

# For Sale | ±45 Acres | Highway 65 Frontage

3854 Rancho Road, Wheatland, CA

#### **Tommy Ponder, SIOR**

Executive Vice President + 1 916 563 3005 tommy.ponder@colliers.com CA Lic. 01431506

## **Spencer Bones**

Vice President + 1 916 830 2628 spencer.bones@colliers.com CA Lic. 02014924

#### **George Vrame**

Associate Vice President + 1 916 563 3041 george.vrame@colliers.com CA Lic. 02028936





## **Highlights**

- Seller financing available
- ±2,200 SF of Highway 65 frontage
- Convenient access to Highway 65 and 70
  - Olivehurst 4 miles
  - Yuba City/Marysville 8 miles
  - Roseville/Rocklin 28 miles

- Auburn 31 miles
- Sacramento 38 miles
- Woodland 43 miles
- Average daily traffic on Highway 65: ±19,000
  - I-5 30 miles
  - I-80 28 miles

- APN: 014-280-099
- Zoning: M-1
- Sewer septic
- Water well
- Level topography

**Location Overview** 



## **Yuba County Developments**



Hard Rock Casino Resort is open for business October 2019 and is currently planning for expansion.



CalTrans improvements on State Highway 70 (N-S) and State Highway 20 (E-W).



Yuba County and Olivehurst Public Utility District are planning for municipal water & sewer by 2021.

## Yuba County makes the investments necessary to support a thriving business

- Tax incentives
- Roadway improvment
- Construction developments
- Large labor pool

- Yuba-Sutter Economic Development Corporation Contact
  - Brynda Stranix, President/COO and Econimic Development District Director
  - +1 530 751 8555
  - +1 530 751 8559 x103



## Hard Rock Hotel & Casino

Local on site Casino and Hotel experience with guest amenities including an on site Live venue, banquet and conference spaces, a gas station, multiple dining options, and more. The on-site Live venue partners with LiveNation to include nationwide and high-class acts, which drives significant traffic to the venue and greater area.







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