



470 FORD RD
470 FORD RD, UKIAH, CA 95482

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WREALESTATE.NET

COMMERCIAL LAND FOR SALE



FOR MORE INFORMATION:

TODD SCHAPMIRE

707.570.9855

TODD@WREALESTATE.NET

BRE #01414195

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,316,601

Price / Acre: \$141,570

Lot Size: 9.3 Acres

APN: 170-200-09

Zoning: I2

PROPERTY OVERVIEW

Located next to Highway 101 and perfectly located for distribution. Ukiah offers easy access to all of wine county and the Bay Area. The County of Mendocino and City of Ukiah are supportive of attracting new businesses to the subject properties and supporting them to ensure their long term success. Next to railroad.

LOCATION OVERVIEW

Land is vacant, go direct. Please do not drive on subject property, feel free to walk it.



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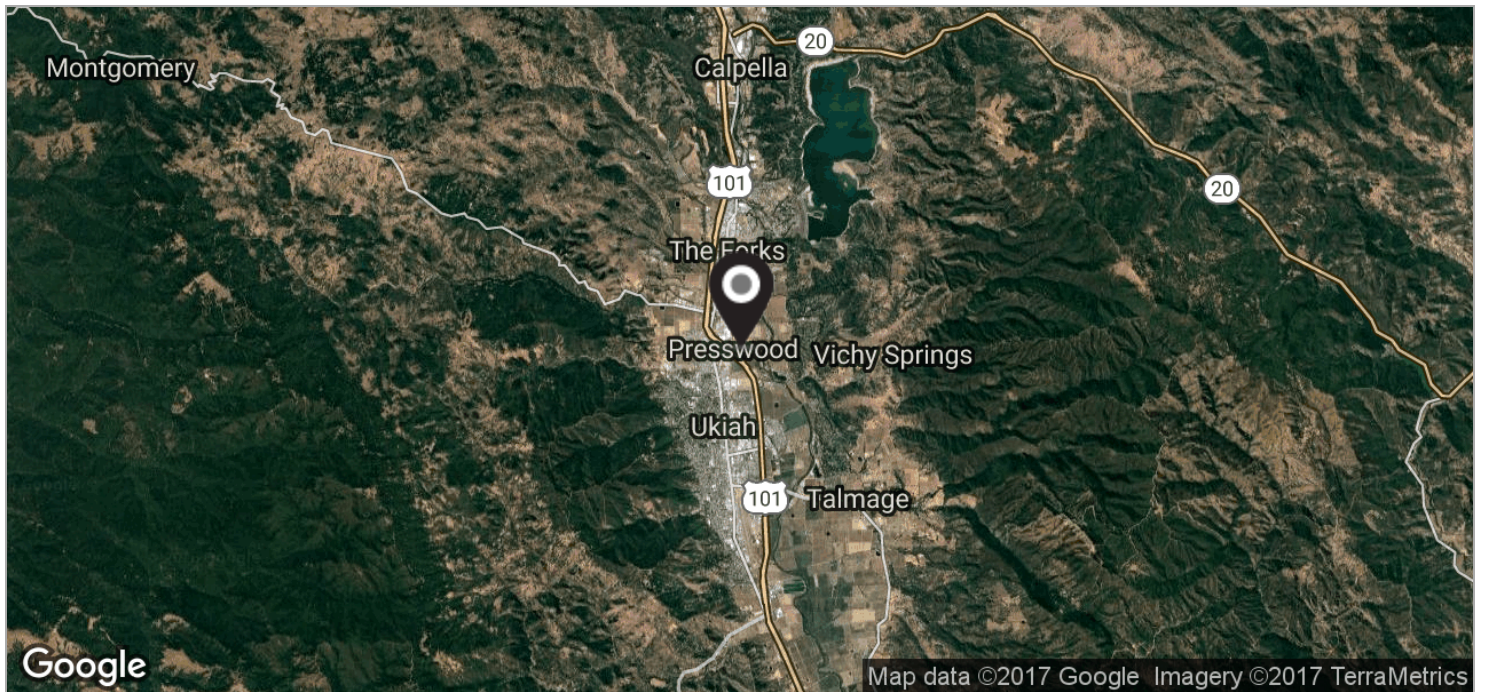
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LOCATION MAPS

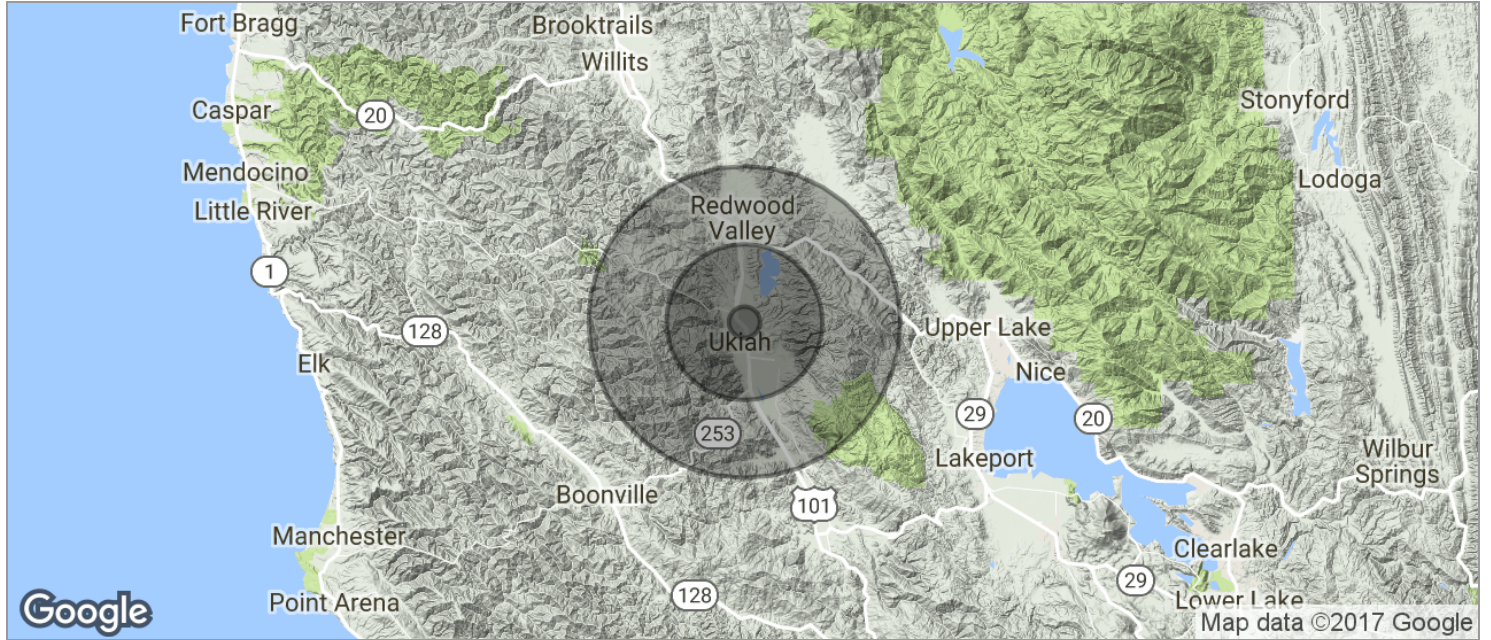


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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,012	25,251	37,260
MEDIAN AGE	30.5	34.7	36.3
MEDIAN AGE (MALE)	31.5	33.6	34.9
MEDIAN AGE (FEMALE)	30.2	37.1	38.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,394	9,528	13,653
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$51,705	\$54,311	\$58,984
AVERAGE HOUSE VALUE	\$293,936	\$293,649	\$374,154

* Demographic data derived from 2010 US Census



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