COMMERCIAL LAND

±7.57 ACRES

71 TULE CREEK ROAD, HAYFORK, CA

FOR SALE

SITE

Hayfork Tire Sales

The Family Dairy Store

True Value

Frontier Fuel

Ewing Gulch

Bean Gulch

HAYFORK FIRE DEPARTMENT

Green Valley Garden & Tool Supply

Hayfork Clinic

Hyampom Rd

Hyampom Rd

Wiley's Supermarket

Hayfork Creek

UNITED STATES POSTAL SERVICE

Hayfork Hotel

Hayfork Discount Groceries

True Value

GrowGeneration

Hayfork Elementary School

Country Take N Bake Pizza

Feed Store

Hayfork Video

Sunshine Gardens

U.S. Department of Transportation

Hayfork High School

CAL FIRE

Hayfork Airport F62

Haycork Creek

Salt Creek

Caltrans

Ken Miller
530.768.1650
kenmiller@ncp-cre.com
DRE #: 00818540

Vanessa Castaño
530.768.1650
vanessa@ncp-cre.com
DRE #: 02104728

PROPERTY FEATURES *

- ±7.57 Acres (329,749 SF)
- Asking Price: $425,000 ($1.28/SF)
- Corner parcel
- Ready to build site
- All utilities available
- Under-served community
- All frontage improvements on Tule Creek & Hwy 3 are in place
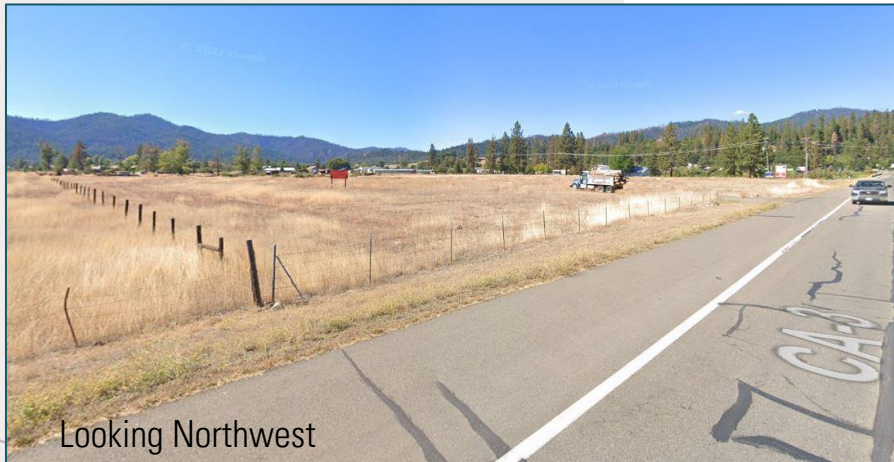- Zoned General Commercial
- APN: 014-430-77

Looking Southwest

Looking Northwest

* Buyer to independently verify

This is an excellent property for several needs in the Trinity County territory. The site is zoned "C-2 General Commercial". This broad and flexible zoning designation will support a number of business ventures, including:

- Self-Storage
- Service Station
- Car Wash
- Equipment Sales and Rental Yard
- Lumber Yard
- Wholesale Distributor
- Single-Family Residential (in support of a primary business...call broker)
- Hotel

Call Broker for details on use permit conditions, setbacks, and other planning requirements
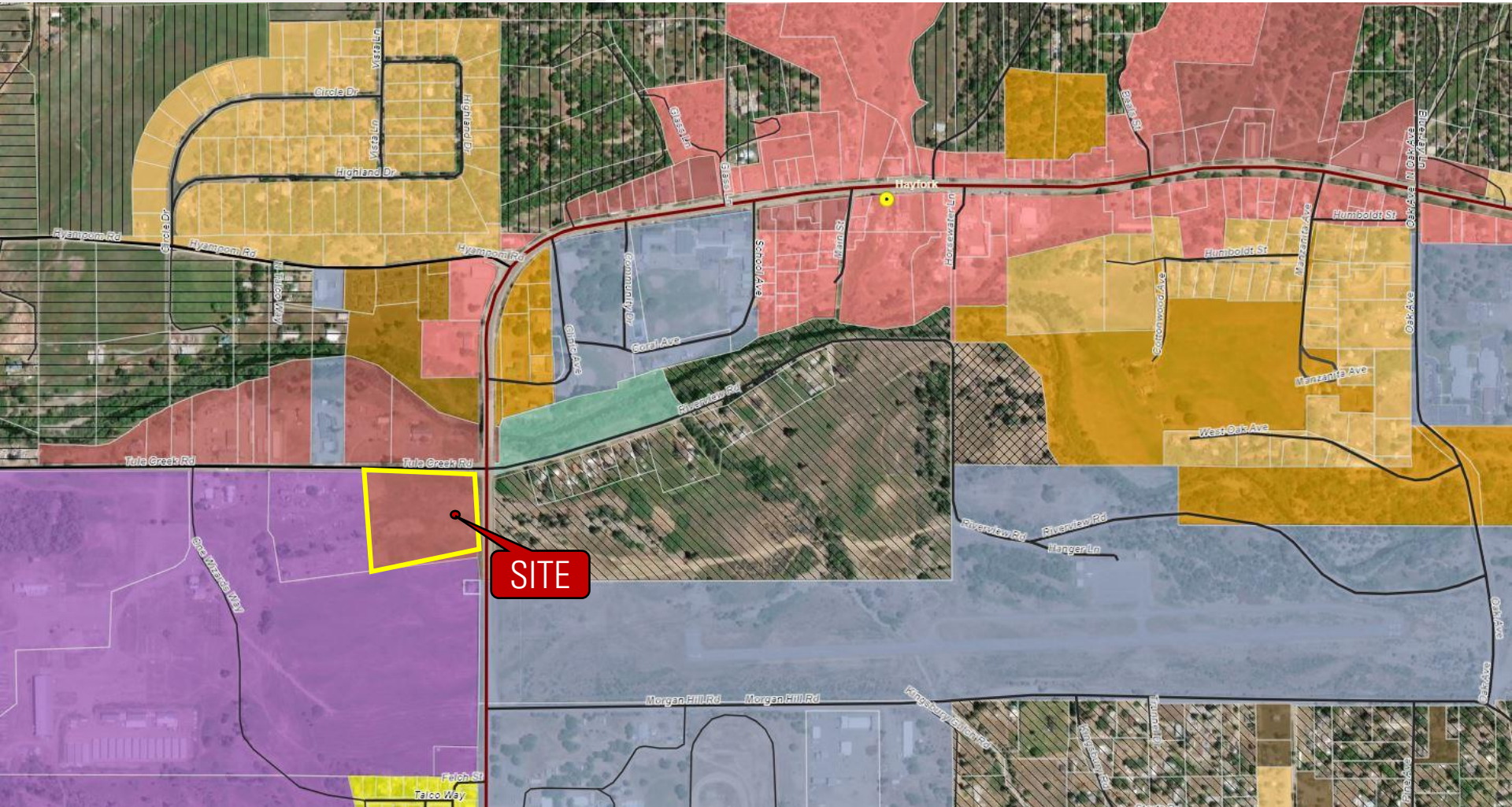
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Northstate Commercial Partners
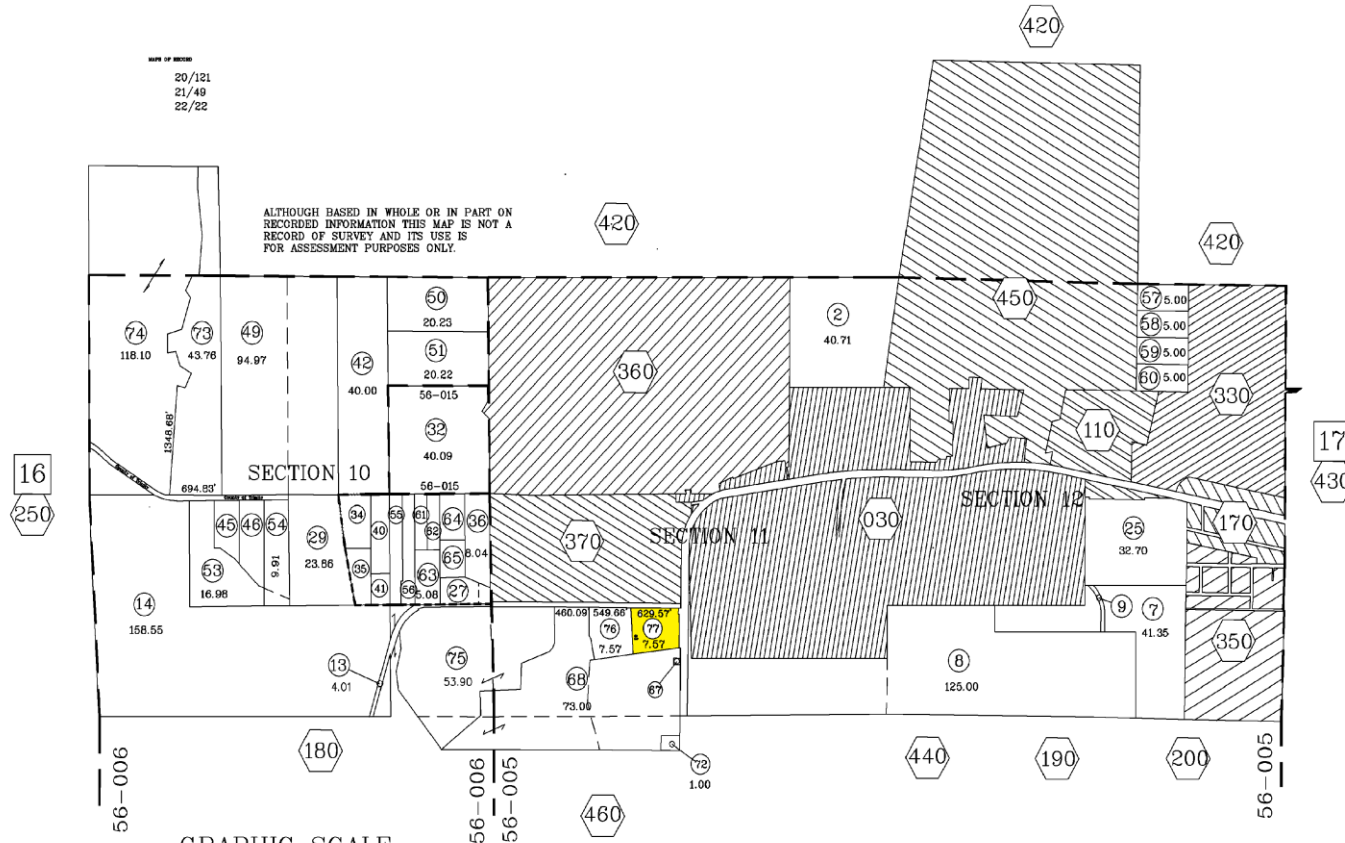2070 Shasta Street
Redding, CA 96001
530.768.1650
www.ncp-cre.com

SITE

PARCEL MAP
14−430

SECTIONS 10, 11 & 12 AND A PORTION OF SECTION 1,
T. 31 N., R. 12 W., M.D.B.& M.

T.A.C. 56−005
56−006
56−015

MAPS OF RECORD
20/121
21/49
22/22

ALTHOUGH BASED IN WHOLE OR IN PART ON
RECORDED INFORMATION THIS MAP IS NOT A
RECORD OF SURVEY AND ITS USE IS
FOR ASSESSMENT PURPOSES ONLY.

SECTION 10

SECTION 11

SECTION 12

GRAPHIC SCALE

1600   0   800   1600   3200   6400

(IN FEET)
1 inch = 1600 ft.

TRINITY COUNTY ASSESSOR'S OFFICE
BOOK FOURTEEN−PAGE FORTY−THREE
March 9, 2012

SM

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THE MAP IS NOT THE TERRITORY

_____

MAKE SURE YOU ARE WORKING WITH AN EXPERT
THAT KNOWS THE MARKET

For all your Northstate commercial real estate needs, turn to the market leader.

Northstate Commercial Partners brings over 70 years of combined experience to every assignment.

Affiliations in the SIOR & ICSC,

Northstate Commercial Partners can help you achieve your real estate goals.

Meet the Team:

KEN MILLER   DONNA POTTORFF   DEBBIE WALL   VANESSA CASTAÑO

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