

PROPERTY INFORMATION

LOCATION - Northern California, Mendocino County, City of Willits

PARCEL - APN 108-040-18 SIZE 12.1 ac ZONING C-1

PRICE \$1,450,000

Features

Rare opportunity created by the recently completed construction of the new freeway bypass and interchange - New freeways and interchanges just don't happen that often.

Unique freeway location - this parcel is the only developable property near the new Northern Willits Interchange on Highway 101 in Mendocino County

Land

The Property is located in Northern California on Highway 101 at the north end of the City of Willits in Mendocino County. The Property is within the city limits and is zoned C-1 community commercial. It is contiguous to the northern interchange of the brand-new Willits bypass which opened In November 2016.

The Property has 600 ft of frontage facing the new freeway and interchange and 400 ft of frontage facing Main Street. There is virtually unlimited location potential for signage. This is the first property inside the city so the signs will be the first visible.

Photos: the Land and the Interchange

The Property is the northernmost parcel in the city of Willits and the attached aerial photo (taken during construction) demonstrates the close proximity of the Property to the Northern Interchange and the new Highway 101 Bypass.

Main Street and the Northern Interchange are highlighted in yellow, the subject Property in red and Sherwood Road in blue (goes to Brooktrails).

Willits Bypass Project

The new Highway 101 Bypass has been completed. The new freeway runs on the eastern side of the city for about 5 miles.

Freeway Interchanges

The new freeway has only two interchanges: one at the extreme north end of the city and one at the extreme south end of the city. There is no central interchange and all traffic headed for the north end of town and Brooktrails will pass directly in front of the Property.

Brooktrails

Brooktrails is a residential community (pop 3,311) in the redwood covered hills northwest of the city limits a few miles from the city center. It lies on Sherwood Road which enters Main Street about a quarter mile south of the Property.

Drivers planning to travel southbound on Highway 101 used to turn south onto Main Street. Now that the freeway bypass is complete, those drivers are now turning north onto Main Street, driving past the Property and entering Highway 101 at the northern interchange.

Caltrans is planning to completely re-configure the intersection at Sherwood Road and Main Street in 2018 recognizing the need to accommodate the new increased traffic turning north and driving past the Property.

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