

ASKING PRICE
\$1,250,000

534 Johnston Street

WOODLAND, CALIFORNIA 95695 • YOLO COUNTY

±2.13 AC
LOT SIZE

300' x 300'
FRONTAGE

CMU-East St
ZONING

40 / Acre
MAX DENSITY

Yes
OPPORTUNITY ZONE

PROPERTY OVERVIEW

The subject property is located in the City of Woodland, California, the county seat of Yolo County. The property consists of approximately ±2.13 acres of level land situated at the southwest corner of Johnston Street and Alice Street, with approximately 300 feet of frontage along each street.

The site is located just east of East Street, within a half mile of the downtown core, and is zoned Corridor Mixed-Use – East Street, allowing development of up to 40 units per acre. Close to schools, transportation, and shopping, the parcel would make an ideal multi-family or single-family redevelopment site, affordable housing site, contractor's yard, or family compound.

The property is unique in that it is a large parcel situated within a densely developed, established neighborhood. It was previously used for raising goats, chickens, and sheep, and has been held by the same family for several decades.

Existing Improvements: A 3BR/1BA historic farmhouse (circa 1896) and several outbuildings occupy a portion of the site, which is mostly fenced. The farmhouse may be able to be renovated, relocated, or removed — buyer to verify all options with the City of Woodland Building & Planning Department.

PROPERTY PHOTOS



Existing farmhouse, barn and outbuildings on site — aerial view of structures



Historic 1896 farmhouse, plus aerial views of the site and surrounding neighborhood

LOCATION

Woodland is located in the greater Sacramento region and serves as the county seat of Yolo County, one of four local jurisdictions in the county. Incorporated in 1871, the city sits at the intersection of Interstate 5 and State Route 113.

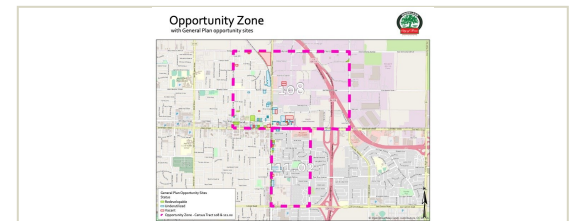
20 mi NW of Sacramento (State Capital)
8 mi E of Sacramento Int'l Airport
12 mi N of UC Davis
83 mi NE of San Francisco
Population: 61,032 (2020 Census)



Aerial context — Johnston Street corridor, Downtown Woodland

OPPORTUNITY ZONE

The property is located within a designated federal Opportunity Zone (Census Tract 108 / 111.02), offering potential tax advantages for qualified long-term investment and development.



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The information herein has been obtained from sources believed reliable but is not guaranteed by Caceres Real Estate. Buyer and buyer's advisors should independently verify lot size, zoning, and development potential with the City of Woodland and appropriate professionals.