

DEVELOPMENT SITE FOR SALE

52.2 Acres of Raw Land

13345 OLD OREGON TRAIL, REDDING, CA 96003



Offering Memorandum



- **52.2 Acres of Land**
- **7 Miles North of Redding**
- **Across From Tierra Oaks Golf Club**
- **Affluent Area**
- **Ideal For Single Family Residence Development**



Exclusively offered by

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13345 OLD OREGON TRAIL, REDDING, CA 96003

Property Highlights

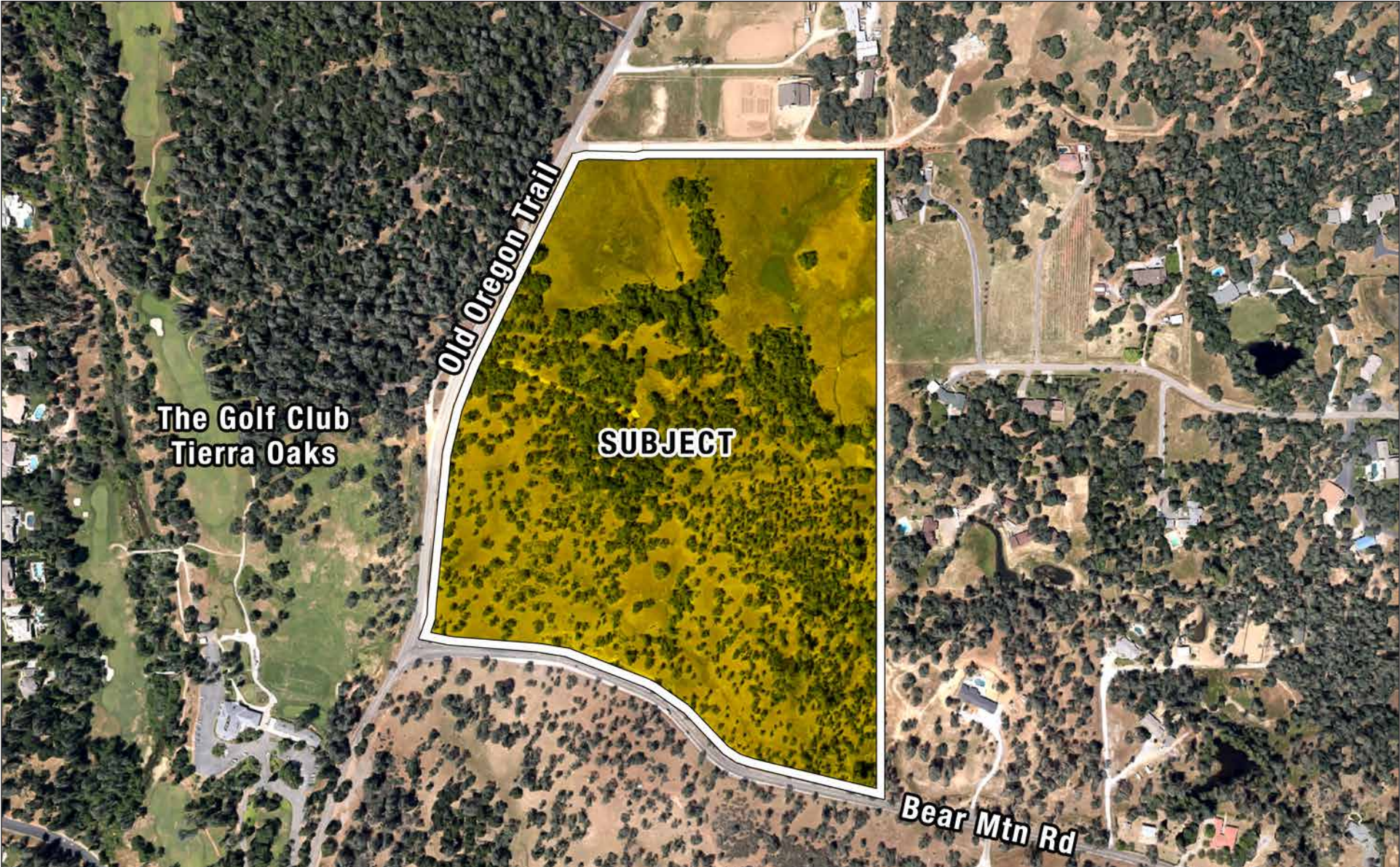
Land Area	2,273,832 Sq.Ft.
Acres	52.2
Topography	Mostly Flat & Level
Zoning	R-R-T Rural Residential With Mobile Home
APN	306-080-003-000
Electricity	None to Site Redding Electric Utility
Water	Bella Vista Water District
Sewer Line	None
Entitlements	None
Septic Tank	Yes

Investment Highlights

- 52.2 Acres of Relatively Flat Land
- Ideal for Single Family Home Development
- Directly Across Old Oregon Trail From Tierra Oaks Golf Course
- Affluent Area
- Homes Selling For \$600,000-\$800,000
- Growing Community
- Property Ripe For Development/Subdivision
- 7 Miles North of Redding
- 5 Miles South of Shasta Lake

Asking Price: \$3,000,000
(\$57,471 Per Acre)

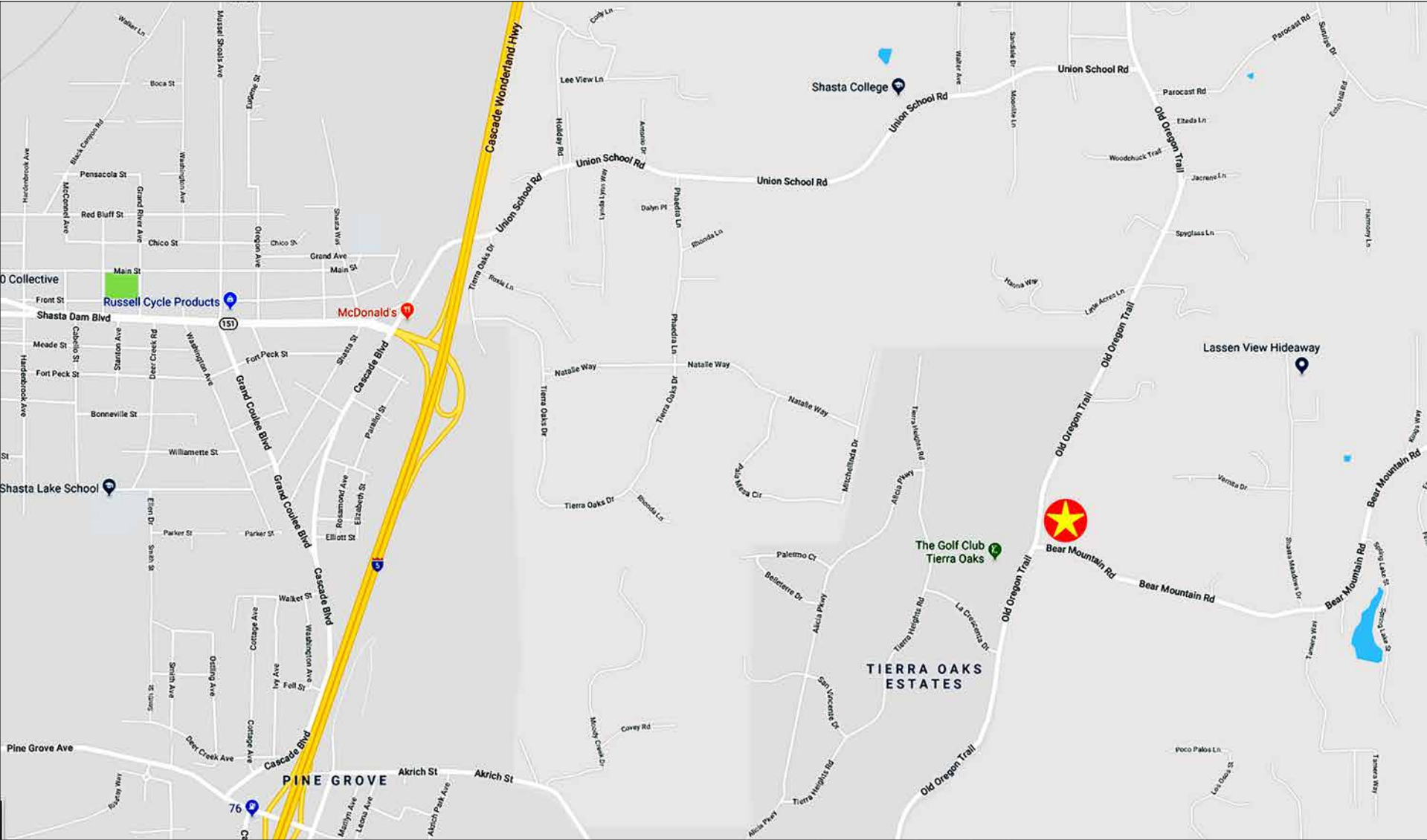
Property Aerial



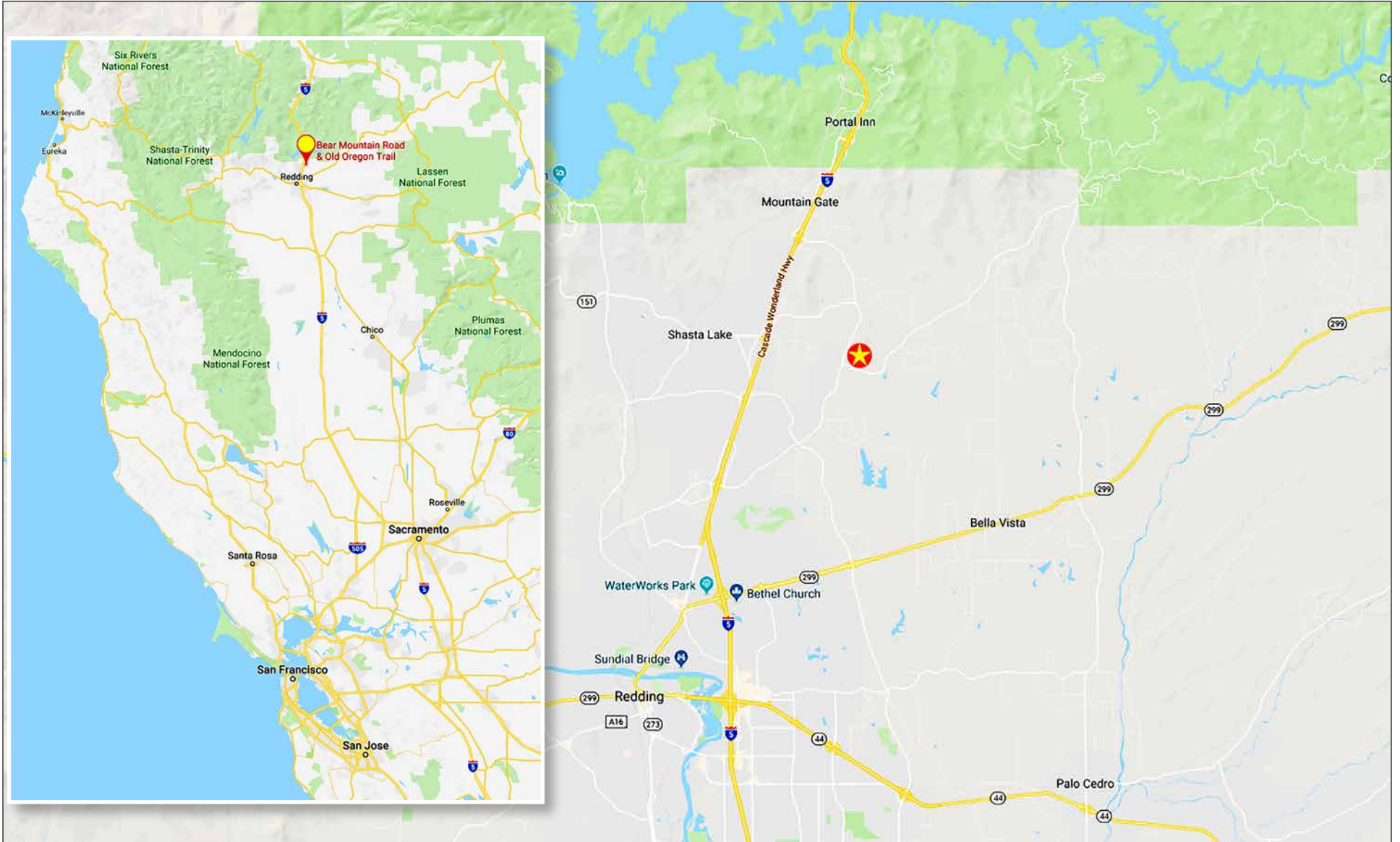
Property Photo



Area Map



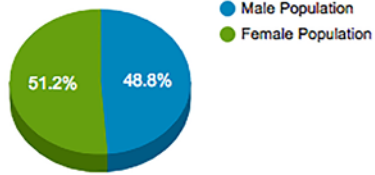
Region Map



Redding Demographics

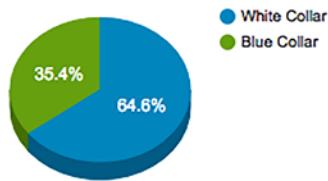
Population Demographics

Total Population	112,289
Male Population	54,812
Female Population	57,477
Percent Change Since 2000	10.0 %
Percent Change Since 2010	0.1 %
Median Age	39.05



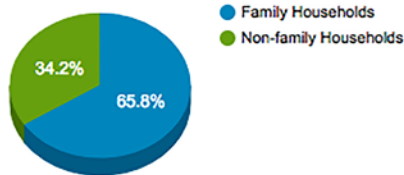
Occupational employment

White Collar	15,387
Blue Collar	8,444



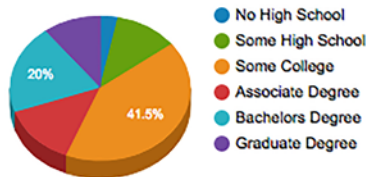
Number of Households

Total Households	45,633
Family Households	30,004
Non-family Households	15,628
Households With Children	14,694
Households Without Children	30,939
Average People Per Household	2.42



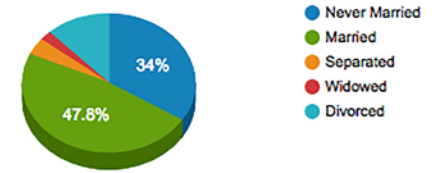
Education Statistics

No High School	1,830
Some High School	6,470
Some College	23,623
Associate Degree	7,670
Bachelors Degree	11,383
Graduate Degree	5,968



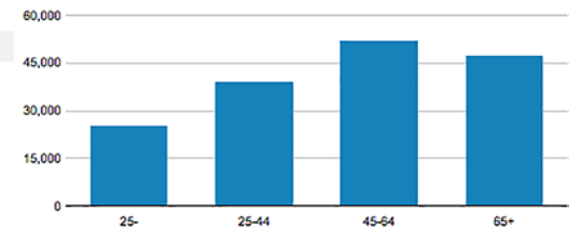
Marital Status

Never Married	26,102
Married	36,640
Separated	3,071
Widowed	1,692
Divorced	9,208



Household Income and Average Income

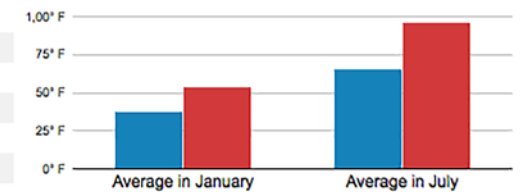
Median Income Under 25	\$25,448
Median Income 25-44	\$39,308
Median Income 45-64	\$52,324
Median Income Over 65	\$47,579



Average Household Income	\$62,695
Median Household Income	\$45,758
Percent Increase/Decrease in Income Since 2000	30%
Percent Increase/Decrease in Income Since 2010	4%
Average Household Net Worth	\$417,422
Median Home Sale Price	\$165,233
Sales Tax Rate	7.5%
Average Household Total Expenditure	\$50,412

Averages Weather

Average High in January	53.87° F
Average Low in January	38.00° F
Average High in July	96.77° F
Average Low in July	66.00° F
Annual Precipitation	58.66 in.
Air Pollution Index	101.00



Shasta County Zoning

17.26.060 - Site development standards.

The following site development standards apply in the R-R district:

A. Residential Density and Minimum Lot Area. Unless part of a community plan area where residents prefer a certain minimum parcel size, lands in this district shall not be assigned maximum densities or minimum parcel sizes prior to the evaluation of site-specific data involving the criteria indicated in this section. Specific parcel size requirements should be applied only after collection and analysis of the data required to accurately make these recommendations. The data shall be provided by the property owner or agent.

1. Maximum Residential Density. The maximum residential density shall be determined by the following criteria:

- a. The maximum density for land exceeding a thirty-percent slope is one dwelling unit per ten acres;
- b. The maximum density for land not exceeding a thirty-percent slope is as follows:
 - i. One dwelling unit per two acres, except within the Centerville community services district,
 - ii. In the Centerville community services district, one dwelling unit per three acres;
- c. Adequate water quality and quantity is proven, to the satisfaction of the county, to be available for the new uses; and that existing reasonable and beneficial water uses in the vicinity will not be adversely affected;
- d. County sewage disposal capability is proven for each new building site, as required by applicable county standards;
- e. All other county development standards are met.

2. Minimum Lot Area. The minimum lot area, except as otherwise provided in Section 17.84.010, shall be as follows:

- a. Two acres; except when the proposed lots are outside of the south central region planning area, and they abut land designated by the general plan as timberland (T), agricultural-cropland (A-C) or agricultural-grazing (A-G), the minimum building site area shall comply with one of the following:

- i. If outside of a rural community or town center as designated in the general plan, the minimum lot area shall be ten acres. Residential building sites shall be located, to the extent feasible, to avoid negative impacts on the adjacent land uses.

- ii. If within a rural community or town center, the minimum lot area shall be five acres. Residential building sites shall be located, to the extent feasible, to avoid negative impacts on the adjacent land uses.

- iii. If it can be shown that topographic or man-made features will sufficiently separate the uses, the above mentioned standards shall not be applied.

b. In all cases, each building site area shall contain at least one contiguous acre not exceeding a thirty-percent slope, except in the Centerville community services district there shall be at least one-and-one-half contiguous acres not exceeding a thirty-percent slope on each building site.

B. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:

1. Front, thirty feet;
2. Side, thirty feet;
3. Rear, thirty feet.

C. Maximum Structural Height. The following structural height restrictions apply, except as otherwise provided in Section 17.84.030:

1. Main building, thirty-five feet;
2. Accessory building:
 - a. If less than fifty feet from any property line: twenty feet;
 - b. If at least fifty feet, but less than seventy feet, from any property line: twenty-five feet;
 - c. If at least seventy feet, but less than ninety feet, from any property line: thirty feet;
 - d. If at least ninety feet from any property line: thirty-five feet.

D. Parking. Parking requirements are as specified in Chapter 17.86.

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52.2 Acres**



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