

HAMMAN

REAL ESTATE

Industrial * Income Property * Commercial * Vacation Property * Farm Land * Development

Established in 1946

11.46+/- Acres of Residential Development Potential



Disclaimer: Picture is a visual interpretation of what a subdivision might look like on subject property. Agent & Seller make no representations or guarantees & suggest that the Buyer conduct their own Due-diligence studies.

EXECUTIVE SUMMARY

Exceptional Development Opportunity in Gridley, CA

This project presents a prime opportunity for builders and developers to enter one of Northern California's most promising housing markets. Strategically located in an area with excellent infrastructure and accessibility, the site offers a unique competitive pricing advantage that sets it apart from other regions.

Developer-Friendly City with High Demand

The City of Gridley is actively welcoming new development and expansion. With a pro-growth outlook and streamlined city support, it's an ideal environment for residential builders. Demand for housing is strong, particularly from buyers relocating from the greater Sacramento and Bay Area markets. These buyers are seeking high-quality homes within an attainable price range of \$500,000–\$800,000.

In addition to external demand, there is significant pent-up interest from local residents eager to purchase new homes. The shift toward remote work, accelerated by the COVID-19 pandemic, has fueled a broader migration trend away from urban centers—and Gridley is reaping the benefits.

Why Gridley? Quality of Life Meets Opportunity

Gridley offers an outstanding quality of life with a small-town atmosphere and big-city conveniences. Families are drawn to the area for its strong school system, clean air, and safe, community-oriented lifestyle. The city's location along the historic Highway 99 Business Corridor provides excellent connectivity, just 60 miles north of Sacramento and under 2.5 hours from both the Bay Area and Lake Tahoe/Reno.

Residents and businesses enjoy

Affordable real estate

Year-round mild weather

Exceptional recreational amenities

Cost-effective municipal utilities (electric, water, sewer)

A skilled, local labor force

Pro-business leadership with a "can-do" attitude Project

Project Potential

Situated in Butte County, the site is ideally suited for residential subdivision. Assuming a density of five lots per acre, the property could accommodate approximately 40-55+/- new homes—a significant opportunity to meet current market demand

- Location:** 1898 Sycamore St. - City of Gridley on the West side of town between Sycamore St./ Gridley-Colusa Hwy and the Spruce St. Extension (Future Development).
- Description:** One Parcel within the City of Gridley's City Limits.
- APNs:** 009-290-066
- Soil:** Liveoak sandy loam (96.7%) and Gridley taxadjunct loam (3.3%)
- Size:** 11.46+/- Acres in total size.
- Utilities:** City Water, Sewer & Power to Site. Power supplied by City of Gridley Electrical Department, which is 20%+/-less expensive than PG&E since the City is supplied power at a cheaper rate through NCPA Shareholder.
- Access:** Good Ingress/Egress along Sycamore St./Gridley-Colusa Hwy.
- Current Use:** Property is currently a persimmon orchard, but highest and best use would be SFRs.
- List Price:** **\$795,000**

For More Information, Contact Listing Agent

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(530) 228-1940 cell
koryhamman@yahoo.com

OVER 3/4 BILLION IN SALES AND GROWING!!!





Butte County Assessor's Map
Book 09, Page 29

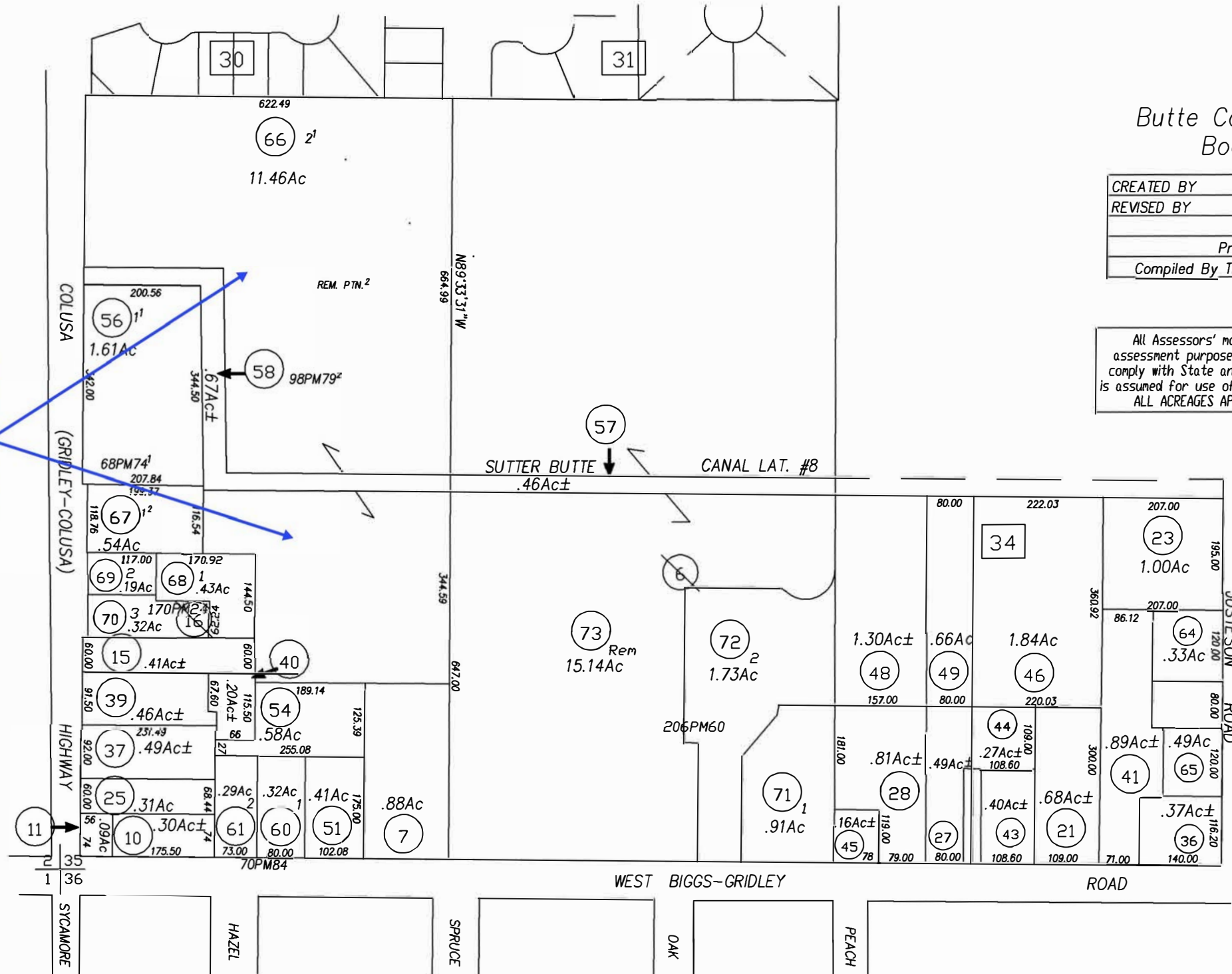
CREATED BY	DB	CREATED ON	09-29-2006
REVISED BY	AC	REVISED ON	2/21/24
		EFFECTIVE	2024-25 ROLL
Prior Book 22, Page 26			
Compiled By The Butte County Assessor's Office			

All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

10-29

APN: 009-290-006

10-30



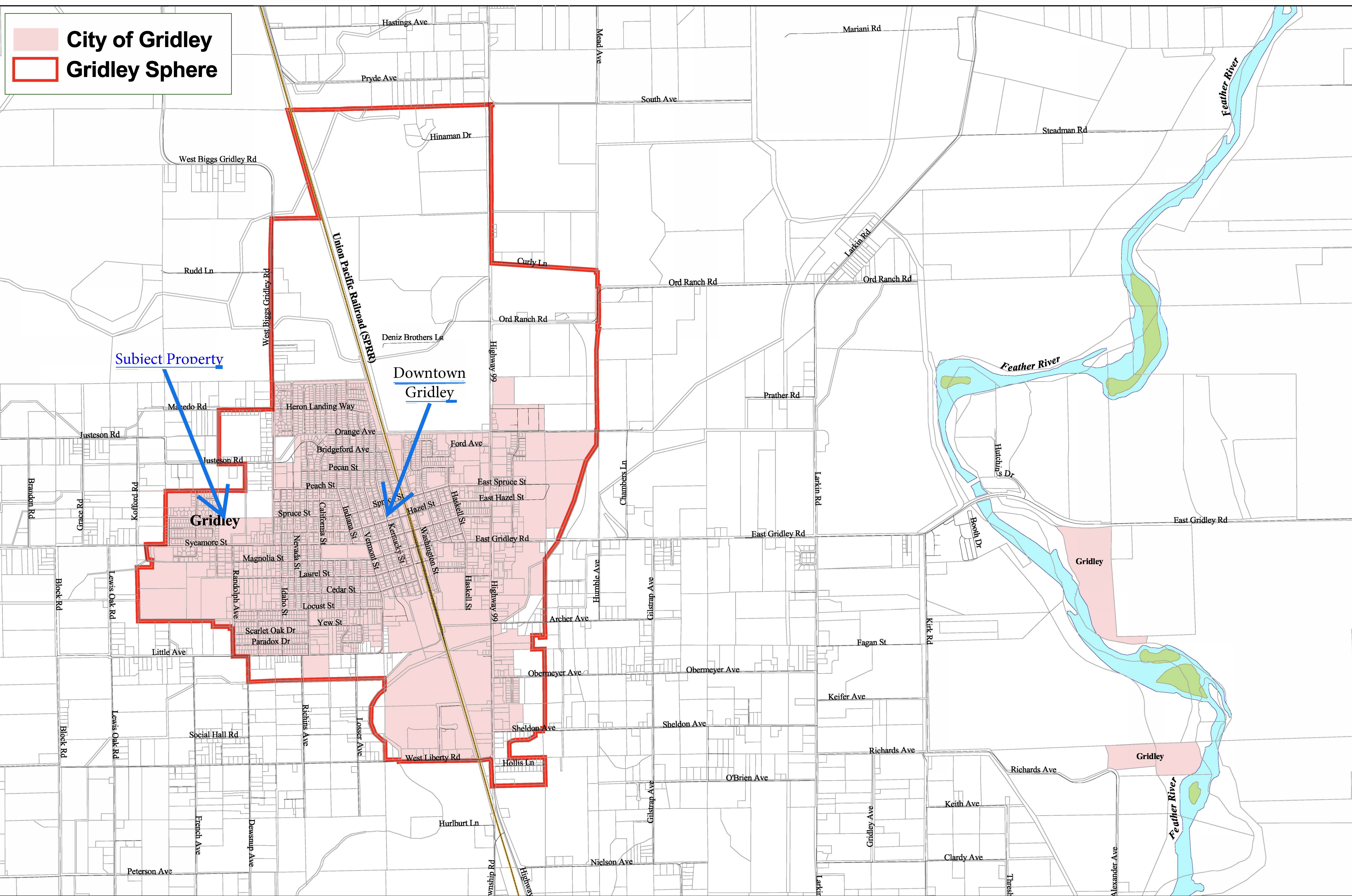
28

17

13

09

26



BUTTE LOCAL AGENCY FORMATION COMMISSION

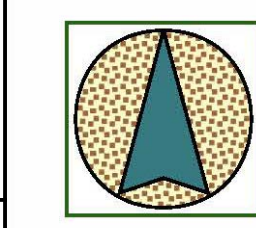
City of Gridley Sphere of Influence Plan/Update

Action: **Passed and Adopted**

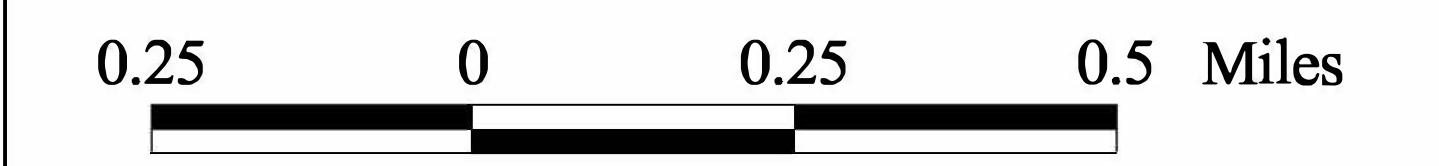
Date: **December 2, 2010**

Res.: **05 2010/11**

Agent: **Steve Lucas**



City of Gridley Sphere











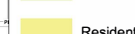









Data: Butte County & LAFCO

C:\projects\lafco_projects\lafco annexations\gridley_sphere.apr. Updated: 01/12/11

CITY OF GRIDLEY General Plan Map

Data Compiled by the Geographical Information Center, Aug 2024

Legend

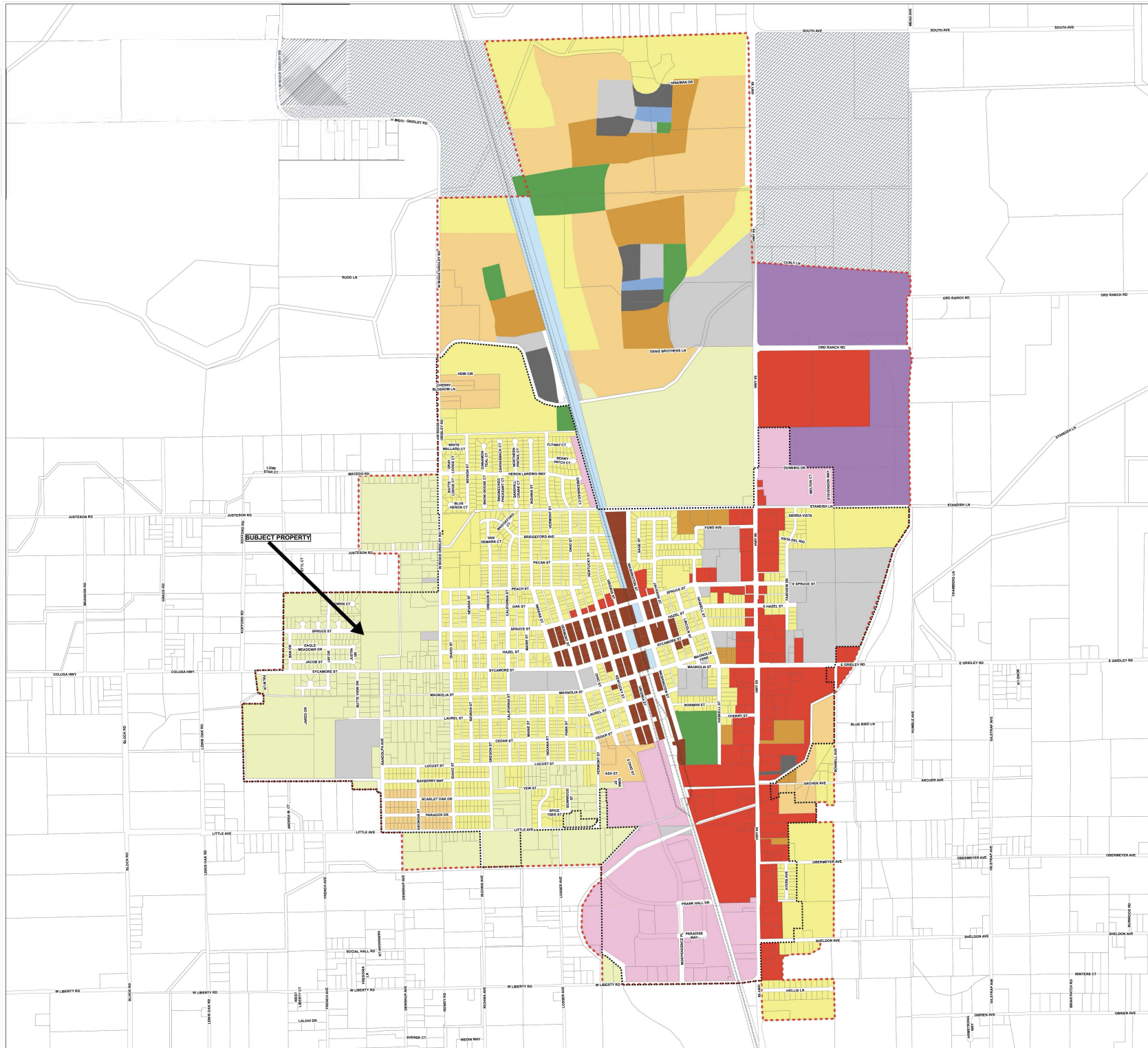
-  Railroad
-  Commercial
-  Agricultural Industrial
-  Downtown Mixed Use
-  Industrial
-  Park
-  Public
-  OS - Open Space
-  Residential, Very Low Density
-  Residential, Low Density (2-4 du/ac)
-  Residential, Medium Density (5-8 du/ac)
-  Residential, High Density 1 (9-15 du/ac)
-  Residential, High Density 2 (16-30 du/ac)
-  Urban Reserve
-  Neighborhood Center Mixed Use
-  City Limits
-  Sphere_of_Influence
-  Parcel Boundary



0 1,500 3,000 Feet



**GEOGRAPHICAL
INFORMATION CENTER**
California State University, Chico



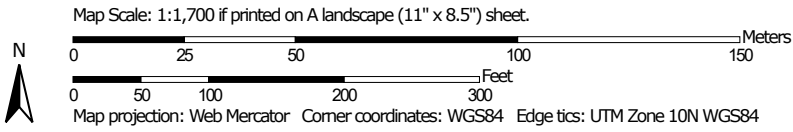
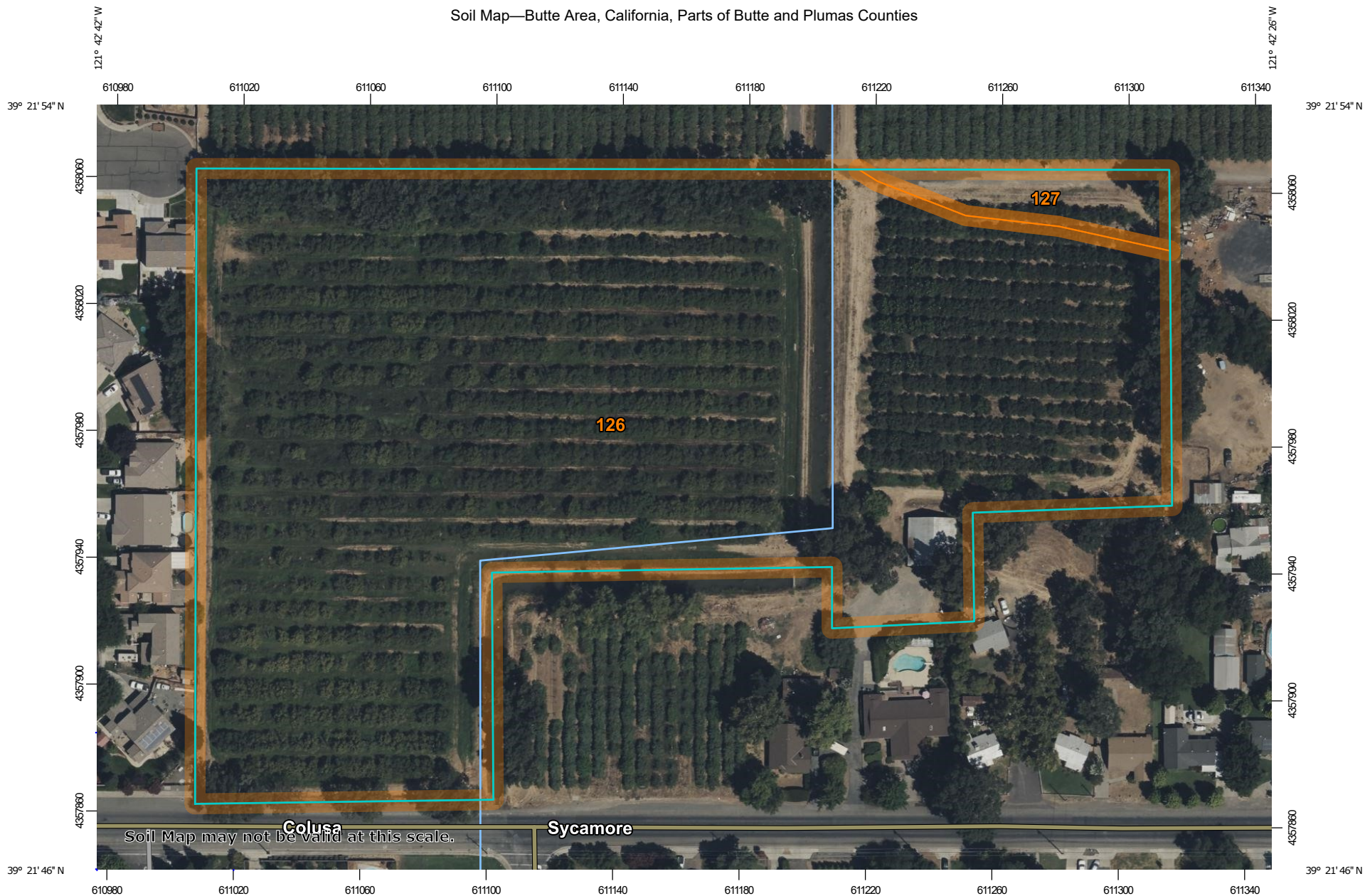
Short Commute Times






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Soil Map—Butte Area, California, Parts of Butte and Plumas Counties





MAP LEGEND


Area of Interest (AOI)

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Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Butte Area, California, Parts of Butte and Plumas Counties

Survey Area Data: Version 23, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
126	Liveoak sandy loam, 0 to 2 percent slopes	10.9	96.7%
127	Gridley taxadjunct loam, 0 to 2 percent slopes	0.4	3.3%
Totals for Area of Interest		11.3	100.0%

