

# JELLY'S FERRY ROAD

RED BLUFF | CA

## For Sale ±136.49 Acres

Rare entitled development opportunity for sale along the highly-trafficked I-5, just north of Red Bluff, CA.

- Immediate exposure to ±41,000 vehicles per day along the busy Interstate 5.
- Approved Use Permit allows for a variety of commercial uses.
- Seller considering all offers!

Interstate 5  
(±41,000 ATC)



±136.49  
ACRES

Jelly's Ferry Road

### RYAN HAEDRICH, CCIM

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DRE #01747622



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# EXECUTIVE SUMMARY

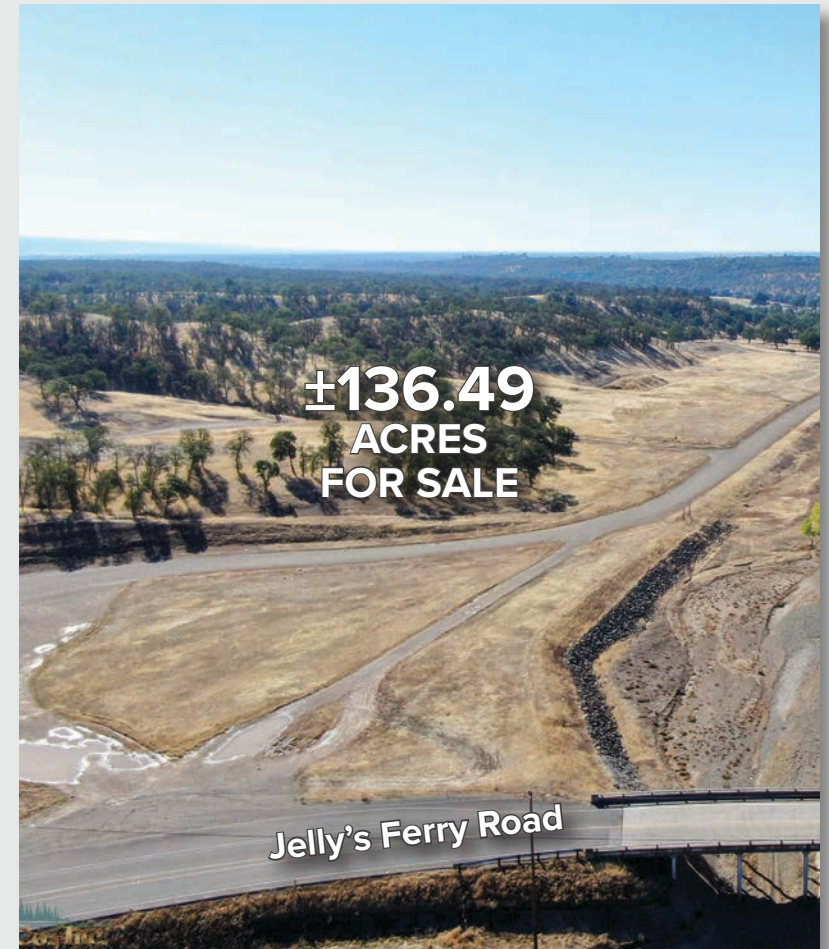
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## PROPERTY OVERVIEW

Rare land development opportunity in Tehama County, Northern California. The site is a 136+ acre entitled property for sale along the highly-trafficked Interstate 5, just north of Red Bluff. The property has an approved Use Permit, allowing for a variety of commercial uses such as a fuel/service station and mini-mart, a 100-unit RV park, a 60-unit motel and a restaurant. These potential development uses can benefit from immediate exposure to 41,000 vehicles per day along the busy Interstate 5, providing excellent visibility and accessibility. The property and area are ready for development, and this is a great opportunity to be a part of the growth and development of Tehama County and the I-5 corridor.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,650,000
<b>Lot Size:</b>	±136.49 Acres
<b>APN:</b>	009-530-069
<b>Zoning:</b>	PD
<b>Market:</b>	Tehama - Red Bluff
<b>Cross Streets:</b>	Interstate 5
<b>Traffic Count:</b>	±41,000



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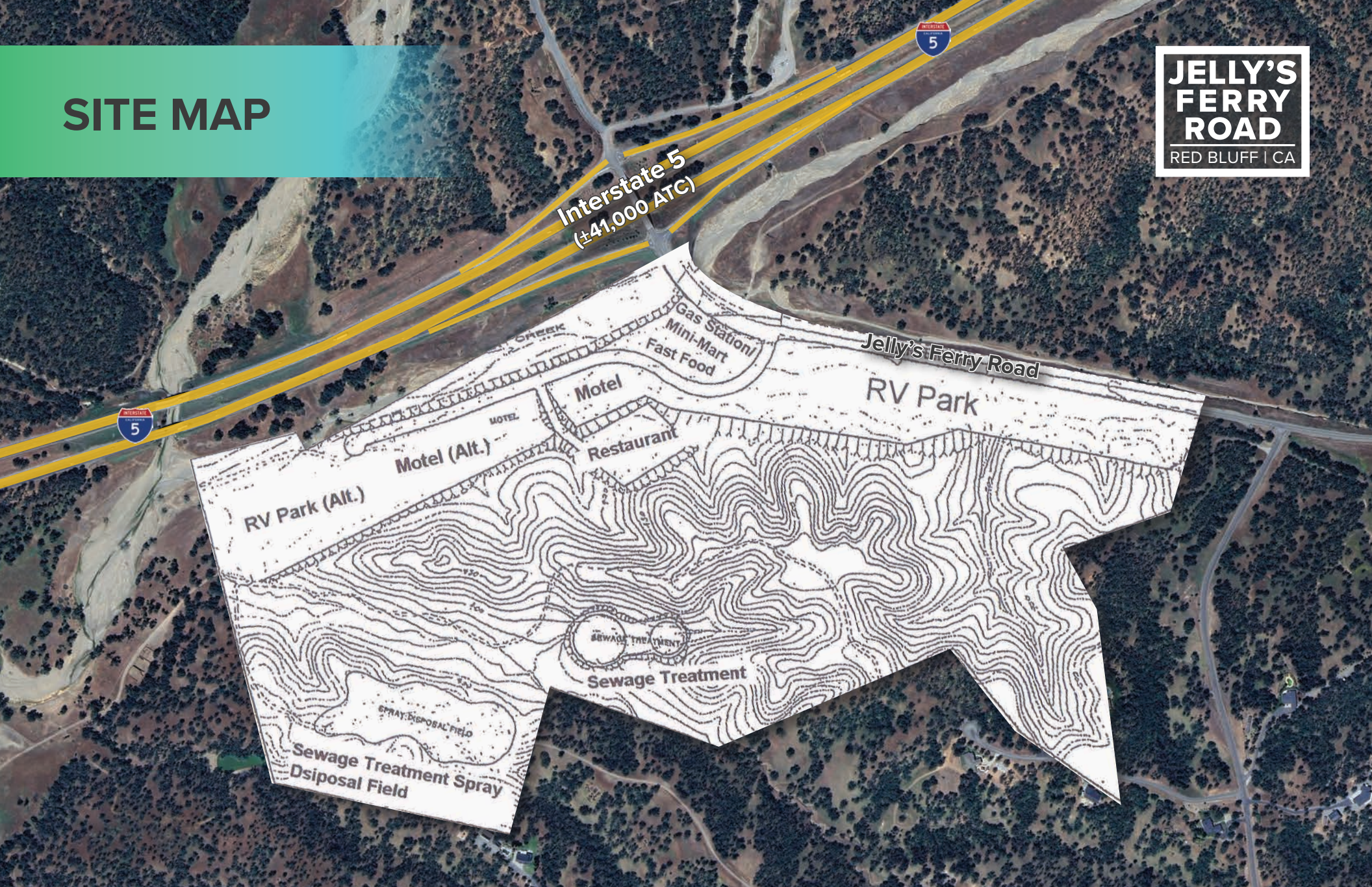


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# SITE MAP

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# PROPERTY PHOTOS

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# ABOUT CAPITAL RIVERS

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## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

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