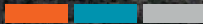


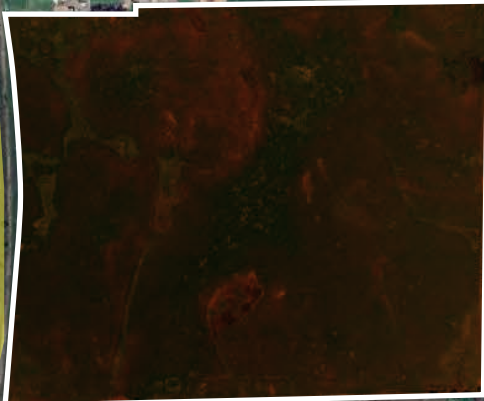
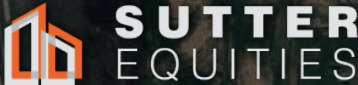
MCGOWAN PKWY



±67 Acres of Prime Development Land



Dan Ave | Olivehurst, CA
Yuba County



PROPERTY HIGHLIGHTS



POTENTIAL:

Unlock the potential of this ±67-acre vacant land in Olivehurst, CA, a rapidly growing area within Yuba County. With flexible zoning and proximity to infrastructure, this property presents a prime opportunity for commercial, residential, or agricultural development—ideal for tree crops, mixed-use projects, or housing subdivisions. As Yuba County continues to expand, this parcel offers excellent investment potential for developers, farmers, and visionaries looking to capitalize on the region’s growth. Don’t miss out on this exceptional land opportunity!

PRICE:
\$900,000

PRICE/AC:
\$13,432

SIZE:
±67 ACRES

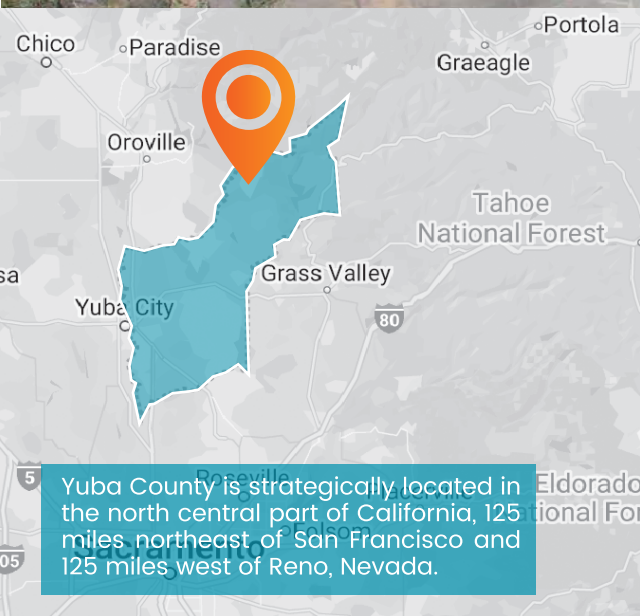
PROPERTY HIGHLIGHTS:

- Excellent Road Frontage
- High Visibility from HWY 70 and Great Accessibility
- Near Single Family Homes
- Zoning: AE-80
- Apn: 014-220-042 (1 Parcel)
- County: Yuba
- Utilities nearby

LOCATION OVERVIEW



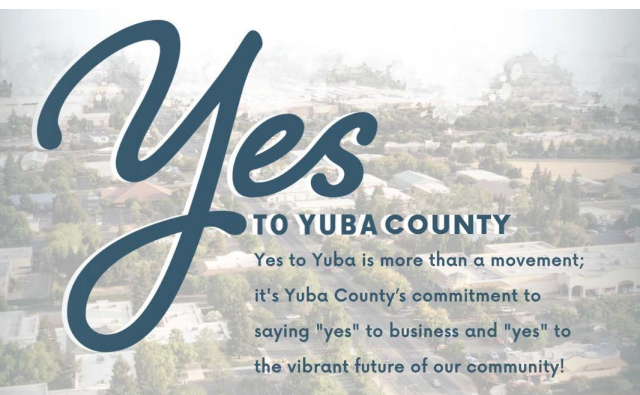
Yuba County has undergone significant growth, creating ample opportunities for residential developers to build in the flourishing region with expanding infrastructure.



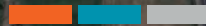
Yuba County has an estimated population of 83,421 as of July 1, 2021 – an annual increase of approximately 2% since 2010. Yuba County’s population is expected to surpass 90,000 by 2026 – an increase of approximately 25% above the 2010 census. Yuba County’s population is expected to increase 75% to 80% by 2060. The County Seat for Yuba County –the City of Marysville was at 12,664 – an increase of 0.5% during the past year. Population growth in Yuba County has been occurring in the unincorporated areas – primarily in those areas south of Marysville and in the southern portion of the County such as Arboga, Linda / East Linda, Olivehurst, and the community of Plumas Lakes. In fact, approximately 80% of the county’s residents live in the unincorporated areas.

The Yuba County economy is also closely tied to its agricultural production, and 2021 production totals were up approximately 29% from the 2020 total crop values. Total crop production for the 2021 season was \$278,931,580, up from the 2020 season total of \$215,152,000. The increase in value was attributed to the increase in commodity prices for rice, walnuts, kiwi, prunes, livestock, and almonds.

In Yuba County, the major commercial development during the past several years has been the completion / opening of the Hard Rock Hotel & Casino Sacramento at Fire Mountain. The facility is located off Forty Mile Road (3317 Forty Mile Road, Wheatland, CA). The resort includes a 170-room hotel, restaurants, bars, a pool area, a gift shop, a fitness center, and conference facilities, in addition to the casino which boasts 1,800 slot machines and table games. Restaurants include Council Oak Steaks & Seafood, Hard Rock Café, and Fresh Harvest. There is 13,500 square feet of space for large conventions, events, and trade, shows. The facility is expected to contribute a total of 1,200 jobs to the local economy (“Constructing Hard Rock Casino” by Chris Kaufman/ Appeal-Democrat.com-07/18/2019).



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