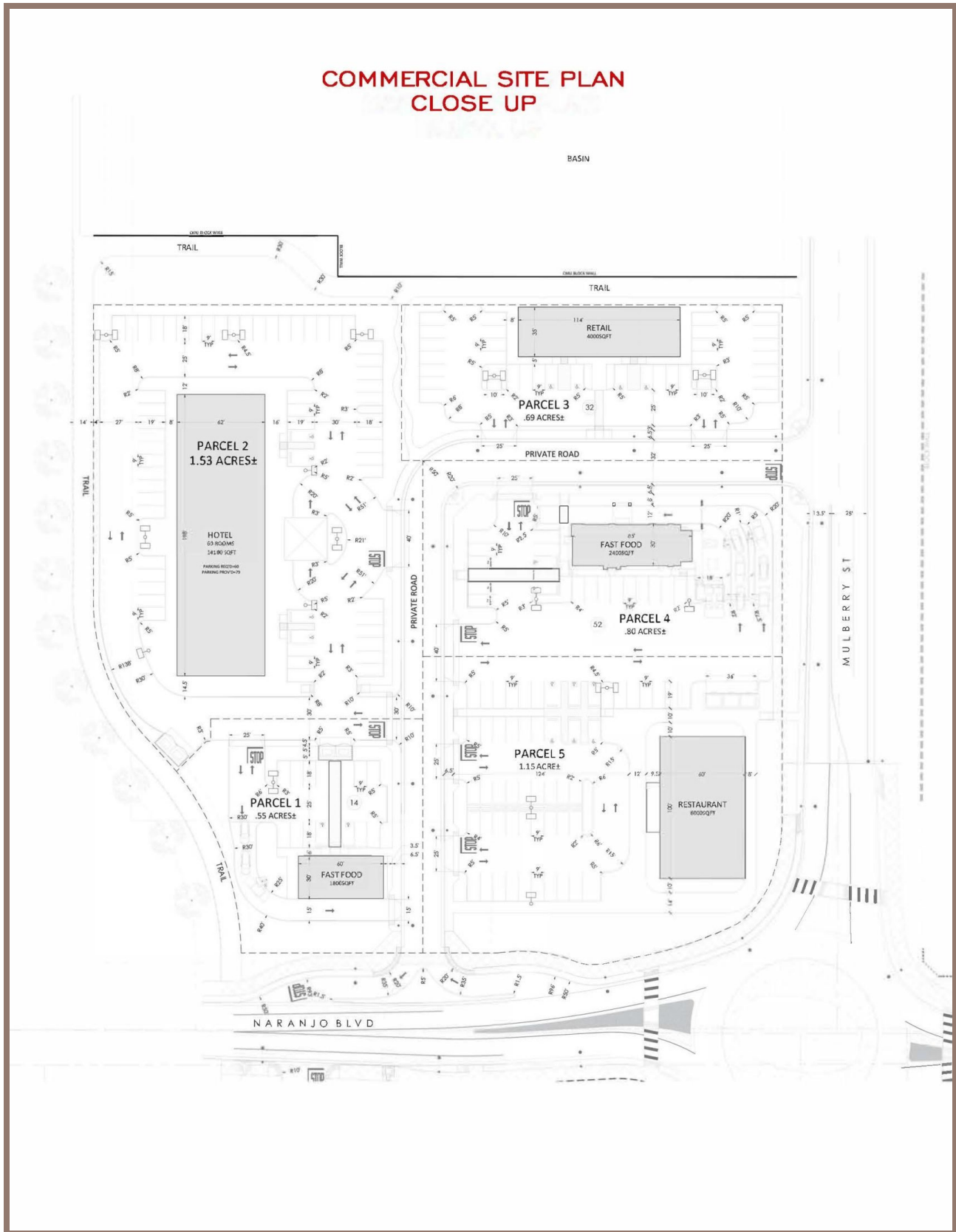
R-VL	Very Low Density Residential	I	Industrial
R-L	Low Density Residential	PF	Public Facilities
R-M	Medium Density Residential	OS	Open Space
R-H	High Density Residential		City Limits
C-N	Neighborhood Commercial		Sphere of Influence
C-S	Service Commercial		Airport Overlay Zone
MU	Mixed Use		Downtown Overlay Zone
PO	Professional Office		

SEE SHEET C2

SEE SHEET C3

**MEDIUM DENSITY
RESIDENTIAL PLAN**

**COMMERCIAL AND
HOTEL PLAN**



ANTELOPE CREEK DEVELOPMENT PARK MAP JUST NORTH OF SUBJECT PROPERTY



- 1 FLEXIBLE, OPEN EVENT LAWN
- 2 PICNIC PAVILIONS WITH BBQ STATIONS
- 3 FLEXIBLE PARKING AREA WITH LIGHTING
- 4 MULTI-GENERATIONAL CHILDREN'S NATURE PLAY WITH LIGHTING + ADA-ACCESSIBLE EQUIPMENT
- 5 MONUMENTAL PARK ENTRY SIGN + PLAZA
- 6 DEMONSTRATION GARDENS + OUTDOOR CLASSROOMS WITH NATIVE, DROUGHT-TOLERANT LANDSCAPES
- 7 BLOOMING PROMENADE
- 8 ELEVATED LAWN AREA
- 9 PERFORMANCE ROTUNDA
- 10 BASKETBALL COURTS (2) WITH LIGHTING
- 11 PICKLEBALL COURTS (4) WITH LIGHTING
- 12 DOG PARKS/RUNS (SMALL + LARGE)
- 13 PEDESTRIAN PROMENADE WITH LIGHTING
- 14 SKATE PLAZA WITH LIGHTING
- 15 BMX PUMP TRACK WITH LIGHTING
- 16 TRAILHEAD INTEGRATION INTO SOUTHERN PROPERTIES
- 17 TRAIL LOOP WITH LIGHTING, SEATING + INTEGRATED EDUCATIONAL WAYFINDING
- 18 MULTIPURPOSE FIELDS WITH LIGHTING SOCCER (YOUTH + ADULT) + FOOTBALL
- 19 BLEACHER SYSTEM WITH INTEGRATED ART WALL
- 20 ART PLAZA
- 21 SOFTBALL FIELD WITH LIGHTING
- 22 BASEBALL FIELD WITH LIGHTING
- 23 NORTH PROMENADE
- 24 RESTROOM + CONCESSION BUILDING WITH INTEGRATED PICNIC PLAZA
- 25 ON-STREET PARKING + STREETSCAPE IMPROVEMENTS
- 26 VITACOURSE TRACK WITH LIGHTING + INTEGRATED FITNESS EQUIPMENT



