



COMMERCIAL.

*Vacant Land
Available for Sale*

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HIGHLIGHTS

- Price: \$1,250,000.00
- Acres: 22.76
- Development Land
- Zoning: MDR
- Listing ID: SN21224975
- Parcel #'s:
 - 069-520-033-000
 - 069-520-034-000
 - 069-520-035-000
 - 069-520-036-000
- County: Butte
- Potential for 6 units per acre

Prime Development Land!



*0 Heritage Road
Oroville, CA 95966*

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0 Heritage Road



Prime Development Land! This may be the opportunity you are looking for to create your own development of Medium Density Residential homes just down the road from Miners Ranch Reservoir and Lake Oroville. The property is centrally located and close to Shopping, Restaurants, Schools, has nearby power, water, and sewer. This property, coated with Dunstone Loam, and Loafercreek Loam soils on a total of 22.76+/- Acres in 4 parcels, has the potential to be subdivided into roughly 95 lots, depending on the configuration of development. Homes are now being built just across Oro Quincy Highway in the Village Oaks Neighborhood. Butte County zoning MDR provides for up to 6 units per acre development, with a minimum lot size of 6,000 Square Feet, minimum setbacks of 20ft in the front, 5ft on the sides, and 10ft in the rear, as well as a maximum height of 35 ft. Ask your agent for a copy of our supplemental documents, including our offering memorandum, zoning info, soils reports, NHD report, and a potential subdivision map! Don't forget to check out our video tour and topography maps in the virtual tour section!

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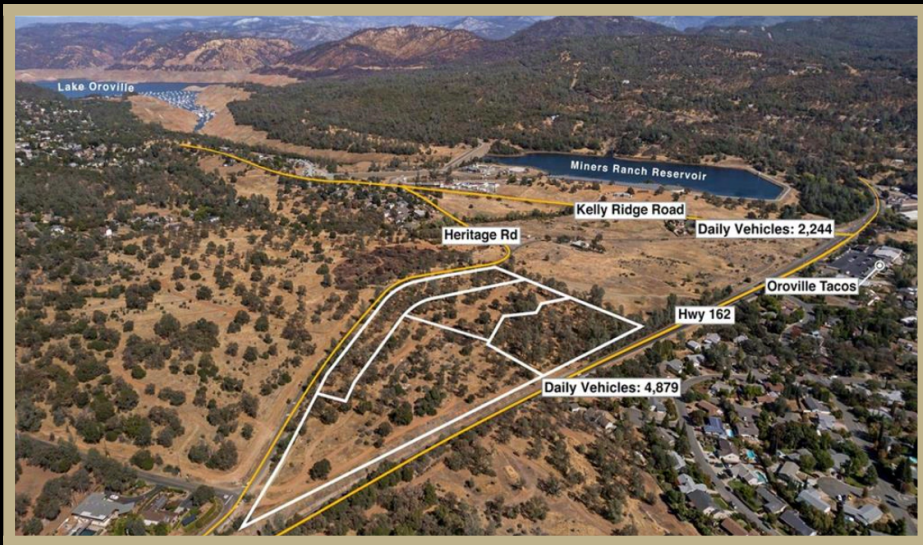
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Overview



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Overview

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*Potential Subdivision Map
Subject to Approval*

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Potential Subdivision Map - Subject To Approval

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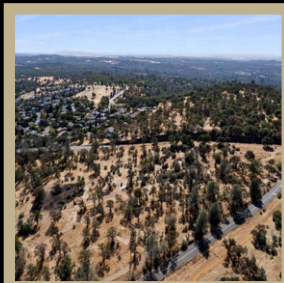
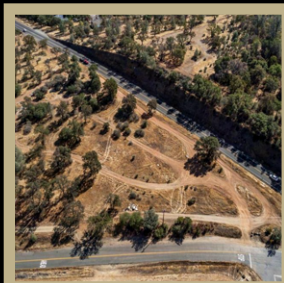


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City Overview

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CITY OF OROVILLE

Oroville had a recent 20% population increase. Home prices are up a massive 27.8% (approximately \$63,500) in the second quarter of 2019 compared to the third quarter of 2019 compared to the third quarter of 2018 due to the camp fire. These are the highest Oroville's home quarters have been since they began providing economic snapshots in 2010. Employment in Oroville has increased in six of the last eight quarters.

Over 14.4 million in building permits were issued in the second quarter of 2019 (the highest level since 2010). Oroville Hospital has a \$200 million expansion underway which will provide employment for over 700 new employees.



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