

GARDEN RANCH ESTATES BROOKDALE DRIVE OROVILLE, CA

FOR SALE
8.28 ACRES OF
DEVELOPMENT LAND

ETHAN CONRAD
PROPERTIES INC.

BROOKDALE DR

OROVILLE GARDEN RANCH RD

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FEATURES:

- Acres: 8.28
- Price: \$700,000.00
- PUD or subdivision potential
- County: Butte
- Zoning: RL
- Parcel #: 079-030-079-000

**PROPERTY DETAILS:**

Welcome to Garden Ranch Estates, an extraordinary 8.28-acre parcel boasting an approved tentative subdivision map (expired 2018) for a 41 unit Planned Unit Development (PUD). This unique property presents a fantastic opportunity for developers and builders, situated in a desirable location prime for growth and development.

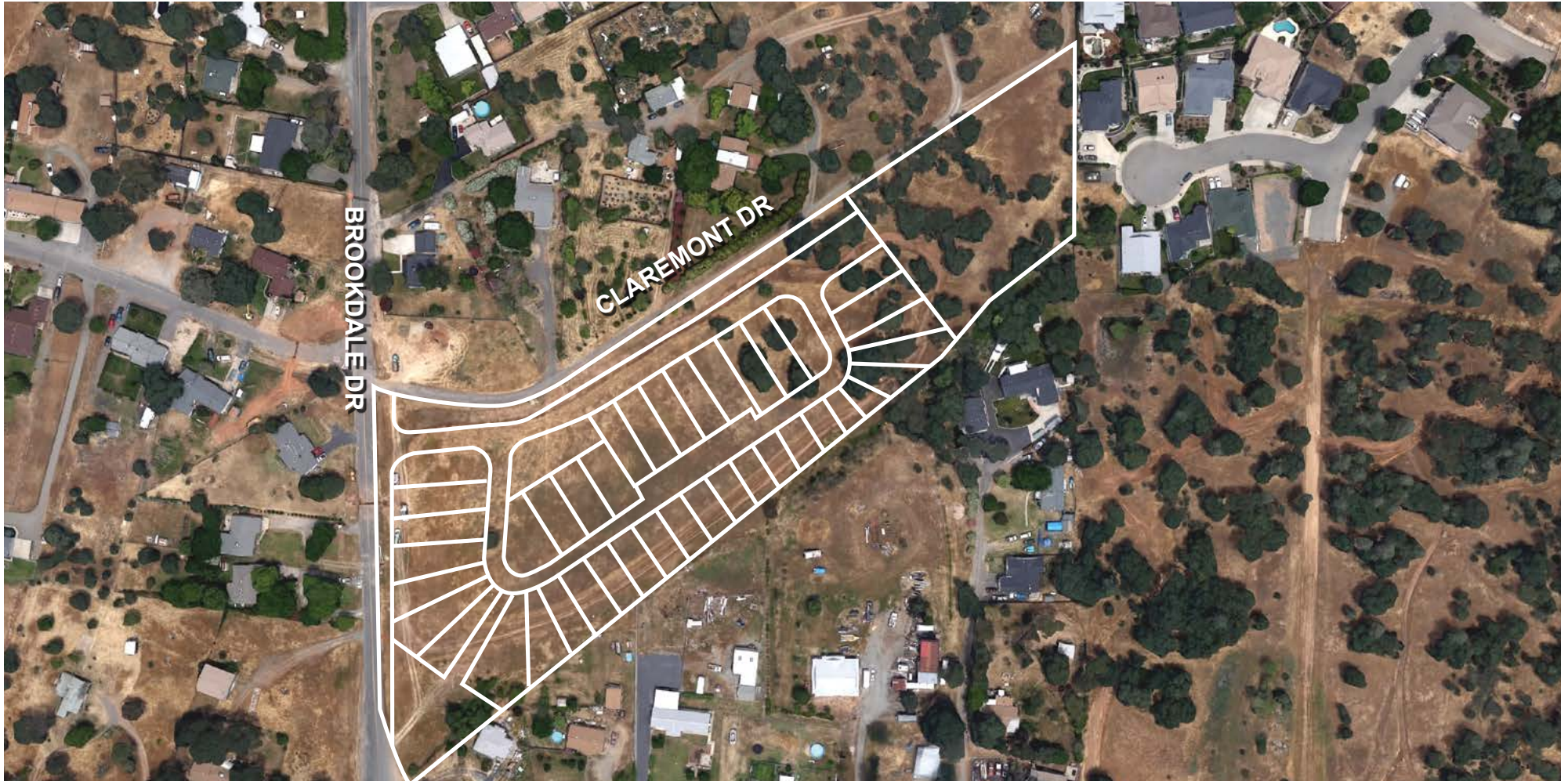
This coveted site is accentuated by its exceptional topography, consisting of Thompson flat loam soils that are well-regarded for their fertility and water retention capabilities - a great choice for landscaping and horticultural pursuits. The gentle 4% slope across the expanse of the property enhances its aesthetic appeal, providing a unique vantage point from each potential residential plot, ensuring future residents can enjoy their own unique views.

The unique feature of this property is a 1.94-acre planned Oak Woodland preserve. This preserved land spotlights the location's natural charm, ensuring the residents of the future community will be intimately connected with nature. The Oak Woodland preserve will undoubtedly be a cherished space for walking, relaxation, and neighborhood gatherings, adding a considerable selling point for future homes. Utility connections are available on the street, significantly easing the cost of developing the parcels. With the crucial groundwork already laid out, this property is ready to be transformed into a residential haven.

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PARCEL MAP



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