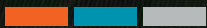


WILLIAMS

OLD HWY 99



Development Land For Sale



SUTTER
EQUITIES


PROPERTY HIGHLIGHTS



PRICE:
\$1,500,000



PRICE PSF:
\$3



SIZE:
11.37 ACRES

APN #: 017-090-049

LOCATION: SWC of Old HWY 99 W and Husted Road, Williams, CA

COUNTY: Colusa

ZONING: Highway Commercial

FRONTAGE: Approximately 1,500 ft of I-5 Frontage

TOPOGRAPHY: Leveled

ACCESS: Interchange I-5 and Husted Road

IMPROVEMENTS: Leased Billboard



AMENITIES MAP



WILLIAMS AIRPORT & WILLIAMS SOARING CENTER



OLD HWY 99



HUSTED RD

VIKING POOLS

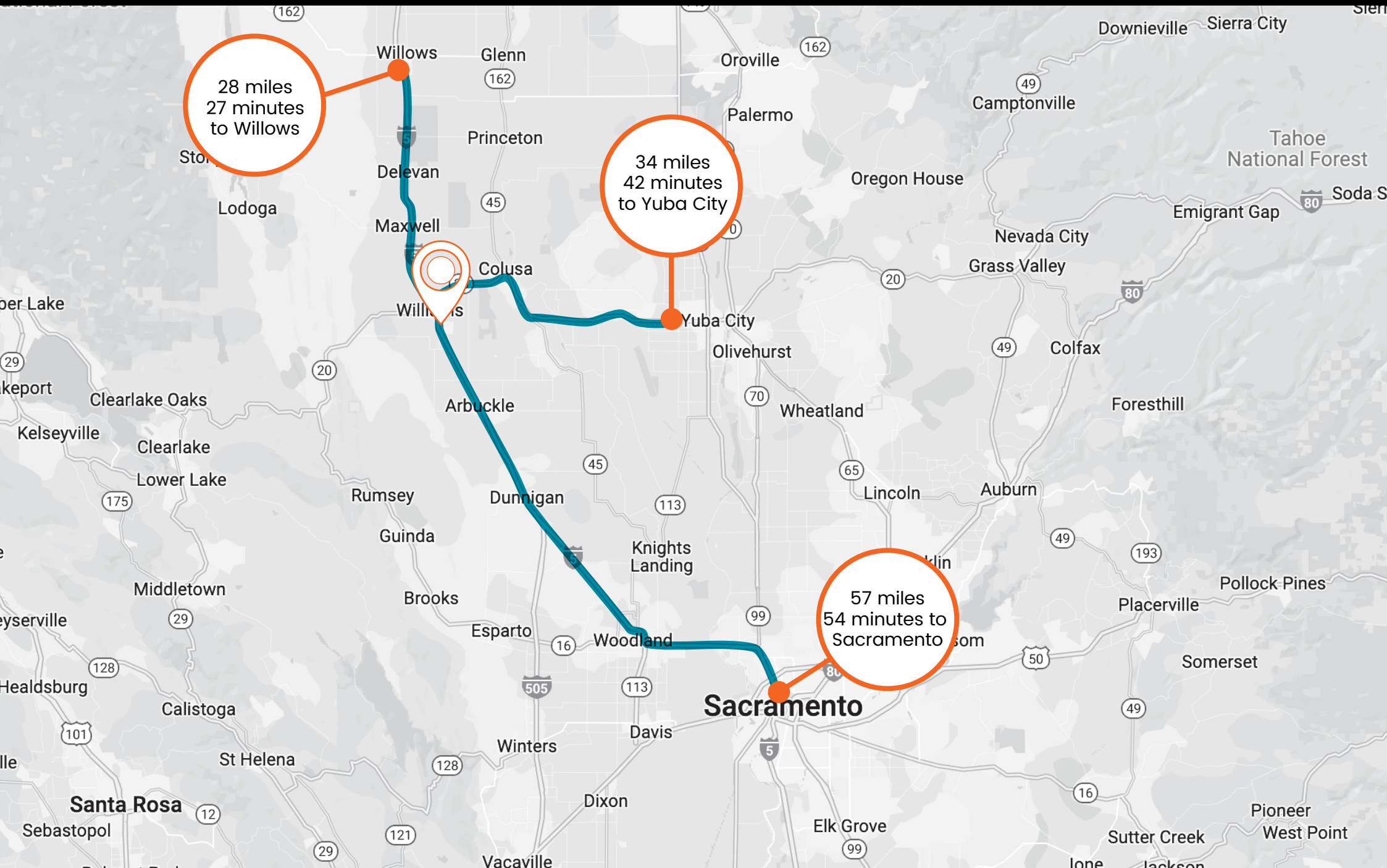
WILLIAMS REDI-MIX

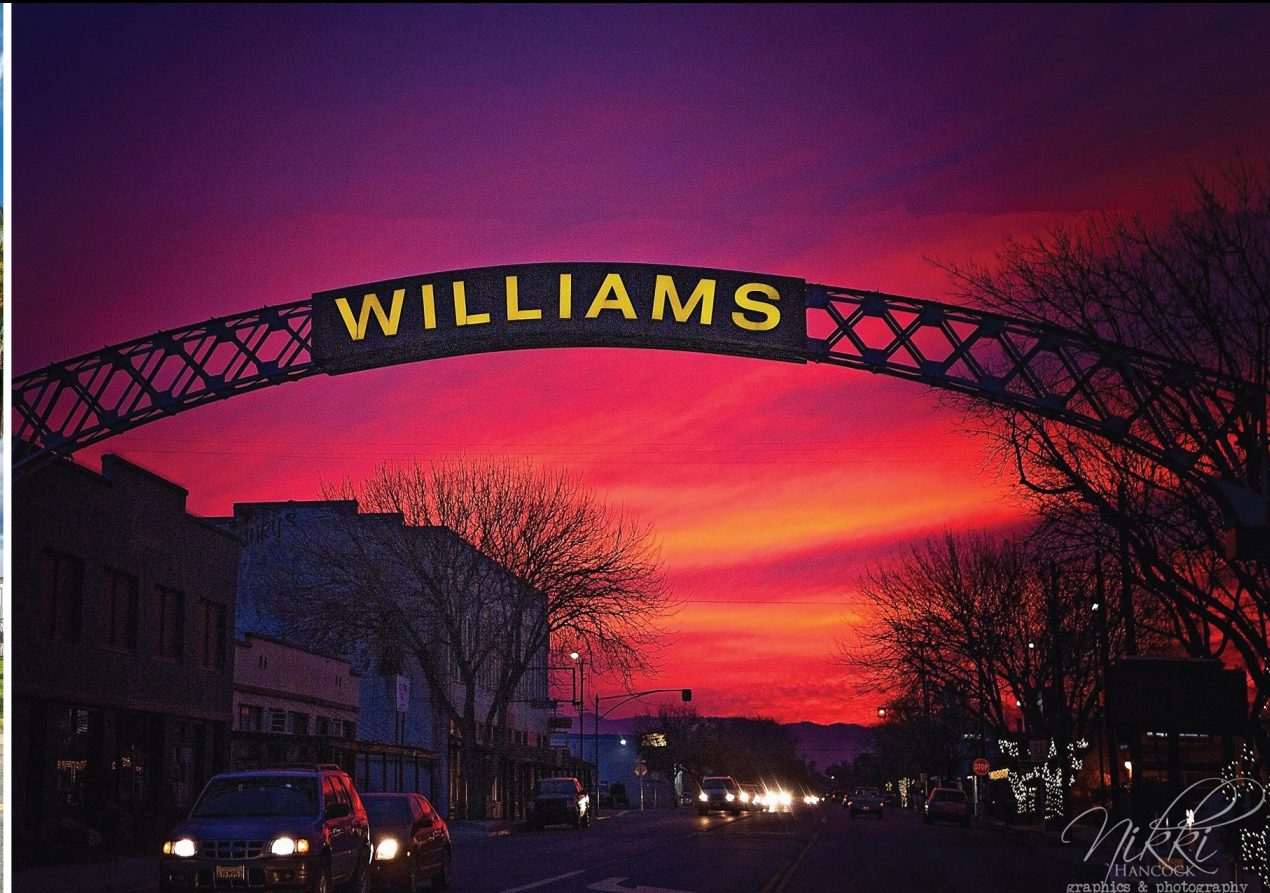


INTERCHANGE ON AND OFF I-5



LOCATION OVERVIEW





WILLIAMS

A community of approximately 5,300 people located at the crossroads of Interstate 5 and State Route 20, 60 miles north of Sacramento and mid-way between the Sierras and Pacific Coast. Located in the heart of Sacramento Valley, Williams is an agriculturally oriented community. Rice, tomatoes, walnuts, almonds, hay, grain, and cattle are raised in the area surrounding the city. Williams is the gateway to the Northern California hunting and fishing mecca. It's located in Pacific Flyway for duck and goose season. The nearby foothill regions provide deer, elk and wild boar. The Sacramento River, 10 miles east, provides Salmon, Striper, Steelhead and Sturgeon fishing.

KEY FACTS

54

Population



3.6

Average Household Size

33.1

Median Age

\$69,342

Median Household Income

EDUCATION

26%

No High School Diploma



34%

High School Graduate



29%

Some College



11%

Bachelor's/Grad/Pr of Degree

BUSINESS



5

Total Businesses



51

Total Employees

EMPLOYMENT



52%

White Collar



44%

Blue Collar



8%

Services



0.0%

Unemployment Rate

INCOME



\$69,342

Median Household Income



\$24,023

Per Capita Income



\$121,522

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: <\$15,000 (0.0%)

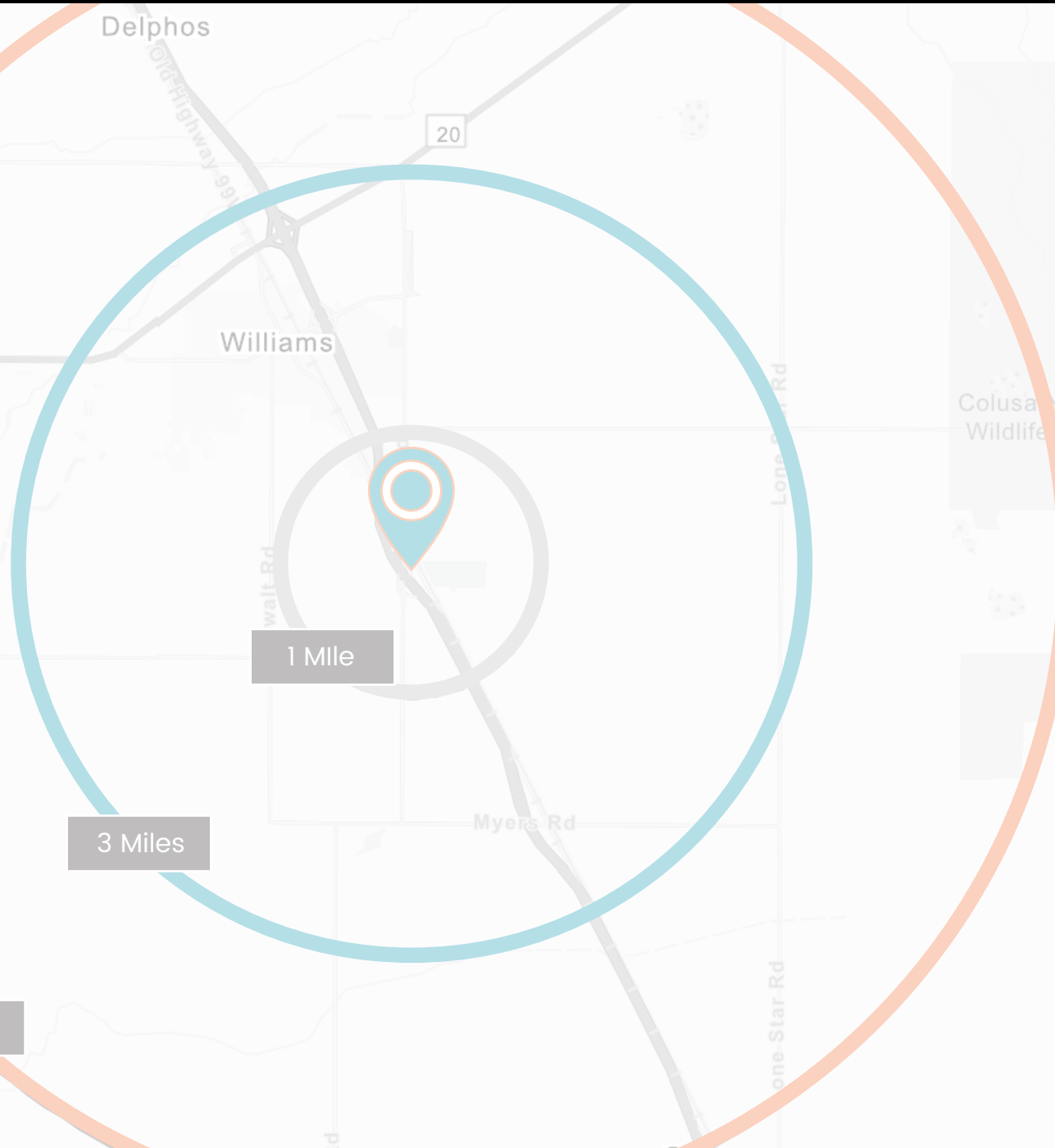
Indicator ▲	Value	Diff	
<\$15,000	0.0%	-8.8%	
\$15,000 - \$24,999	13.3%	+3.9%	
\$25,000 - \$34,999	6.7%	-2.7%	
\$35,000 - \$49,999	13.3%	-0.3%	
\$50,000 - \$74,999	20.0%	+0.9%	
\$75,000 - \$99,999	20.0%	+3.1%	
\$100,000 - \$149,999	20.0%	+7.2%	
\$150,000 - \$199,999	0.0%	-5.1%	
\$200,000+	6.7%	+1.8%	

Bars show deviation from

DEMOGRAPHICS

2021 Summary	1 Mile	3 Miles	5 Miles
Population	54	6,141	6,362
Households	15	1,689	1,764
Families	12	1,371	1,425
Average Household Size	3.60	3.56	3.54
Owner Occupied Housing Units	10	981	1,030
Renter Occupied Housing Units	5	708	733
Median Age	33.1	31.6	31.9
Median Household Income	\$69,342	\$62,520	\$63,839
Average Household Income	\$80,790	\$78,220	\$80,487

2026 Summary	1 Mile	3 Miles	5 Miles
Population	58	6,319	6,550
Households	16	1,740	1,818
Families	13	1,411	1,468
Average Household Size	3.62	3.56	3.53
Owner Occupied Housing Units	11	1,023	1,074
Renter Occupied Housing Units	5	717	744
Median Age	33.0	32.5	32.8
Median Household Income	\$78,022	\$66,991	\$68,622
Average Household Income	\$89,671	\$84,668	\$87,167



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