

LAND FOR SALE

±0.36 ACRES OF LEVEL LAND IN NUBIEBER, CA

652-790 Broadway Ave, Nubieber, CA 96068



Sale Price

\$39,000

OFFERING SUMMARY

Available SF:	15,682 SF
Lot Size:	0.36 Acres
Price / SF:	\$1.24
Zoning:	Residential
Market:	Nubieber
Submarket:	California North Rural Area
Cross Streets:	CA-299 (Broadway Ave) & 4th St
APN:	001-362-001

PROPERTY HIGHLIGHTS

- ±0.36 AC | Private Location | Former Home Site w/ Utilities
- Paved Entrance | Corner Lot | Mature Landscaping
- Economical City Utilities & Drive Approach In Place
- ±180' Wide By 85' Deep (±15,682 SF) | Paved Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Square Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Level Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-299 Freeway Access | Utilities Existing
- Private Setting Minutes To Hot Springs

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

LAND FOR SALE

±0.36 ACRES OF LEVEL LAND IN NUBIEBER, CA

652-790 Broadway Ave, Nubieber, CA 96068



PROPERTY DESCRIPTION

Level and square ±15,682 SF (±0.36 Acres) of shovel ready corner lot located within the City with a Country feeling very close to CA-299. Property measures ±180' Wide By 85' Deep. Former ±3,112 SF home site that burned down, has well, septic & electricity. Lot is very level with good soil, and is accessible via paved roads entering from Broadway Ave & 4th St. The lot has nice views to the North and is very close to Hot Springs, paved road frontage, electric pole is right on the street, and offers amazing views. Private neighborhood setting in active subdivision with many quality homes on the block. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permeant construction. The property has quick access to CA-299 which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

The property is located north of Washington Ave, east of Babcock Rd, south of Lassen State Highway and west of Broadway Ave. With perfect access to Lassen State Highway (CA-299) it offers beautiful views as well as a secure and private location. Nubieber (formerly, Big Valley City and New Town) is a census-designated place in Lassen County, California. It was located at the common terminus of the Western Pacific Railroad and the Great Northern Railway Bieber Line 3 miles (4.8 km) southwest of Bieber, at an elevation of 4121 feet (1256 m).

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

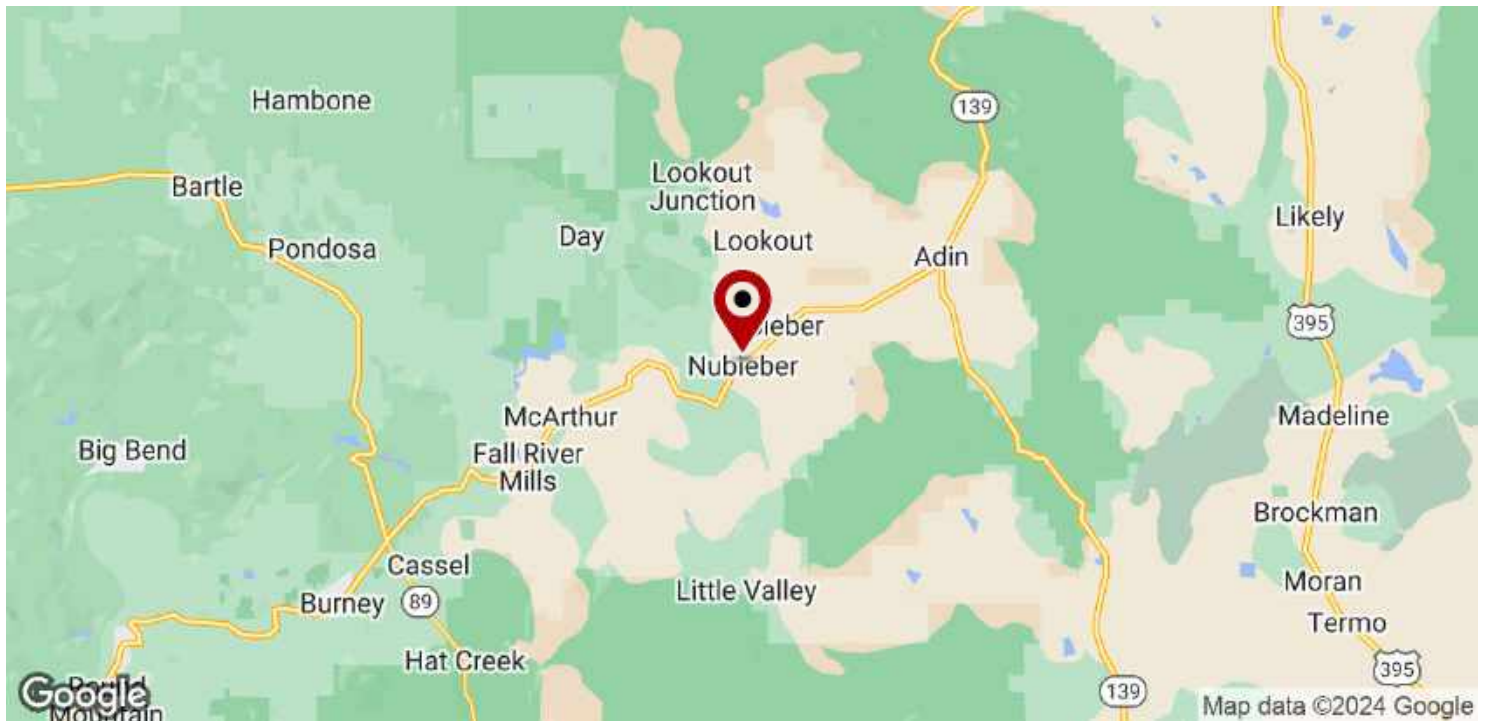
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

LAND FOR SALE

±0.36 ACRES OF LEVEL LAND IN NUBIEBER, CA

652-790 Broadway Ave, Nubieber, CA 96068



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

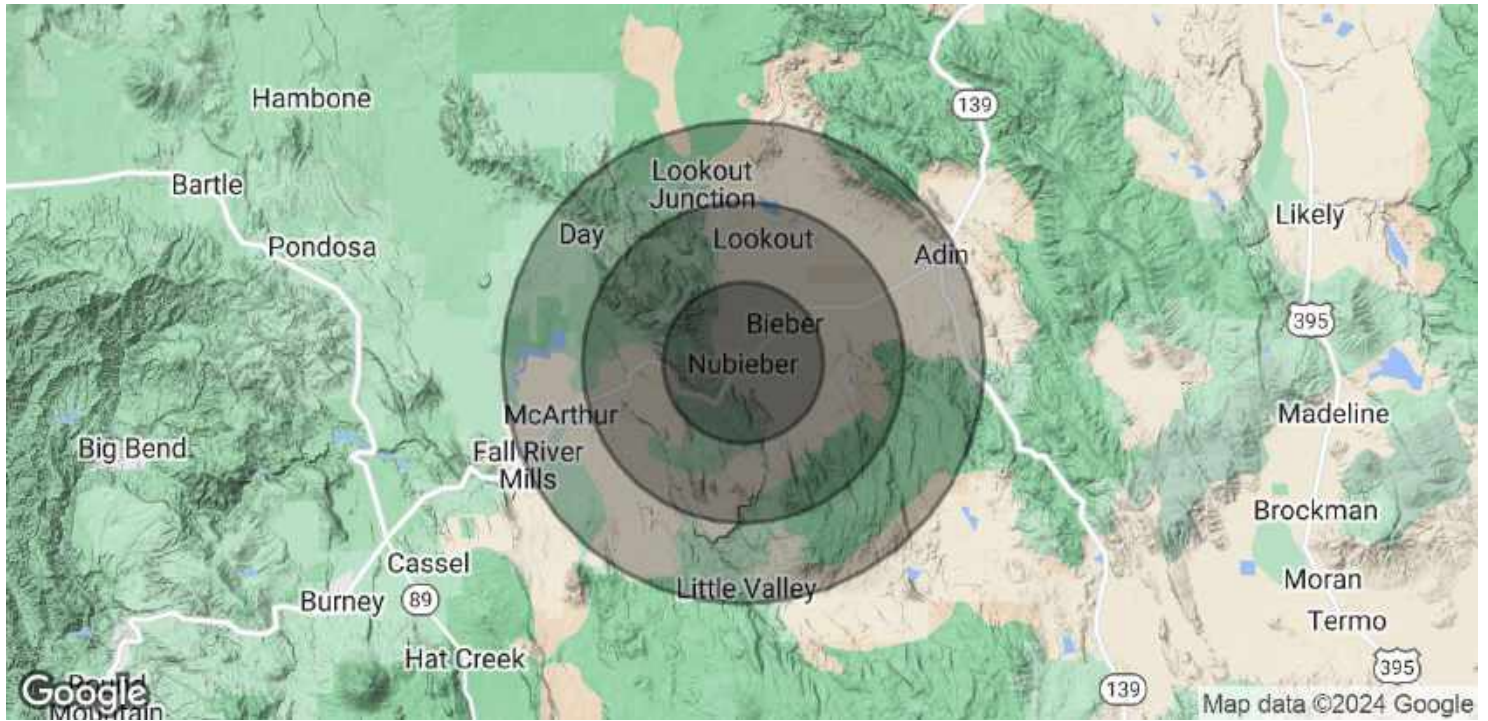
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

LAND FOR SALE

±0.36 ACRES OF LEVEL LAND IN NUBIEBER, CA

652-790 Broadway Ave, Nubieber, CA 96068



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	363	920	1,705
Average Age	44	47	47
Average Age (Male)	44	46	47
Average Age (Female)	45	47	48
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	99	303	565
# of Persons per HH	3.7	3	3
Average HH Income	\$66,742	\$81,485	\$86,289
Average House Value	\$374,429	\$393,884	\$404,833
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	20.7%	10.3%	10.6%

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711