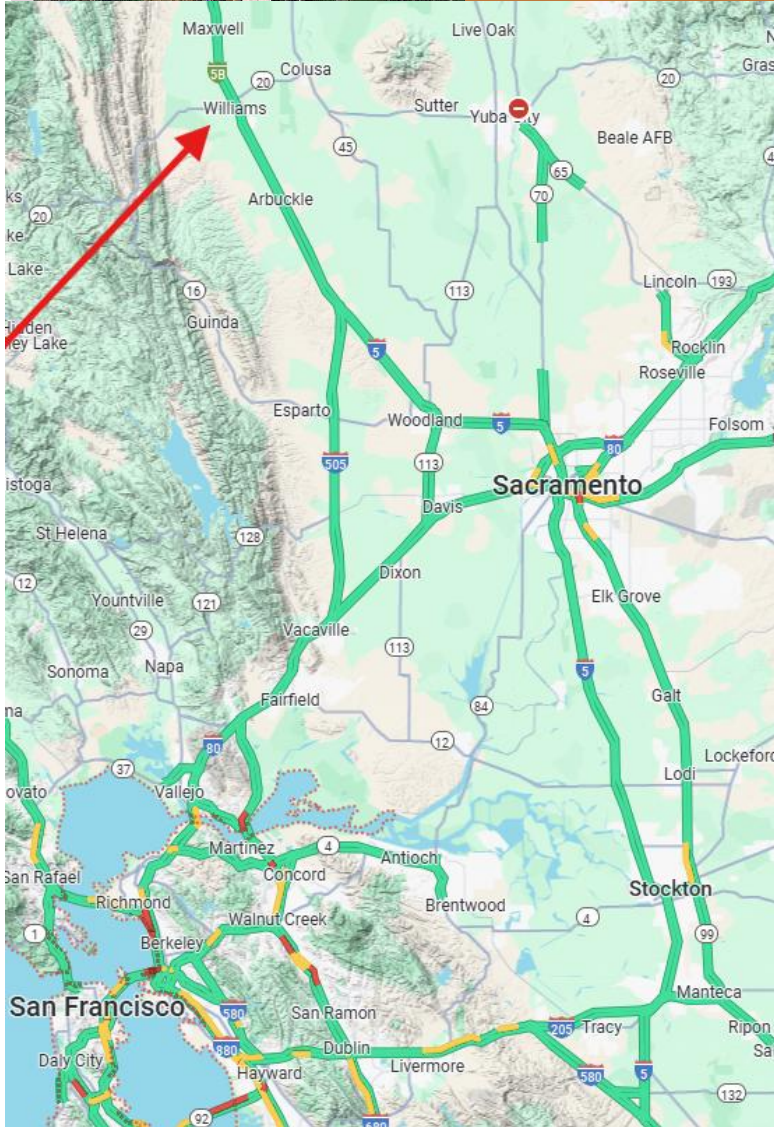


For
SALE

High Density Residential Land Williams, CA



1500 E Street
Williams, CA 95987

4.49 Total Acres
195,414 square feet

The high-density residential land is located on the northwest corner of E Street and Virginia Street in the City of Williams. The neighborhood consists of public elementary-high schools, single-family residences, and a public park.

Location:	The high-density residential land is in the City of Williams. The property is located on the northwest corner of E Street and Virginia Street.
County:	Colusa
School District:	Williams Unified School District
Lot Size:	4.49 acres/195,414 square feet
Parcel Number:	APN 005-201-043-000
Zoning:	R-U-HD, Urban Residential High Density The Urban Residential, High-Density district is intended to provide for higher density multifamily products with a minimum of 16 units per acre. Per the City of Williams, the maximum density is 24 units to the acre. Multiplex and multifamily housing is limited to use in the R-U HD district, if it is a minimum of sixteen dwelling units per acre. Multiplex and multifamily housing of less than sixteen dwelling units per acre is a conditional use and shall not be allowed unless a conditional use permit has been granted by the city. Housing other than multifamily housing is not permitted in the R-U HD district, unless a conditional use permit has been issued. Such developments are limited to the following types of mixed housing cluster, or traditional neighborhood development. If issued a conditional use permit, allowable secondary uses include but not limited to: detached single-family dwellings, manufactured homes, multiplex, traditional neighborhood development, home parks, police or fire stations, and residential care homes.
Flood Information:	Located within Flood Zone X Area of minimal annual flood risk. See attached 2023 flood map
Topography:	Level
Access:	The excess multi-family residential land has access and frontage from E Street and Virginia Street. Williams elementary and high schools are directly across the street along with Venice Park southeast of the property.
Utilities:	City sewer is currently not connected but located on Virginia St. paralleling the eastern boundary of the property.

*Disclaimer: All information provided is deemed reliable but is not guaranteed.
Buyers should independently verify all details and consult with a professional.*

Aerial Photograph

1500 E Street, Williams, CA 95987

