

DEVELOPMENT LAND MONTE VISTA AVENUE OROVILLE, CA

FOR SALE
13.87 ACRES OF
DEVELOPMENT LAND

ETHAN CONRAD
PROPERTIES INC.

MONTE VISTA AVE

FOR MORE INFORMATION CONTACT:

Austin Barron

DRE: #02082721

abarron@ethanconradprop.com

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Acres: 13.87
- Price: \$1,400,000.00
- Development Land, potential for 194 units
- County: Butte
- Zoning: MHDR
- Parcel #: 078-170-055-000



PROPERTY DETAILS:

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.

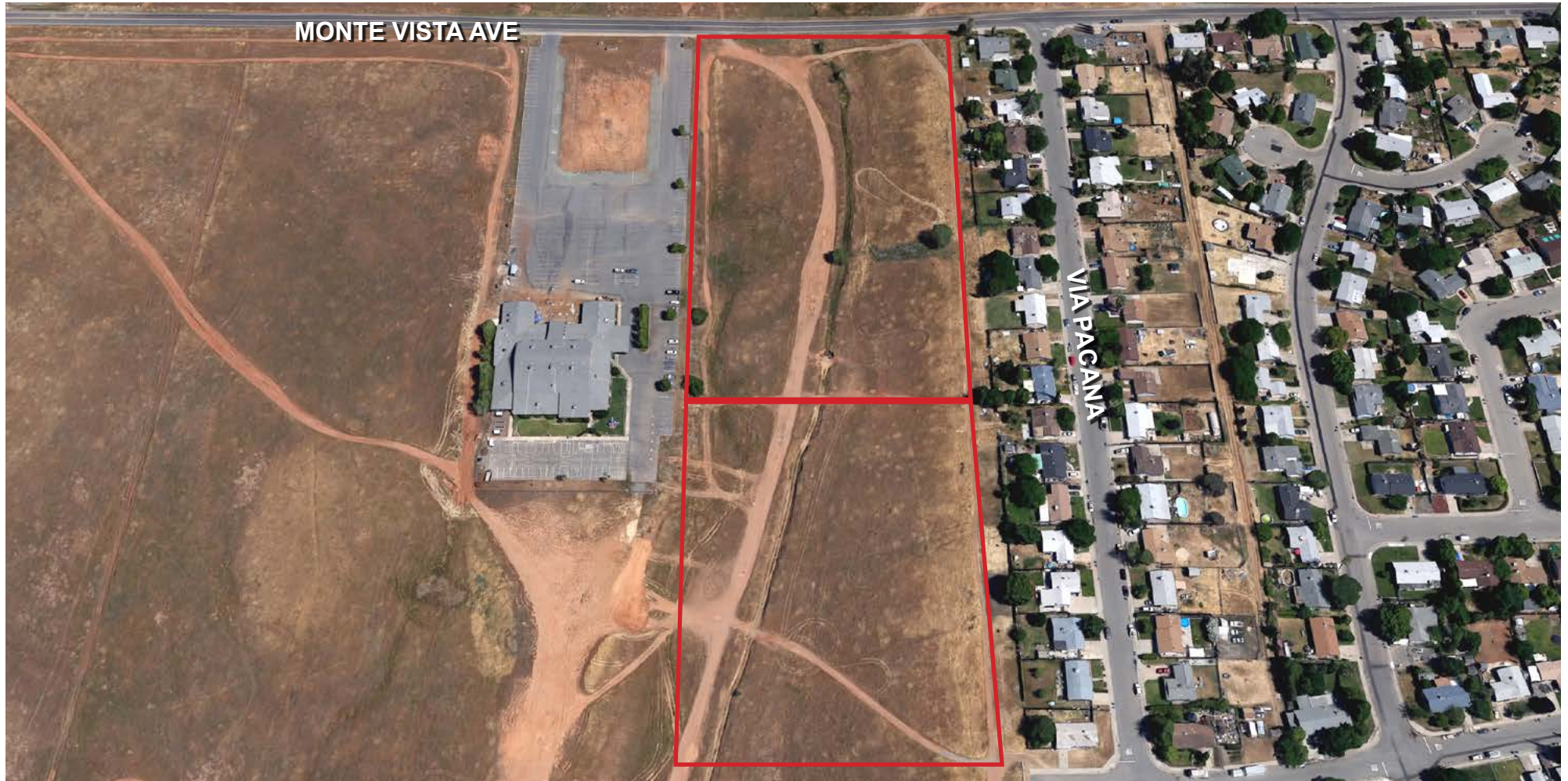
The property is graced with Thompson flat loam soils, a rich and fertile soil type that can support lush landscaping or potentially even a community garden, adding to the potential amenities for future residents.

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.

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PARCEL MAP



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