

GARNER LANE | LAND

CHICO, CA

FOR SALE

±65 ACRES OF DEVELOPMENT LAND

ETHAN CONRAD

PROPERTIES INC.

DUSTY LANE
GARNER LANE

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ETHAN CONRAD PROPERTIES, INC

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FEATURES:

Asking Price: \$3,500,000
Land Area: ±65 Acres
APNs: 047-710-002-000
047-710-007-000
County: Butte County
Current Zoning: VLDR

PROPERTY DETAILS:

One of the few remaining large, contiguous parcels of open land in north Chico. Surrounded by numerous prestigious upscale homes and new custom home neighborhoods, this ±65 acre parcel is steeped in value and opportunity.

Current zoning calls for very low density development, affording the opportunity to create large individual parcels for estate homes. The average price of newly constructed homes in the Keefer Slough area in the last year was \$1,078,000 or \$366 per square foot, and \$970,000 or \$309.03 per square foot in the last 5 years.

Estimates show 55 parcels could be created out of this property with consideration for roads, curbs, gutters, and drainage.

Pictures show this sample map for conceptual purposes only. Access to the property is from Garner Ln via deeded easement, or from Kittyhawk Drive via county right of way.

Take this once in a generation opportunity to develop this unique expansion to North Chico!



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.

PARCEL MAP



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PARCEL OVERVIEW



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