

**DEVELOPMENT LAND
HERITAGE ROAD
OROVILLE, CA**

**FOR SALE
22.73 ACRES OF PRIME
DEVELOPMENT LAND**

ETHAN CONRAD
PROPERTIES INC.

HERITAGE RD

Oroville Quincy Hwy - 162

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Acres: 22.76
- Price: \$1,250,000
- Development Land, potential for 6 units per acre
- County: Butte
- Zoning: MDR
- Parcel #'S

:069-520-033-000

:069-520-034-000

:069-520-035-000

:069-520-036-000



PROPERTY DETAILS:

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.

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PARCEL MAP



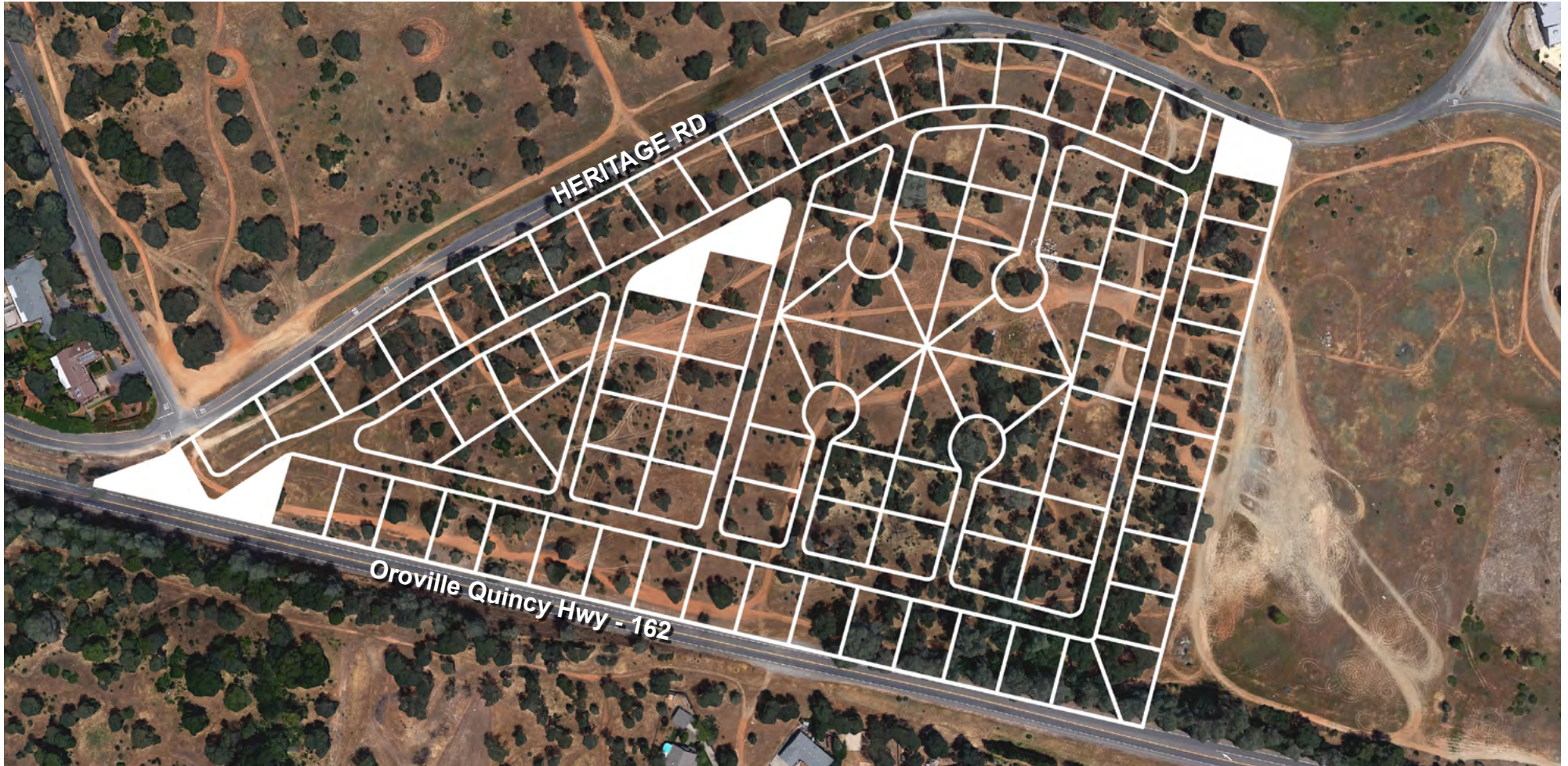
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

POTENTIAL SUBDIVISIONS



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