



SCHUIL

AG REAL ESTATE



+/-9.41 Acres – Commercial Land – Woodlake, CA

709 W Naranjo Blvd, Woodlake, CA 93286, USA • 9.41 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION :

Property is located in the city of Woodlake at 709 W. Naranjo Ave/HWY 216, Woodlake, CA.

SIZE :

+/-9.41 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 :

According to the City of Woodlake's zoning map, the property is designated as 'Neighborhood Commercial,' intended for small-scale, low-intensity commercial uses that support the daily needs of nearby residents.

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 :

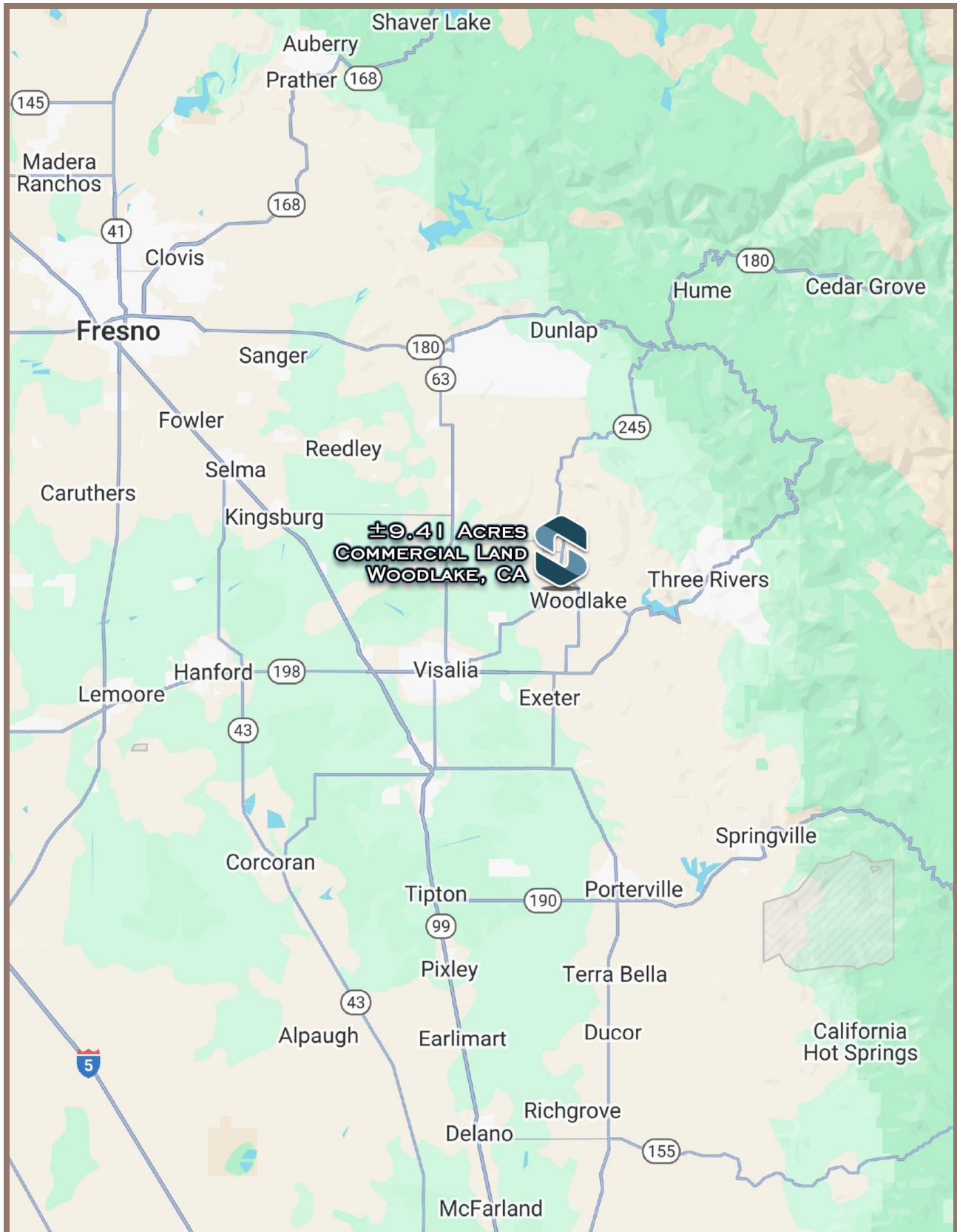
This property is ideally situated in a growing area of the City of Woodlake, with a DR Horton residential development adjacent and behind the site, and the new Antelope Creek Park being developed just to the north. The park project will transform an existing olive grove into a 20-acre community and regional 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 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:

\$1,250,000

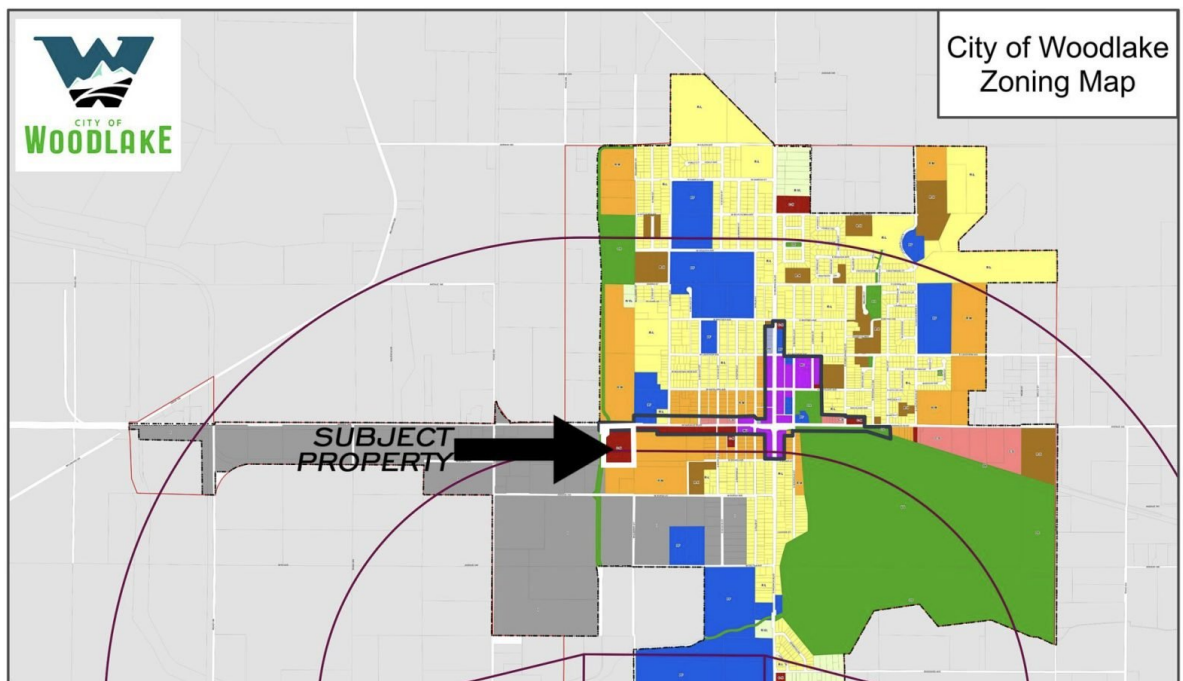
CONTACT:

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ZONED 'NEIGHBORHOOD COMMERCIAL', WHICH IS DESIGNATED FOR SMALL-SCALE, LOW-INTENSITY COMMERCIAL USES THAT SERVE THE DAILY NEEDS OF NEARBY RESIDENTIAL AREAS, FOCUSING ON PEDESTRIAN-FRIENDLY CENTERS WITH USES LIKE SMALL GROCERY STORES, BARBERSHOPS, AND BANKS. THESE ZONES ARE DESIGNED TO BE COMPATIBLE WITH SURROUNDING RESIDENTIAL NEIGHBORHOODS, PROVIDING CONVENIENT SERVICES WITHIN WALKING DISTANCE FOR RESIDENTS.



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		

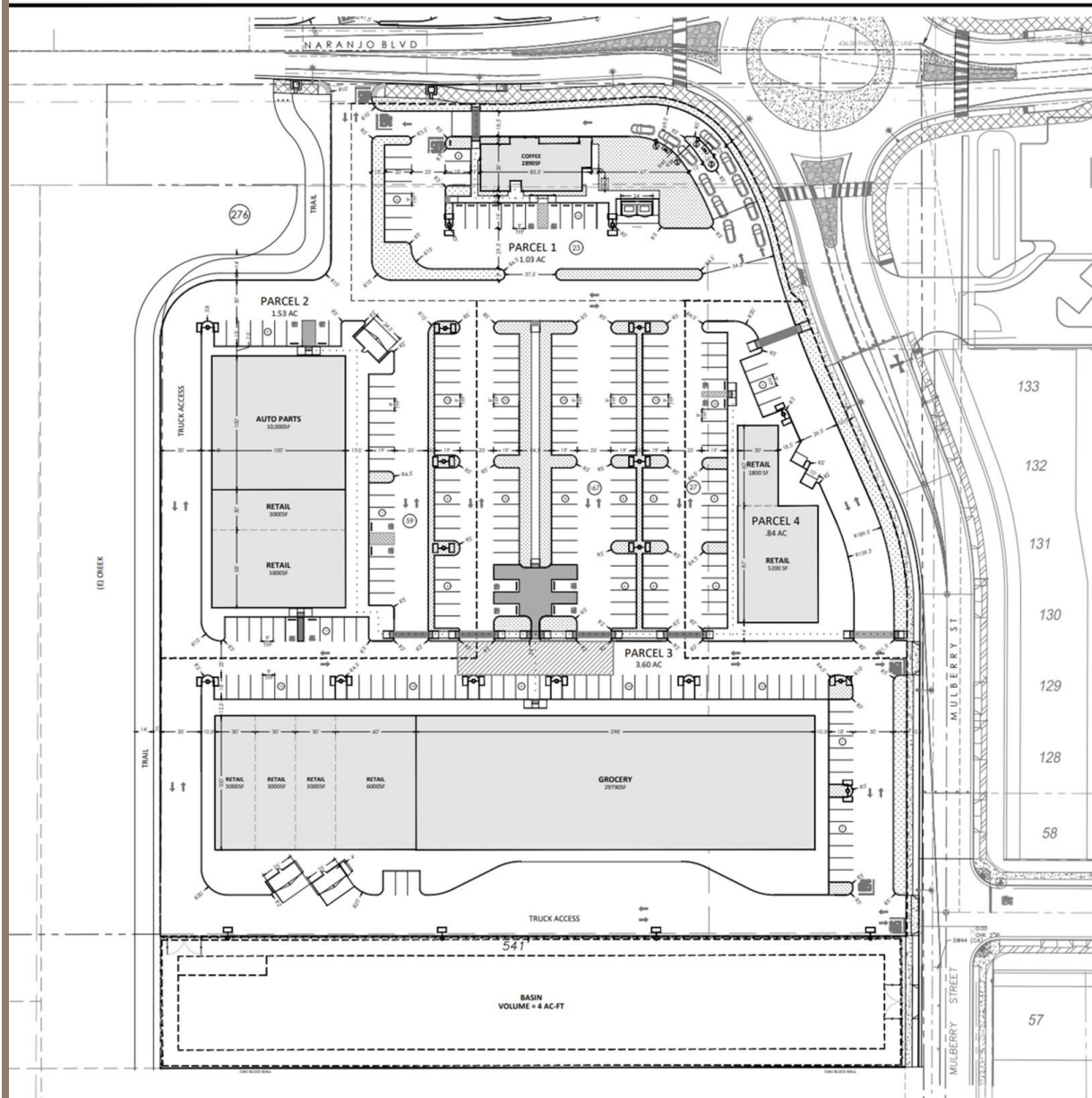
ANTELOPE CREEK DEVELOPMENT PARK MAP JUST NORTH OF SUBJECT PROPERTY



- 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



RETAIL SITE PLAN MAP



NO. REVISION		REV	DATE	 AWEngineering CIVIL ENGINEERS & LAND SURVEYORS 810 W ACEQUIA AVENUE, VISALIA CA 93291 559-7134139	APPROVED BY:	DATE		FOR:
					JESSE ALLEN WILLIAMS R.C.E. 84742			PROJECT:
					APPROVED BY:	DATE		

