

DEVELOPMENT OPPORTUNITY

110 +/- Acres 3380 Rancho Rd Wheatland CA 95692



\$5,940,000.00



110 Acres high exposure with freeway frontage on Highway 65 and Rancho Rd. Accommodating Private Jets 5 minutes away at Yuba County Airport with 6007 ft long runway. Situated across freeway from Hard Rock Hotel & Casino and Toyota Amphitheatre. Easy access from Forty Mile Road and Rancho Rd on-ramps.

Direct route to Greater Sacramento and Roseville.

*Asking price \$5,940,000 * Two parcels totaling 110 Acres * Mostly level topography

*Yuba County promotes a friendly development atmosphere

JOHN P. OCHIPINTI

BROKER LICENSE
#00560647



j@aztecred.com



469 Century Park
Drive, Yuba City
CA 95991



530-301-4422

*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

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Zoned Light Industrial with opportunity to change to Commercial if needed.
Located between Yuba City/Marysville and the Greater Sacramento Area
Business friendly county that values growth with focus in light
industrial/commercial/entertainment/recreation

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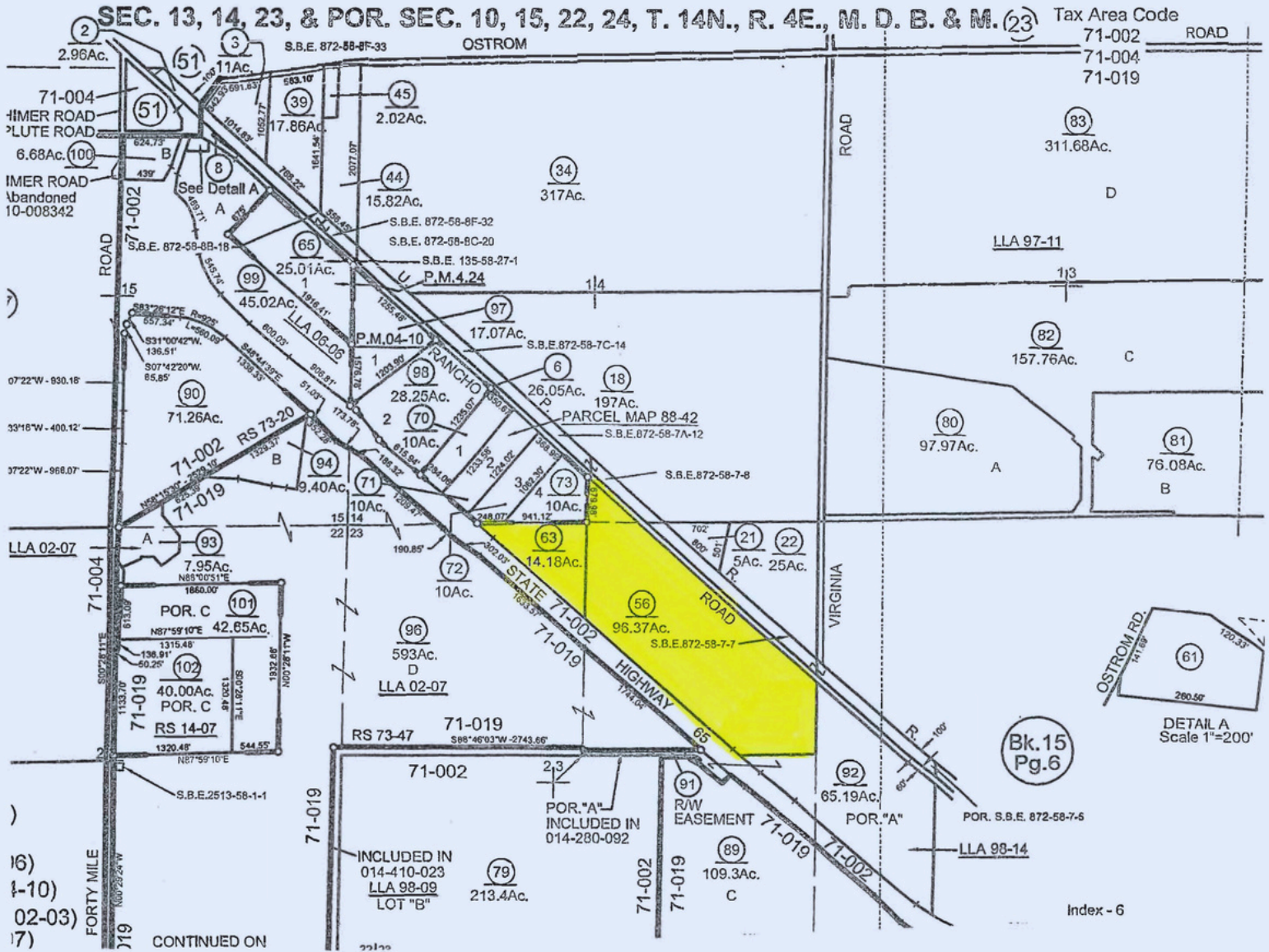


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