

FOR SALE

CALVARY CHAPEL ZAMORA

CHURCH, SCHOOL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

9970-74 Main Street

Zamora, California 95697 | Yolo County

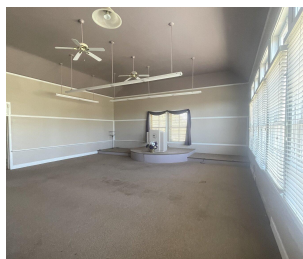
PROPERTY OVERVIEW

Caceres Real Estate is pleased to present for sale a 3,235-square-foot single-story special purpose building situated on a 2.50-acre parcel in Zamora, an unincorporated Yolo County community along the Interstate 5 corridor between Woodland and Williams. Originally built in 1950 as a two-room schoolhouse and formerly home to Calvary Chapel Zamora, the property offers a sanctuary, classroom and fellowship space, a kitchen, and on-site surface parking for 12 vehicles. Zoned Low Density Residential (R-L), the site pairs an established, move-in-ready community facility with meaningful long-term redevelopment upside — a rare offering for an owner-user, ministry, school, or investor.

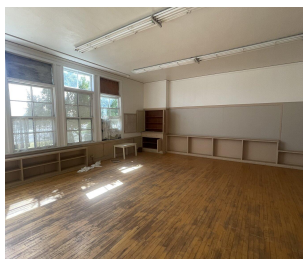
PROPERTY HIGHLIGHTS

- 2.50-acre site (108,900 SF) — generally level, rectangular, and usable
- 3,235 SF single-story building of wood-frame construction, built 1950
- Zoned Low Density Residential (R-L); site accommodates a secondary residence in addition to the existing facility
- Flexible use as a church, school, daycare, or event venue
- 12 on-site surface parking spaces (3.7 spaces per 1,000 SF)
- Located along the I-5 corridor between Woodland and Williams in Yolo County
- FEMA Flood Zone X (unshaded)

PHOTOS



SANCTUARY



CLASSROOM



EXTERIOR



GROUNDS



ENTRANCE



PARKING

OFFERED AT

\$585,000

PROPERTY FACTS

ADDRESS	9970-74 Main St
CITY / COUNTY	Zamora / Yolo
APN	055-130-004-000
LOT SIZE	2.50 AC ± (108,900 SF)
BUILDING SIZE	3,235 SF
YEAR BUILT	1950
CONSTRUCTION	Wood Frame
ZONING	Low Density Res. (R-L)
PARKING	12 Surface Spaces
FLOOD ZONE	Zone X (Unshaded)
CURRENT USE	Former Church / School

DEVELOPMENT UPSIDE

As vacant, the site supports residential development as market conditions warrant. As improved, it supports continued use as a school or church with the addition of a new residence.

LOCATION

Zamora sits along the I-5 / SR-16 corridor in the heart of the Sacramento Valley, minutes from Woodland and within the greater Sacramento market — surrounded by established agricultural operations and rural residential acreage.

Ron Caceres

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Woodland, California · Yolo County