

ORO BAY LAND DEVELOPMENT

3063 ORO DAM BLVD

OROVILLE, CA

FOR SALE

±421 ACRES OF RESIDENTIAL LAND

ETHAN CONRAD

PROPERTIES INC.

ORO DAM BLVD W

WILBUR RD

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

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FEATURES:

Asking Price:	\$8,500,000
Land Area:	±421 Acres
Price Per Acre:	±\$20,190
Planned Residential Yield:	1,267–2,391 Units
Overall Yield Cap:	Up to 2,400 Homes
Price Per Lot :	±\$3,555 at 2,391 Units
Residential Land:	±281.5 Acres
Parks and Open Space:	±82.5 Acres
Public Facilities:	±17.5 Acres
Roads and Circulation:	±39.5 Acres
APNs:	030-260-053 & 030-260-054
County:	Butte County
SR 162 Frontage:	±3,200 Lineal Feet
Wilbur Road Frontage:	±4,930 Lineal Feet
Proposed Access:	One SR 162 Access & Two Wilbur Road Accesses
Current Zoning:	AR-5 & AR-10



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.

PROPERTY DETAILS:

Exceptional large-scale residential development opportunity: Oro Bay comprises approximately 421 acres at the southeast corner of Oro Dam Boulevard West/SR 162 and Wilbur Road in Oroville. The site offers approximately 3,200 feet of frontage on SR 162 and 4,930 feet along Wilbur Road. Offered at \$8,500,000, or approximately \$20,190 per acre and \$3,555 per potential residential lot.

Past planning materials outline a full master-planned community with low, medium, and high-density housing. The conceptual program allocates approximately 281.5 acres to residential uses: 109 acres for 327–654 low-density units, 147 acres for 736–1,176 medium-density units, and 25.5 acres for 204–561 high-density units. The Specific Plan narrative also allows for an overall cap of up to 2,400 homes, arranged within 17 residential planning pods to provide flexibility in responding to market demand. The concept includes 82.5 acres of parks and open space, 17.5 acres of public facilities, and 39.5 acres of roads. Planned community features include neighborhood/community parks, a pocket park, linear parks, approximately 60 acres of environmental conservation, and a potential school/joint-use park site. Proposed circulation includes one access from SR 162 and two from Wilbur Road.

The site is positioned just north of the Thermalito Afterbay and west of Table Mountain Golf Course and Oroville Municipal Airport, approximately 2.3 miles east of Highway 99 and 3.4 miles west of Highway 70. Planning documents identify potential water and sewer service through Thermalito Irrigation District, PG&E gas and electric at the property boundaries, and conceptual on-site stormwater detention systems.

With exceptional scale, a comprehensive historical master-plan framework and potential for nearly 2,400 residences, Oro Bay represents a rare opportunity to shape a landmark community in Northern California.

Historical Residential Development Program

Residential Classification	Approx. Acres	Density	Potential Units
Low Density Residential	109.0	3–6 DU/Acre	327–654
Medium Density Residential	147.0	5–8 DU/Acre	736–1,176
High Density Residential	25.5	8–22 DU/Acre	204–561
Residential Total	281.5		1,267–2,391

Parks, Open Space and Public Facilities

Planned Component	Approx. Acres
Community/Neighborhood Parks	13.2
Activity Spine	2.0
Pocket Park	1.3
Linear Parks	6.0
Environmental Conservation	60.0
Total Parks and Open Space	82.5
Potential School Site	10.0
Joint-Use Park/Public Facility	7.5
Total Public Facilities	17.5


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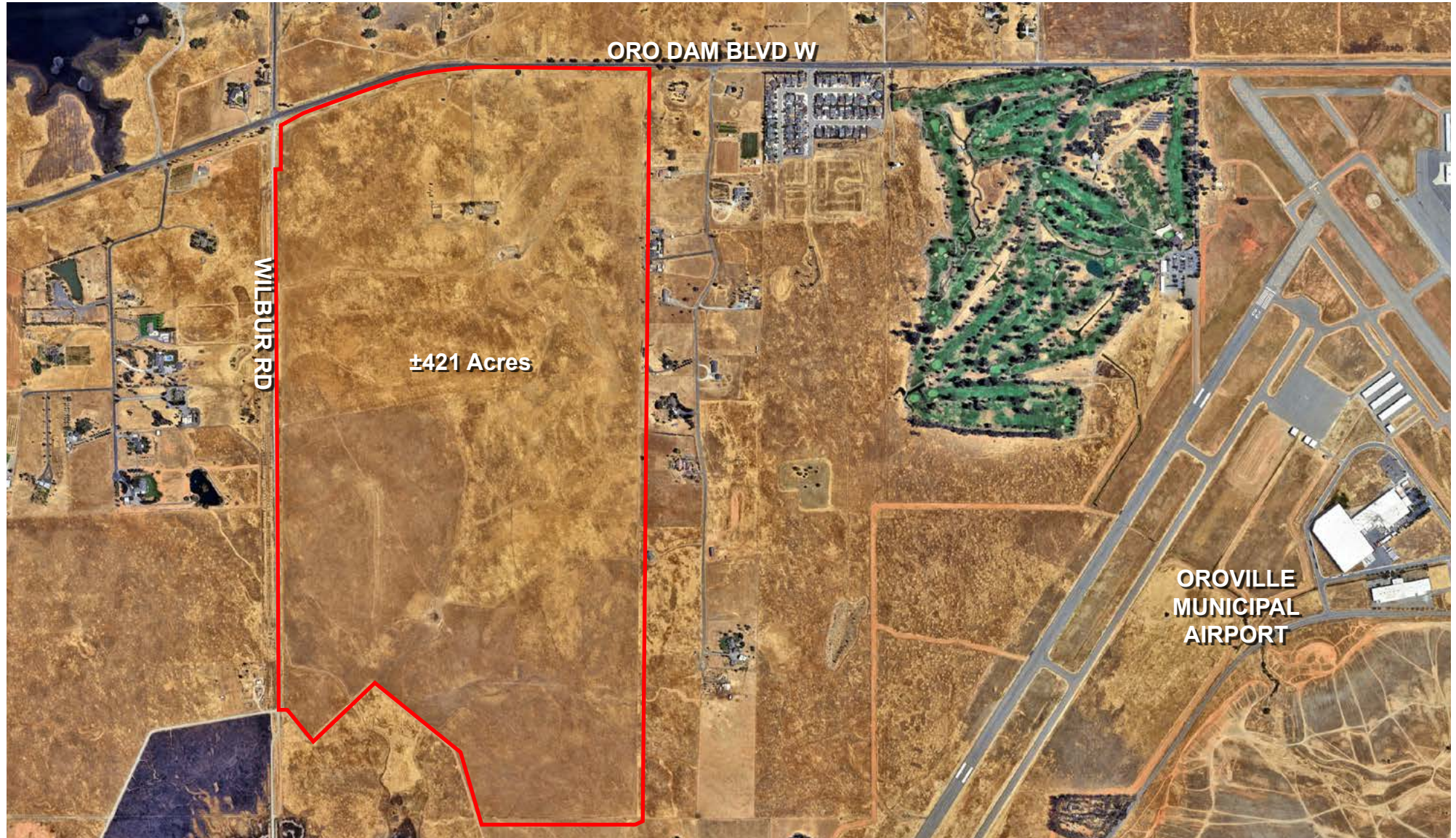
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PROPERTY OUTLINE

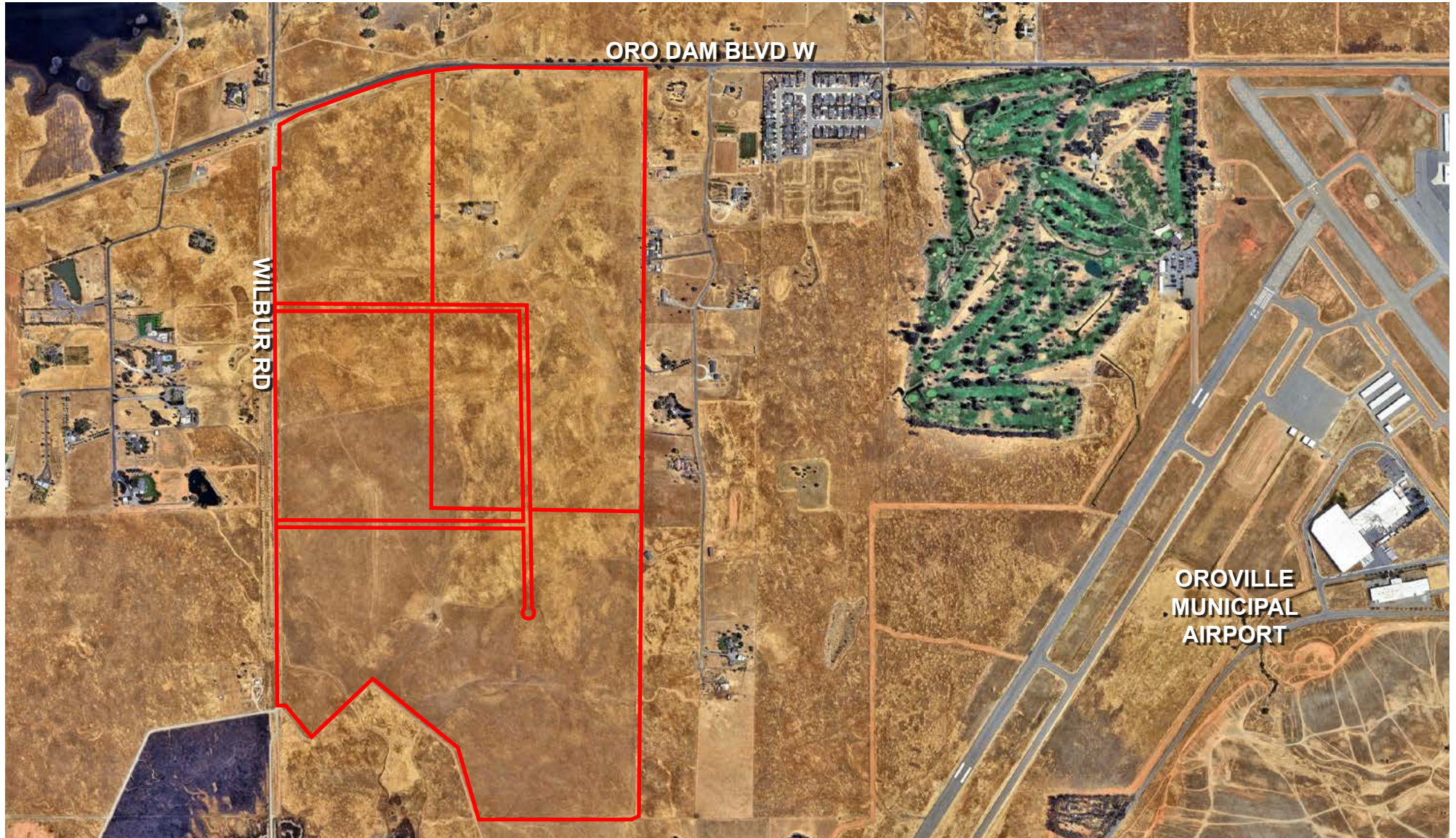


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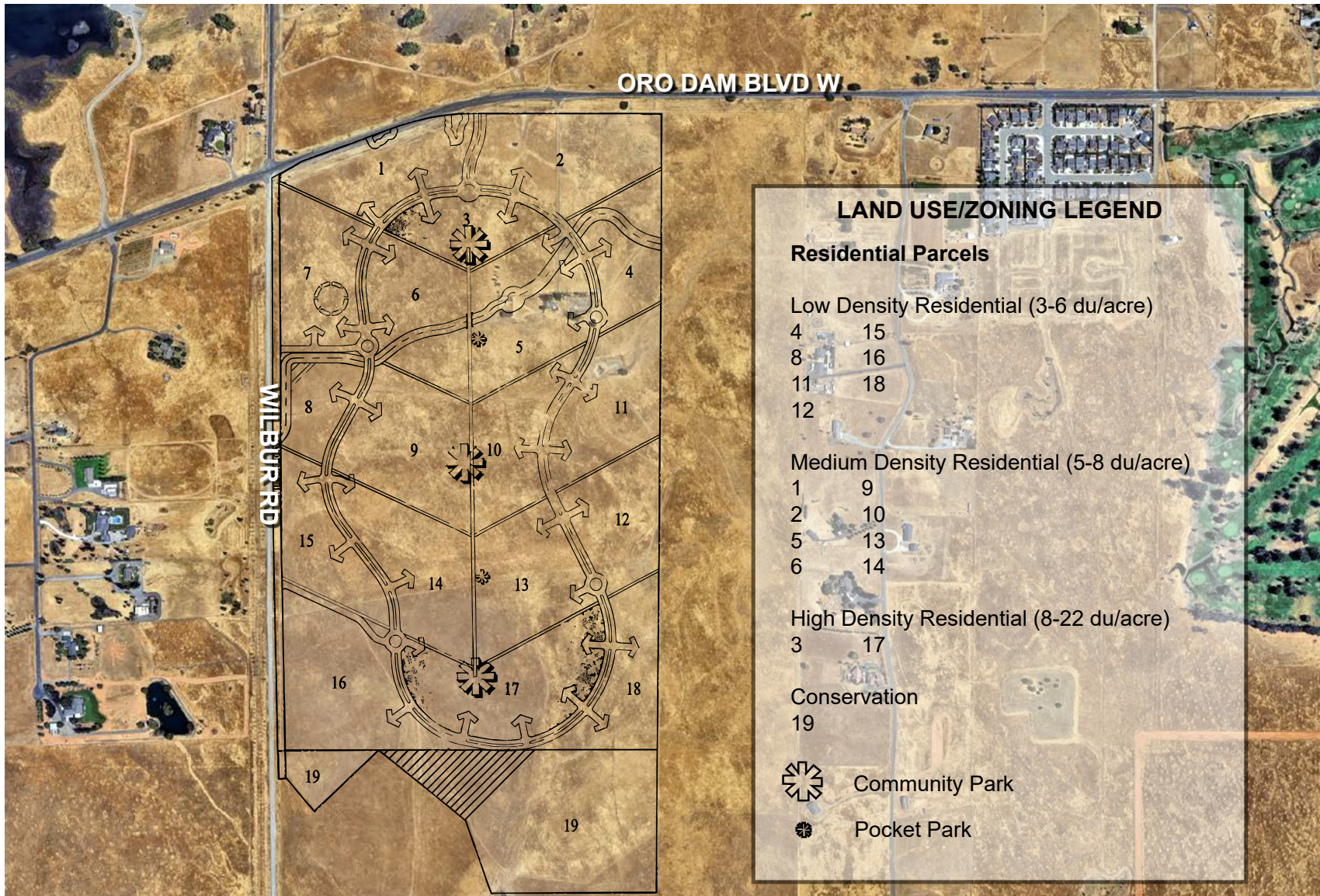
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PARCEL MAP



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LAND USE/ZONING



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