



COMMERCIAL.

Vacant Land Available for Sale

HIGHLIGHTS

- *Price: \$1,499,000.00*
- *Acres: 13.87*
- *Multifamily potential*
- *Zoning: MHDR*
- *Listing ID: SN23086380*
- *Parcel #: 078-170-055-000*
- *County: Butte*
- *Potential for 194 units*



Prime Development Land!



0 Monte Vista Avenue Oroville, CA 95966



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O Monte Vista



We are pleased to present a unique and exceptional opportunity, this 13.87-acre parcel located on Monte Vista Avenue, ready for residential development. This property is zoned Medium High Density Residential (MHDR), allowing for the construction of up to 194 dwelling units total. Situated directly across from Las Plumas High School, this promising site provides an excellent setting for residential development that could serve families, teachers, staff, and the larger community. Imagine a collection of townhomes, condos, or apartments catering to a range of families and individuals, providing direct access to one of the area's most respected educational institutions. The property is graced with Thompson flat loam soils, a rich and fertile soil type that can support lush landscaping or potentially even a community garden, adding to the potential amenities for future residents. This parcel's strategic location offers utilities nearby, reducing the infrastructure setup cost and accelerating the timeline for project completion. The land offers a significant canvas for a visionary developer looking to create a residential community that meets the increasing demand for housing in the area. Seize this unique opportunity to transform this versatile parcel into a vibrant and thriving residential development that is sure to be an asset to the local community. A property of this caliber and potential is rare. Don't miss out on this golden opportunity to leave your mark on the local community!

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Overview



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City Overview

CITY OF OROVILLE

Oroville had a recent 54% population increase from the 2010 Census to the 2022 Census. Home prices are up a massive 38.9% in the third quarter of 2020 compared to the third quarter of 2021. 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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*For More Information,
Contact us:*

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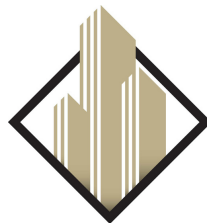


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