

# LAND FOR SALE

## 7.78 +/- ACRES

### WINTERS, CA

**Location:** Grant Ave/Highway 128, Winters, CA, neighboring the Chevron Gas Station and soon to start Arco/Burger King.

**Size:** 7.78 +/- Acres (All or Part) — APN: 038-050-029

**Price:** \$5.00 per sq. ft. (\$1,694,482) in bulk. Submit size and location on land less than 7.78 acres to determine price.

**Zoning:** Highway Serving Commercial (C-H) (Pending final approval by City of Winters).

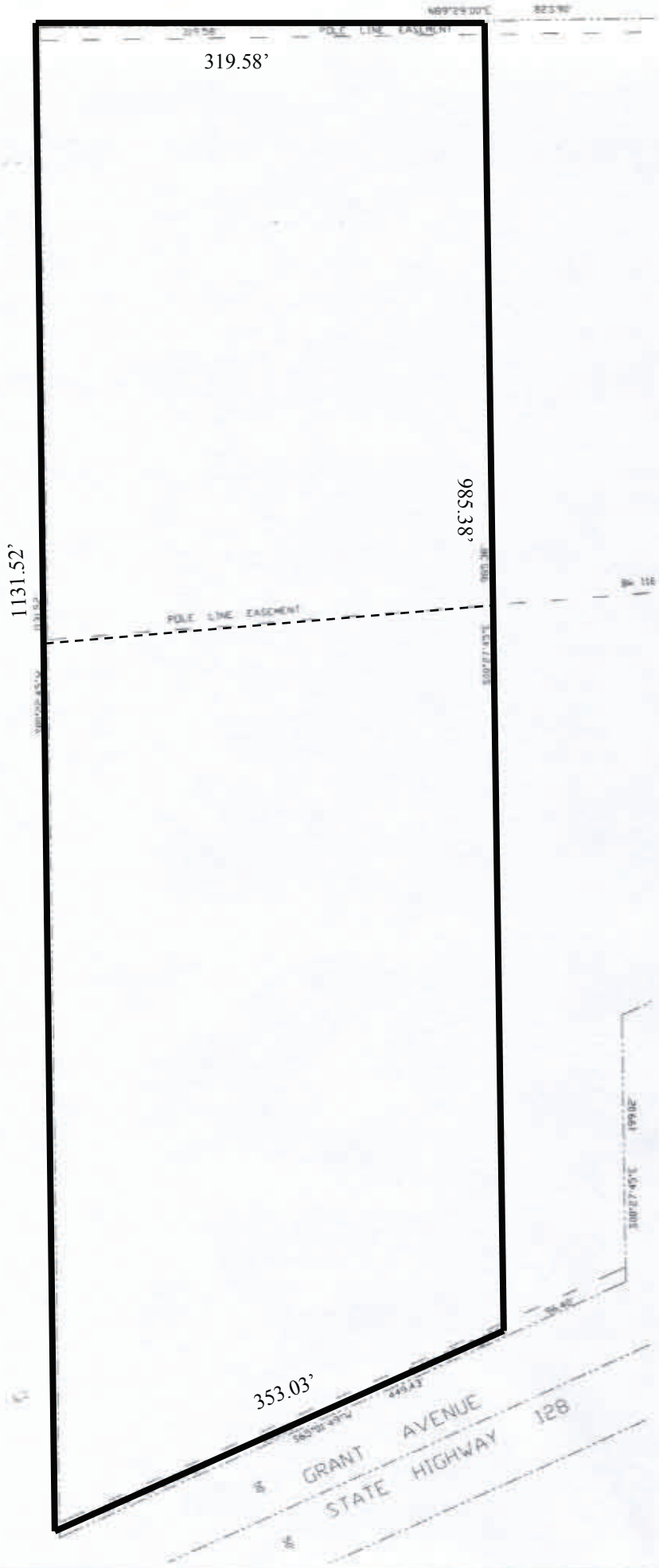
**Other:** Modular Home on property is excluded from sale and will be removed upon sale of property.



**Chuck L. Krouse**  
**Broker**

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**COMMERCIAL REAL ESTATE SERVICES**



319.58'

1131.52'

985.38'

POLE LINE EASEMENT

353.03'

GRANT AVENUE  
STATE HIGHWAY 128

N09°29'00"E  
823'90"

N 116

S00°27'45"E  
199.02'

S60°02'49"W  
445.63'

S34°42'

