

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!



RYAN HAEDRICH, CCIM

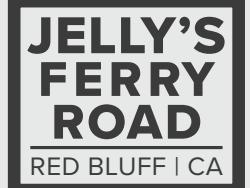
Vice President of Sales & Leasing
530.221.1127
ryan.h@capitalrivers.com
DRE #01747622

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EXECUTIVE SUMMARY

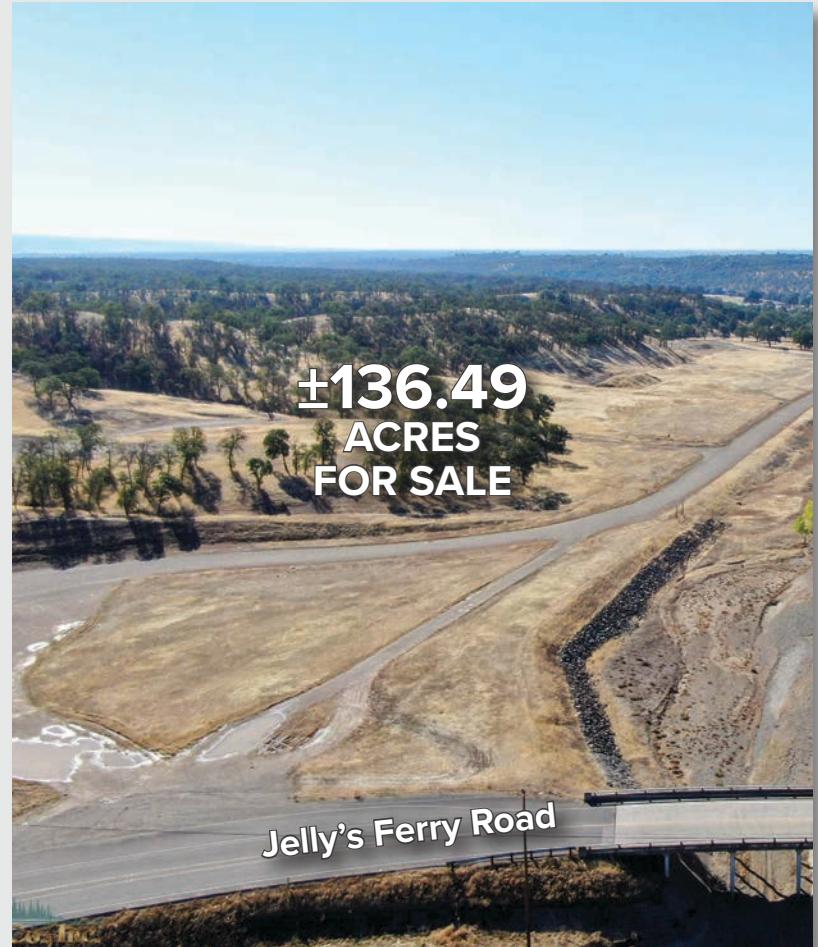


PROPERTY OVERVIEW

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

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



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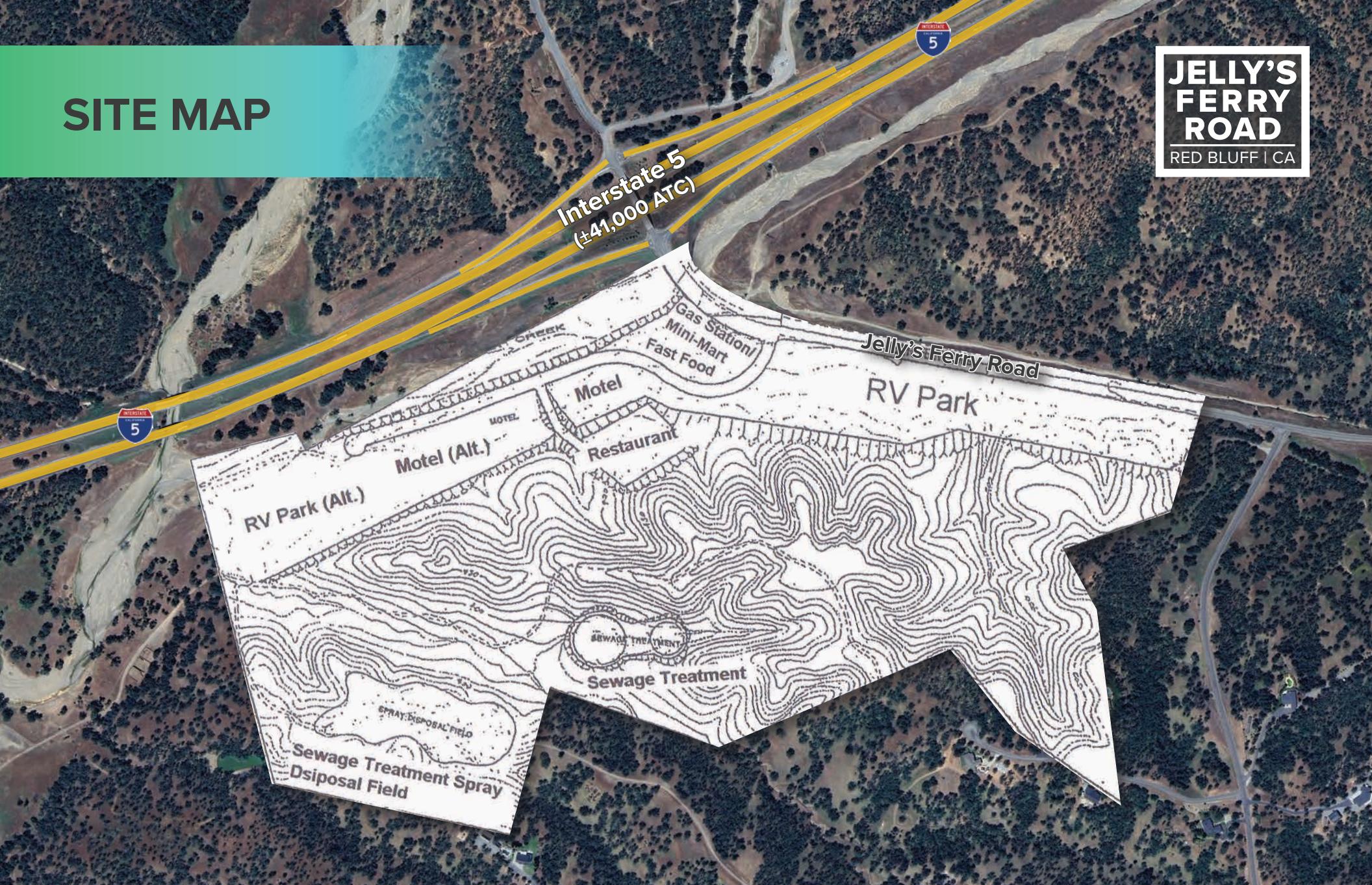
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SITE MAP

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PROPERTY PHOTOS

**JELLY'S
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RED BLUFF | CA



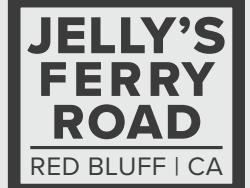
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ABOUT CAPITAL RIVERS



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Creating a great experience is what we are all about.

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When you contact Capital Rivers, expect a response.

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Sacramento, CA Office:

1821 Q Street
Sacramento, CA 95811
916.514.5225
info@capitalrivers.com

Redding, CA Office:

280 Hemsted Drive, Suite 104
Redding, CA 96002
530.221.1127
info@capitalrivers.com

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