

# Commercial Land Portfolio

11.25 Acres — 9 Parcels South Street., Orland, California

Buy All or Part!



For Sale

Prepared by:

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DuFour Realty

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# Commercial Land Portfolio

## The Offering:

Coldwell Banker Commercial DuFour Realty is pleased to offer for sale this extraordinary commercial land portfolio in the growing community of Orland, CA.

## Highlights:

- Ready to Go
- I-5 Interchange
- 11.25 Acres
- 9 Parcels
- Water
- Power
- Sewer
- Telephone
- Storm Drains
- Bus Stop
- Close to Services

## Neighbors:

- Dollar Tree
- Grocery Outlet
- Ampla Health
- Les Schwab Tires
- Shell Gas
- CFN Truck Stop
- Orland Inn Motel
- Medical Offices

## Executive Summary



### The Property

Commercial Development Land - Orland, California

Portfolio Sale

### Property Specifications

Property Type:	Vacant Land
Zoning:	PD - Planned Development (GP - Commercial)
Number of Parcels	9
Acres:	11.25
Neighbors:	Dollar Tree, Grocery Outlet, Ampla Health
Improvements:	Curbs Sidewalks Gutters - Ready to Go
Utilities	Yes — Water, Power, Sewer, Street Lighting, Storm Drains, Telephone

### Price

Total Asking Price:	\$2,158,000
Price Range:	\$40,000 - \$396,000

### Market Highlights

Central West Coast	Halfway between Seattle & San Diego
Interstate 5	Excellent Logistical Location
Quality Workforce	Growing Retail Market
Good Values	New Commercial Construction

Commercial Development Land



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## Property Overview

### Western Parcels



Commercial Development Land



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## Property Overview

### Central & Eastern Parcels

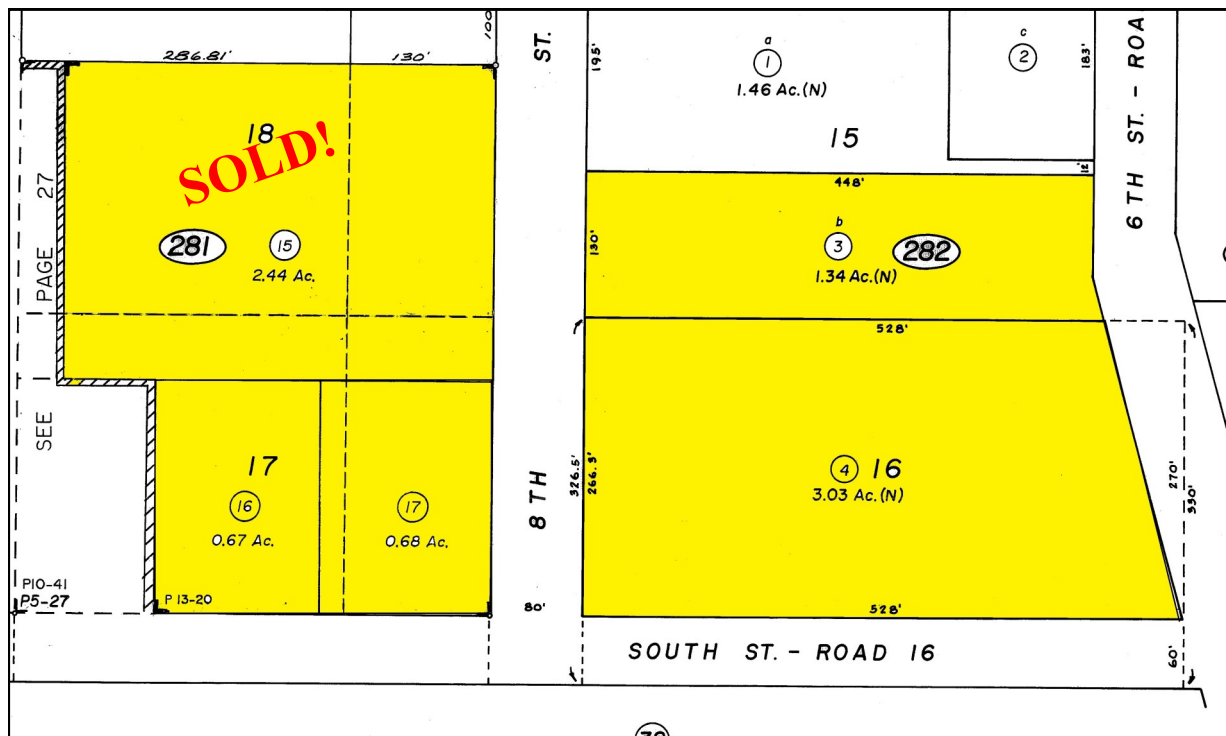
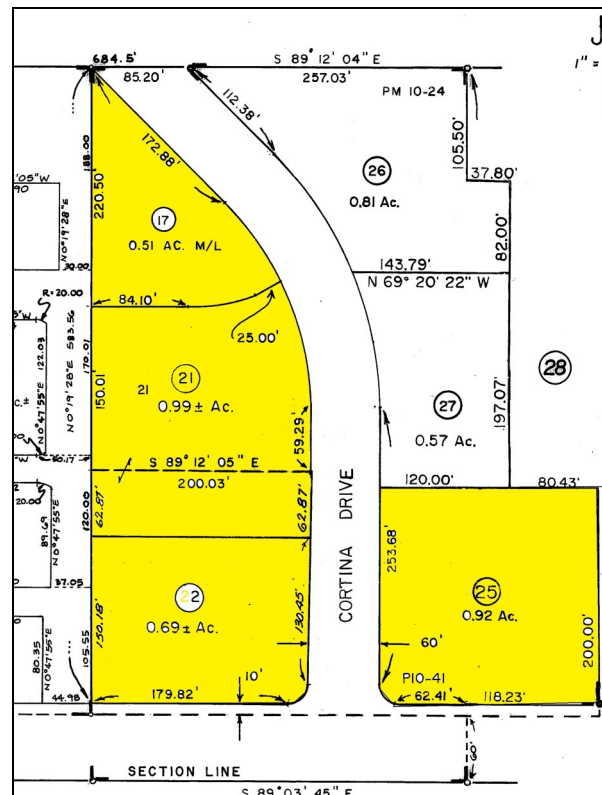


Commercial Development Land



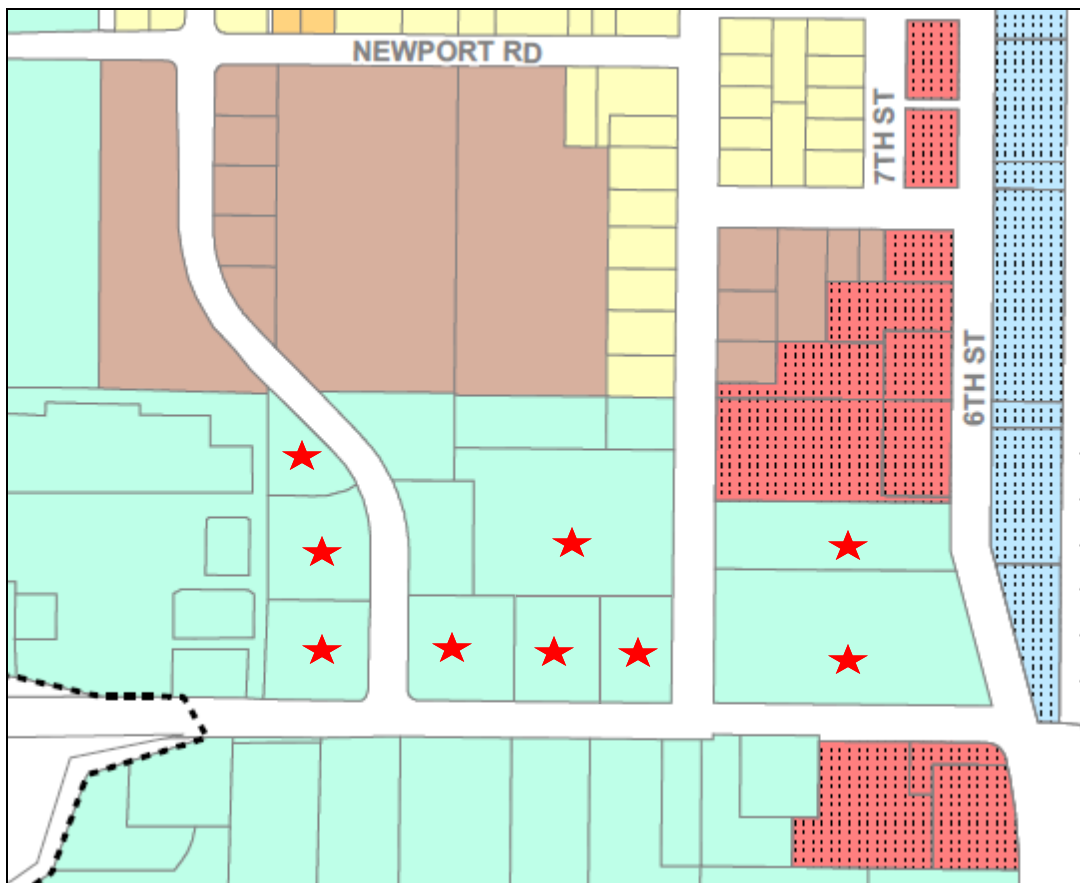
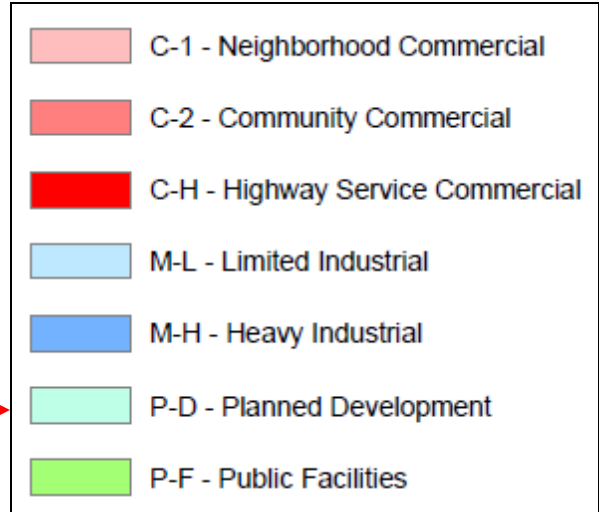
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## Tax Map



# Property Overview

## Maps & Aerials



Commercial Development Land

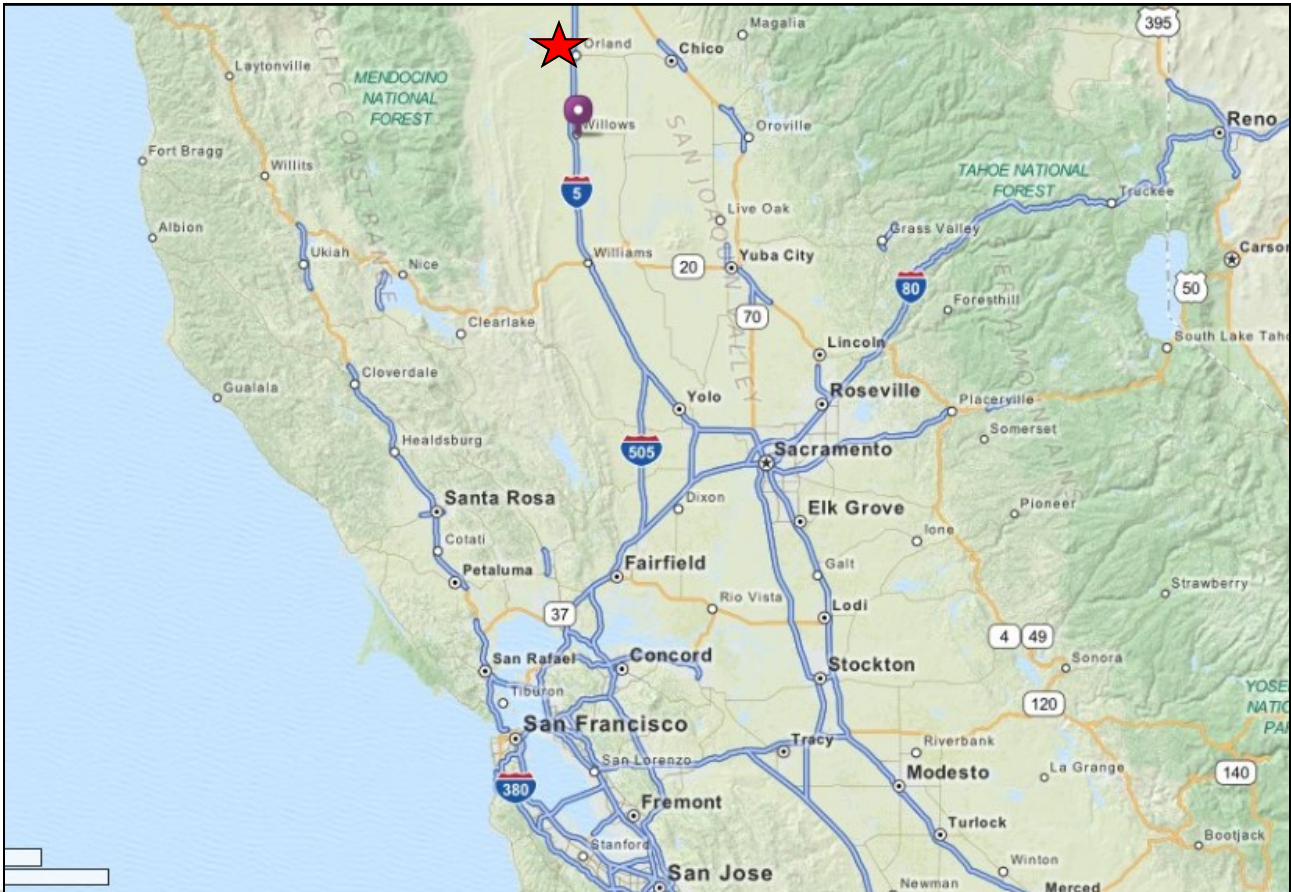
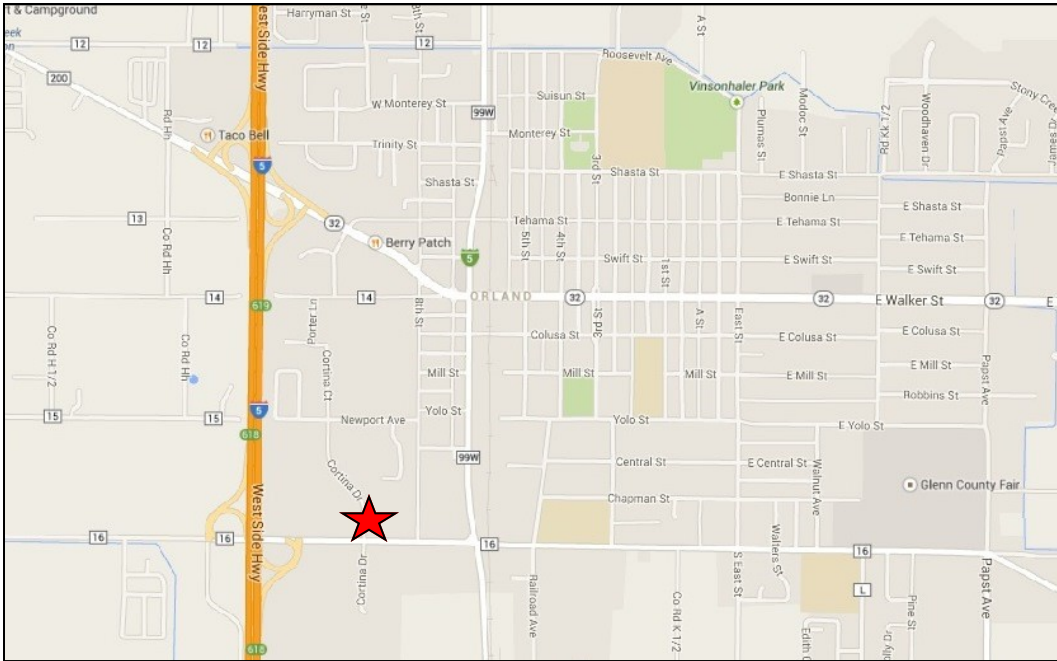


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## Property Overview

## Maps



## Commercial Development Land



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## Contact Information

### Contact Info

For more information, please contact:

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# Confidentiality Statement

## Confidentiality Statement

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Interested buyers should be aware that the Seller is selling the Property "AS IS" **CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.