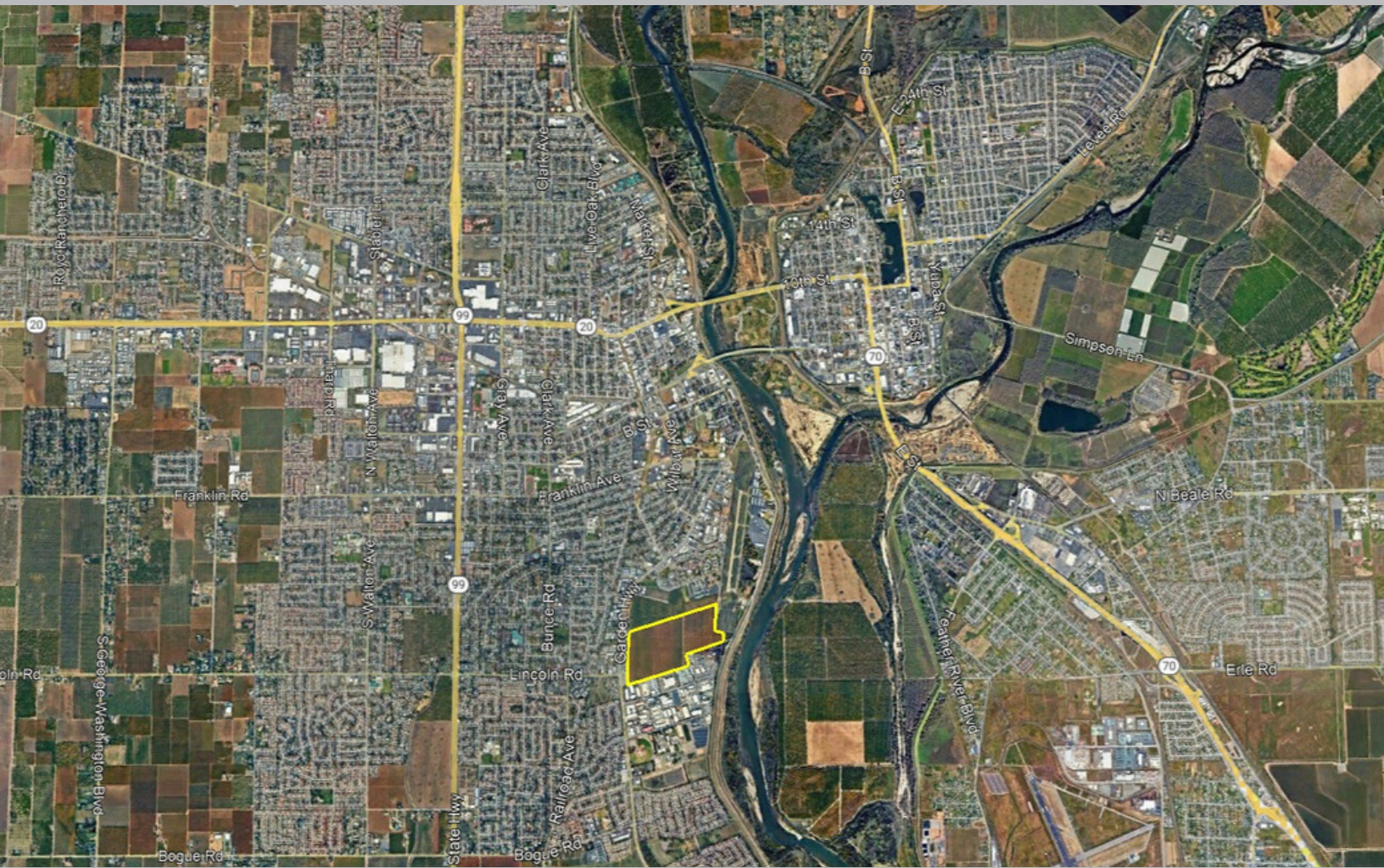


# DEVELOPMENT OPPORTUNITY

85 +/- Acres Yuba City CA 95991



\$17,120,000.00



85 +/- Acres Briggs Orchard Project Yuba City CA in Sutter County. Last large infill property in Yuba City. Currently farmed into orchard and old overlay general plan showing light industrial. Old map not recorded showing mostly residential working in 2006 & 2007.

\*Asking price \$17,120,000.00

\* Five parcels totaling 85.6 Acres

\*All Utilities at property

\*Orchard lease ends in 2026

\* Mostly level topography

\*Yuba City promotes a friendly development atmosphere

**JOHN P. OCHIPINTI**

BROKER LICENSE  
#00560647



j@aztecred.com



469 Century Park  
Drive, Yuba City  
CA 95991



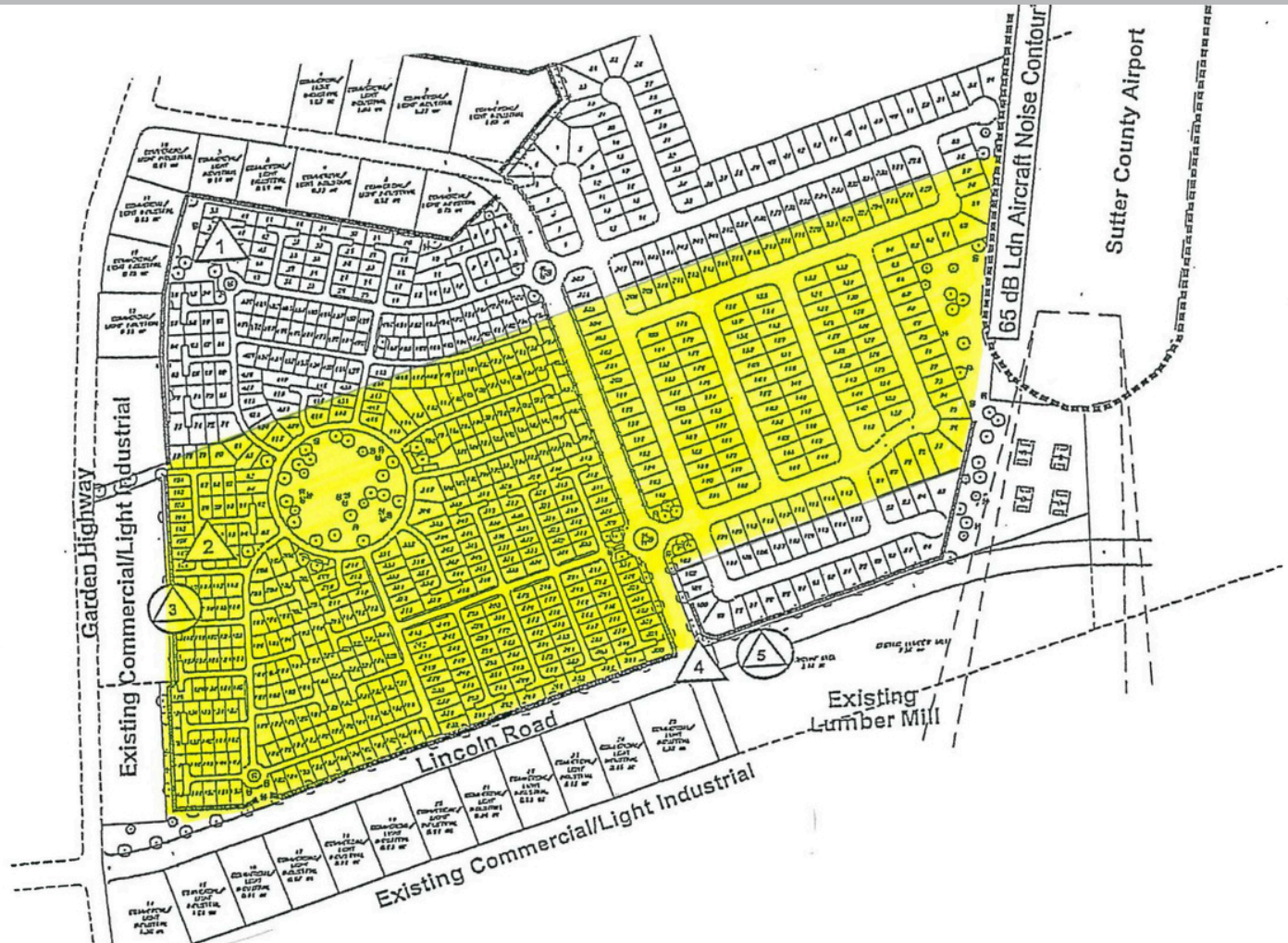
530-301-4422

\*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.



# OLD TENTATIVE MAP PROPOSAL

85 +/- Acres Yuba City CA 95991



Yuba City was named top ten fastest growing cities in California, and Sutter County named #1 fastest growing county by the California Department of Finance in 2024. Located in the Sacramento Valley, a 35 minute drive to Sacramento International Airport. Yuba City offers a vibrant multicultural community with a small town feel. Major employers include Sunsweet Growers, Beale Air Force Base, Rideout and Adventist Health, Sutter North Medical, Yuba City and Marysville Unified School District. Rivers and lakes nearby, fishing, hiking, biking, hunting, and golf courses, Yuba City has plenty to offer residents. Surrounded by farmland of peaches, almonds, rice and walnuts, there is also a strong farm community. Current population of Yuba City is 70,223 and Sutter County is 97,948

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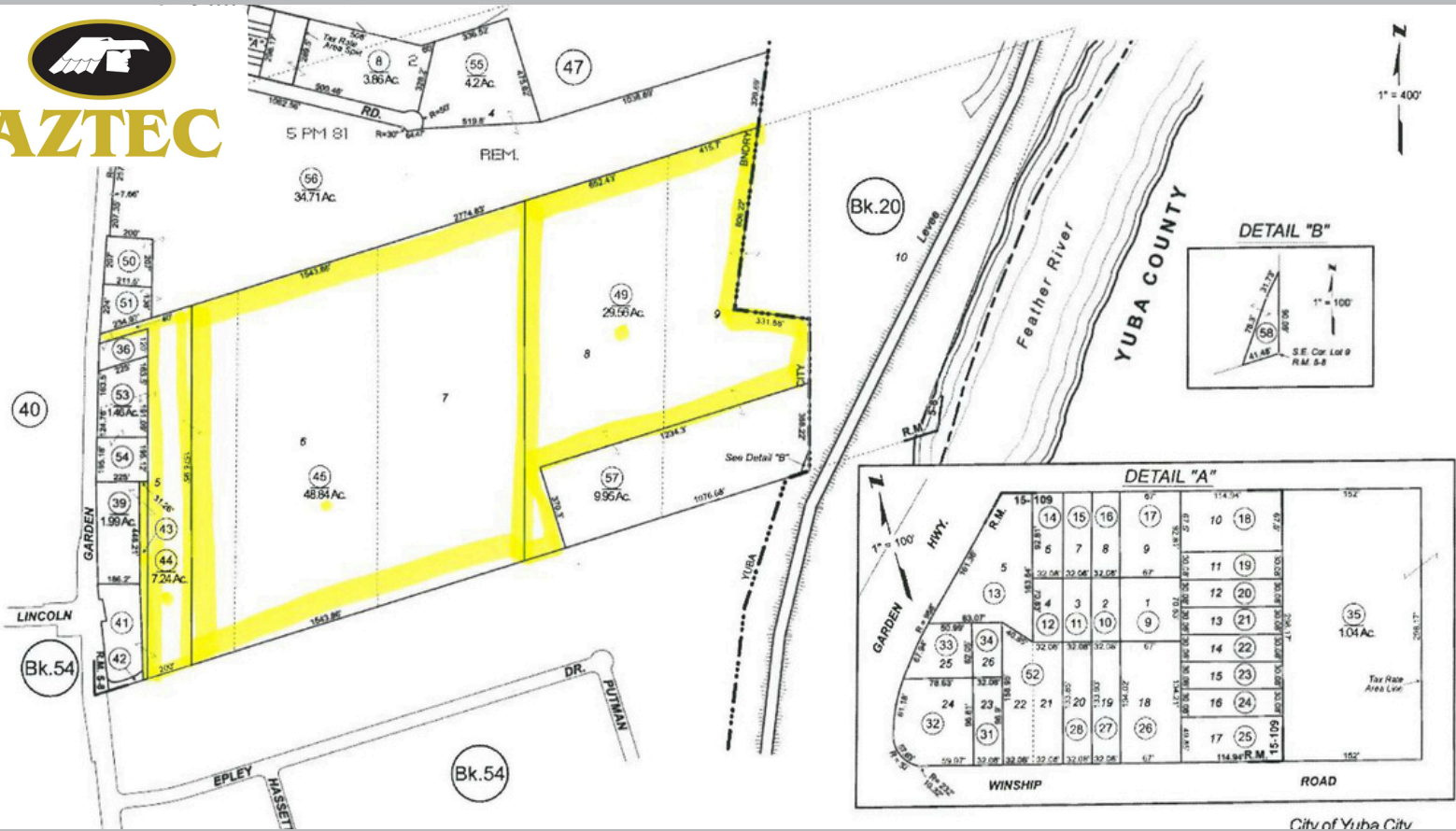
469 Century Park  
Drive, Yuba City  
CA 95991



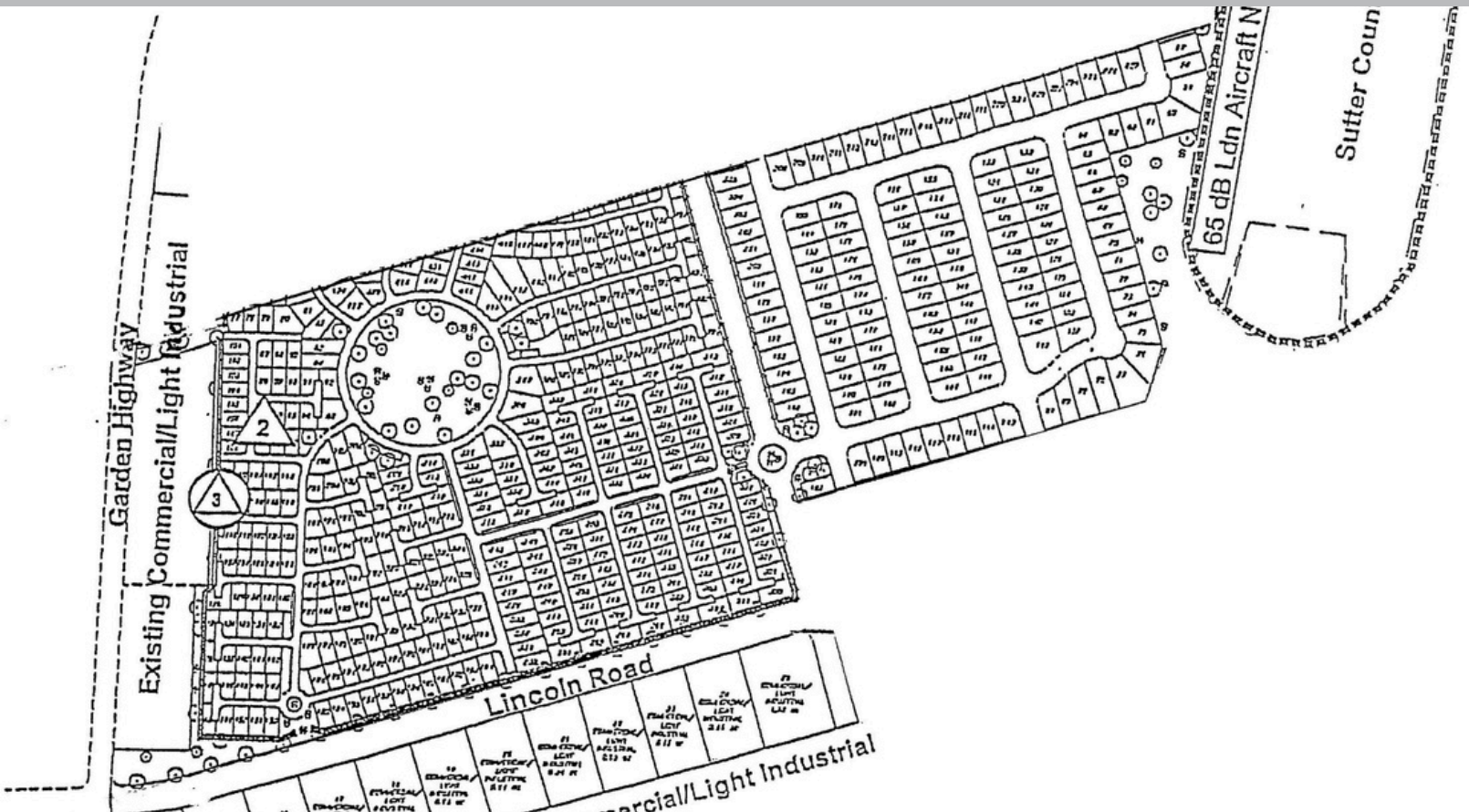
530-301-4422

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City of Yuba City



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