

# ±323 AC - For Sale | Expired TTM – 312 Single Family Lots

LAGO VISTA WAY, PARADISE, CA



## SIGNIFICANT PRICE REDUCTION

### FOR MORE INFORMATION CONTACT:

#### MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbcsocalgroup.com](mailto:mpizzagoni@cbcsocalgroup.com)

CALDRE: 02200504

#### ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)

CALDRE: 02076218

#### BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)

CALDRE: 01435174

27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

CALDRE: 02089395



**COLDWELL BANKER**  
**COMMERCIAL**  
**LAND TEAM**

# Executive Summary

## PROPERTY FACTS

- Location: Paradise, Butte County, CA
- Total Site Area: 323 Acres
- APN's: 055-300-013, 038, 099, 101, 102, 103, 109 and 055-310-023
- Zoning: Planned Unit Development (PUD08-0001)
- General Plan: Planned Unit Development
- Purchase Price: ~~\$6,500,000~~ ~~\$6,000,000~~ \$1,900,000
- Price/AC: ~~\$20,124~~ ~~\$18,575~~ \$5,882

## PROPERTY OVERVIEW

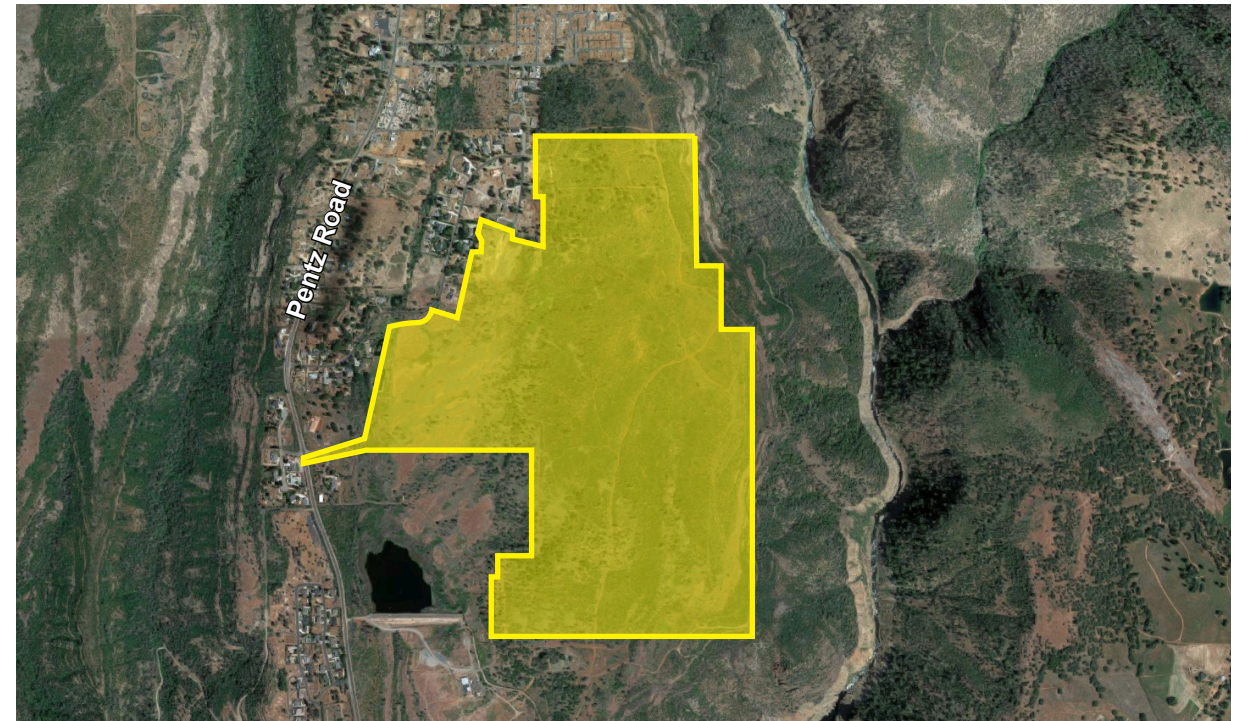
The subject property consists of approximately 323 acres of land located approximately 1/5 mile south of the Town of Paradise and is within the Paradise Sphere of Influence in Butte County. The nearest cross streets are Pentz Road at Lago Vista Way and Lindenbaum. The development portion of the site is east of Pentz Road and west of the Feather River as it feeds into Lake Oroville. Additionally, the property is approximately 17 miles east of Chico and 80 miles north of Sacramento.

## ENTITLEMENTS

The property has a recently expired phased tentative subdivision map (Paradise Summit Subdivision; TSM08-0006) with 312 single-family residential lots of varying sizes from 8,738 to 32,099 square feet and has been divided into 7 phases. The proposed development follows a cluster style, with approximately 137 acres of developable land with the remaining 195 acres designated as open space to help protect sensitive resources and as an amenity to the subdivision.

## ZONING

The subject property was rezoned from Agricultural Residential to Planned Unit Development (PUD) to allow for the proposed cluster development. This zoning is consistent with Butte County's land use designation in the 2030 General Plan. The property's adopted PUD is the Paradise Summit Planned Unit Development (PUD08-0001).



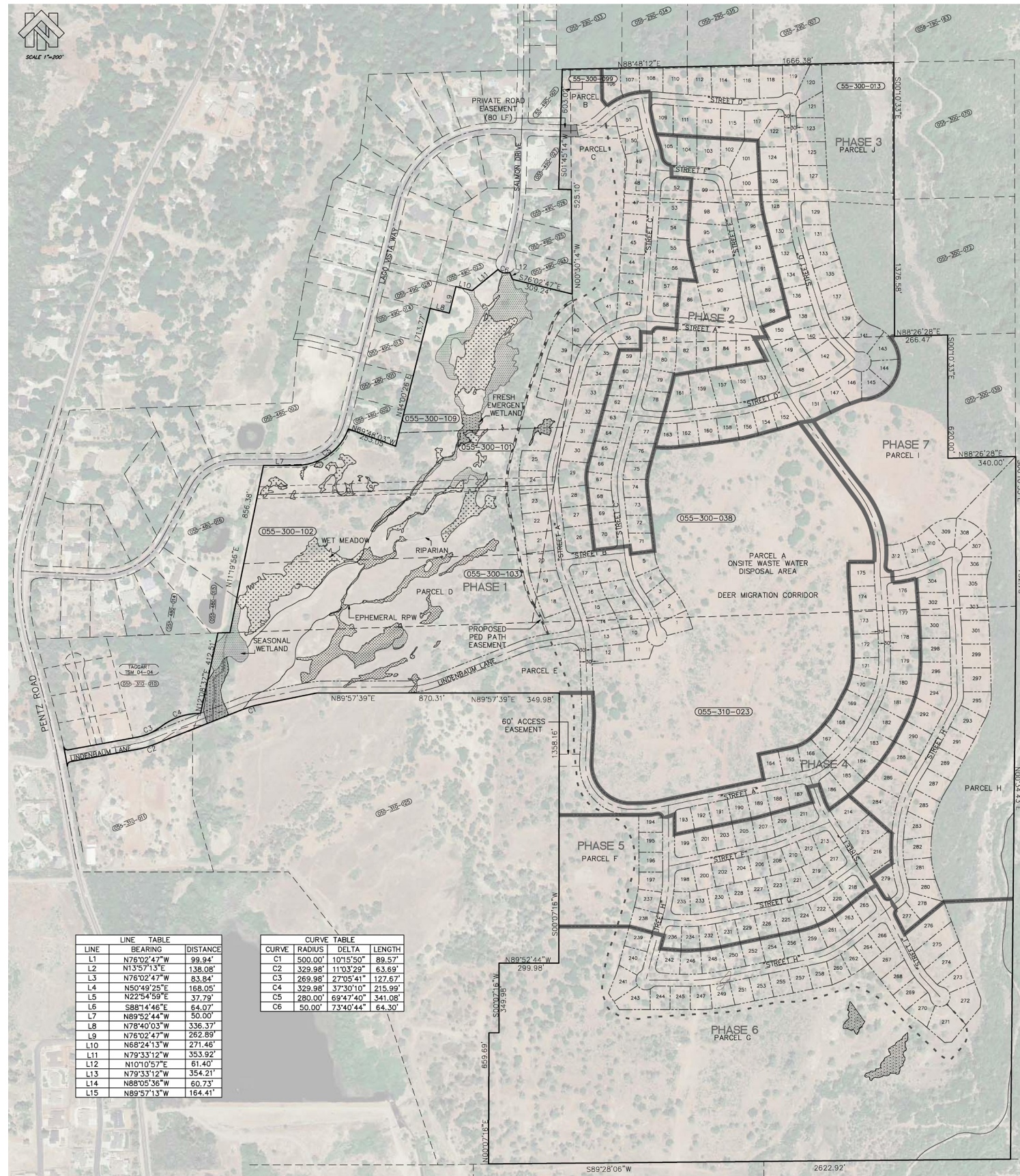
# Paradise Summit Subdivision Map (TSM08-0006)

## PROJECT HIGHLIGHTS

- Expired TTM
- Lot Count: 312
- Lot Size: 8,738 - 32,099 sq.ft.
- Building Area: 137 Acres
- Open Space Area: 195 Acres
- Phases: 7

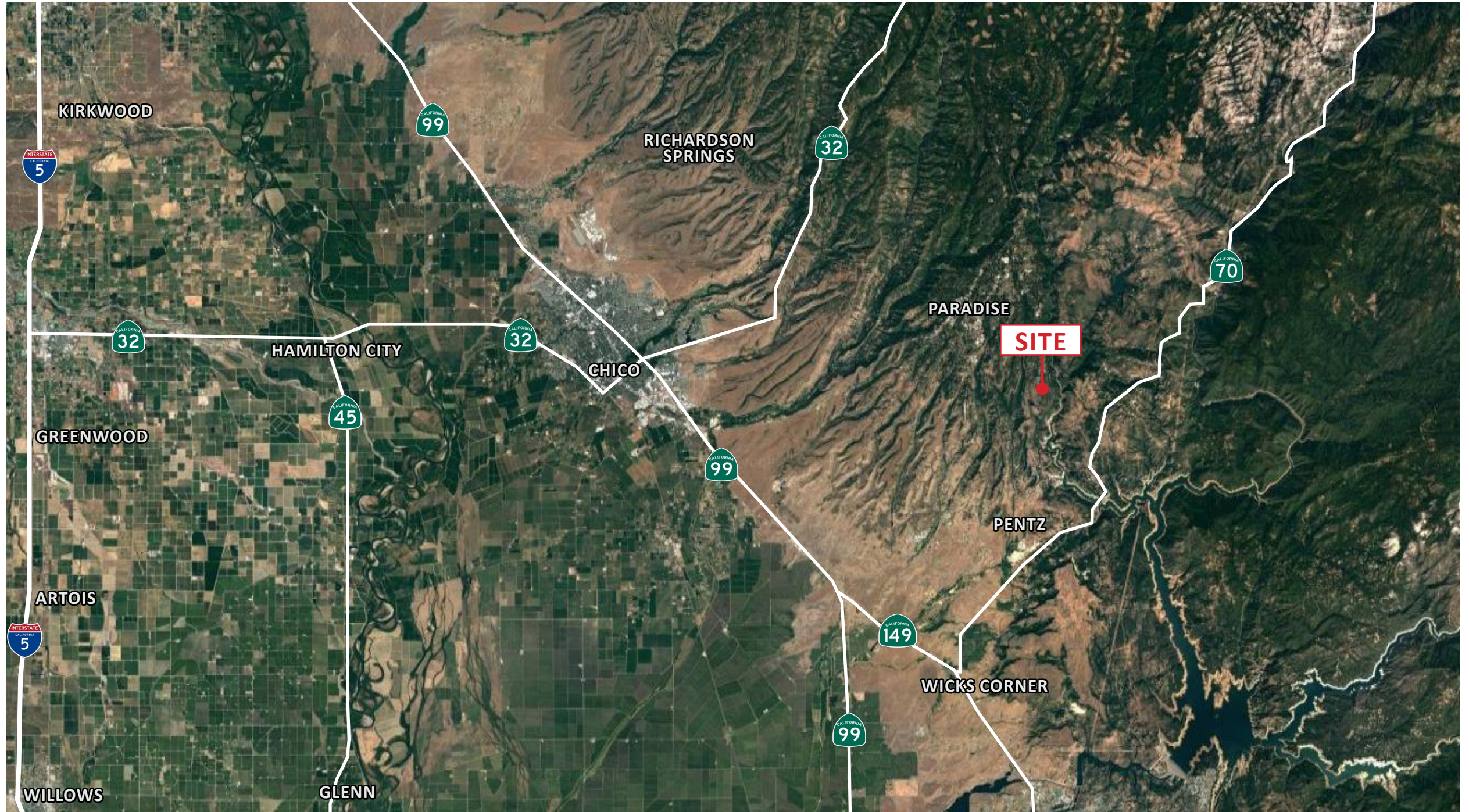
Link to DD:

<https://www.dropbox.com/scl/fo/p34wnb5nheibrr8zokrbq/h?rlkey=bljttukqmgj2fx4sxzs2hq1y7&dl=0>

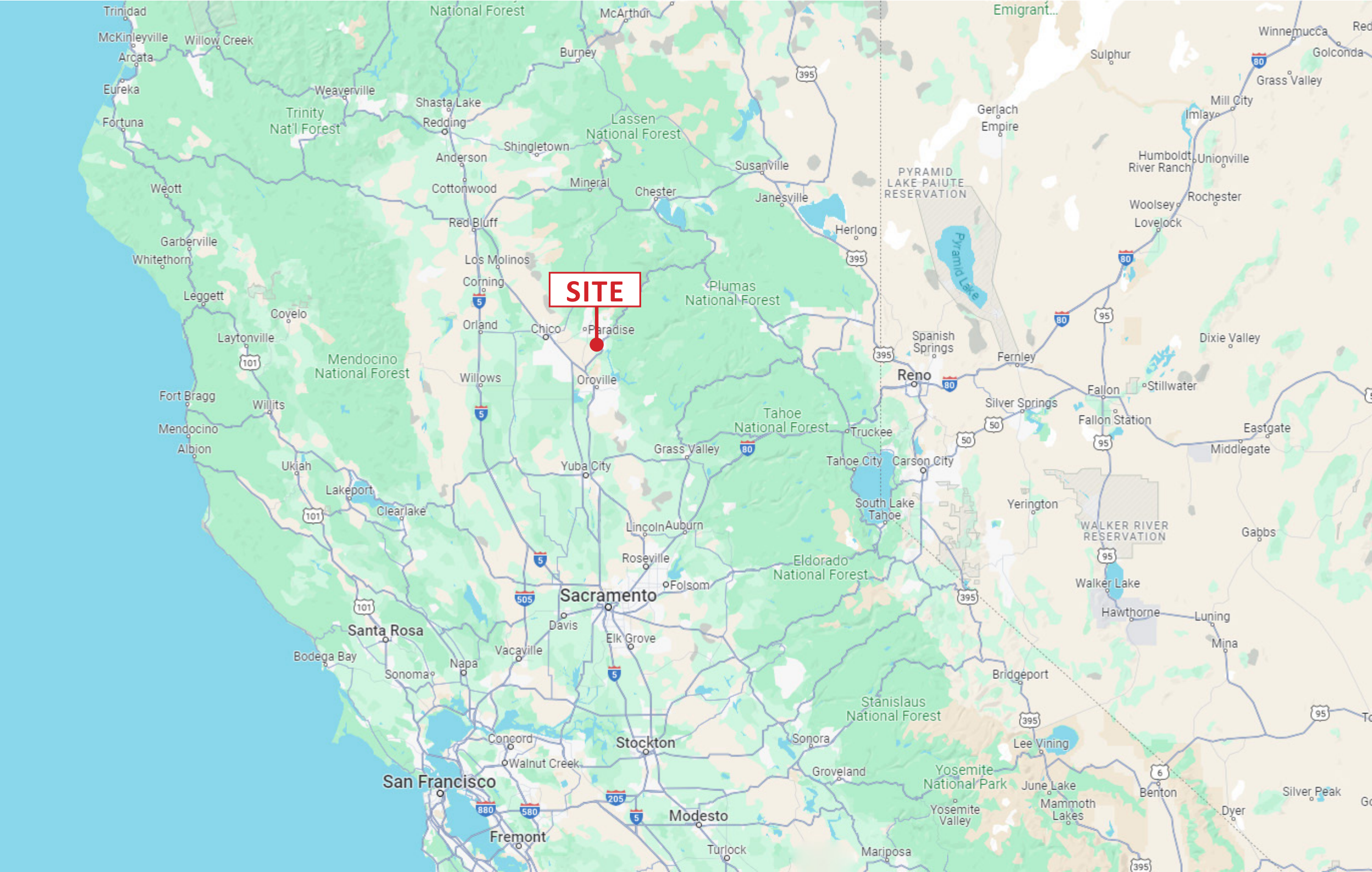




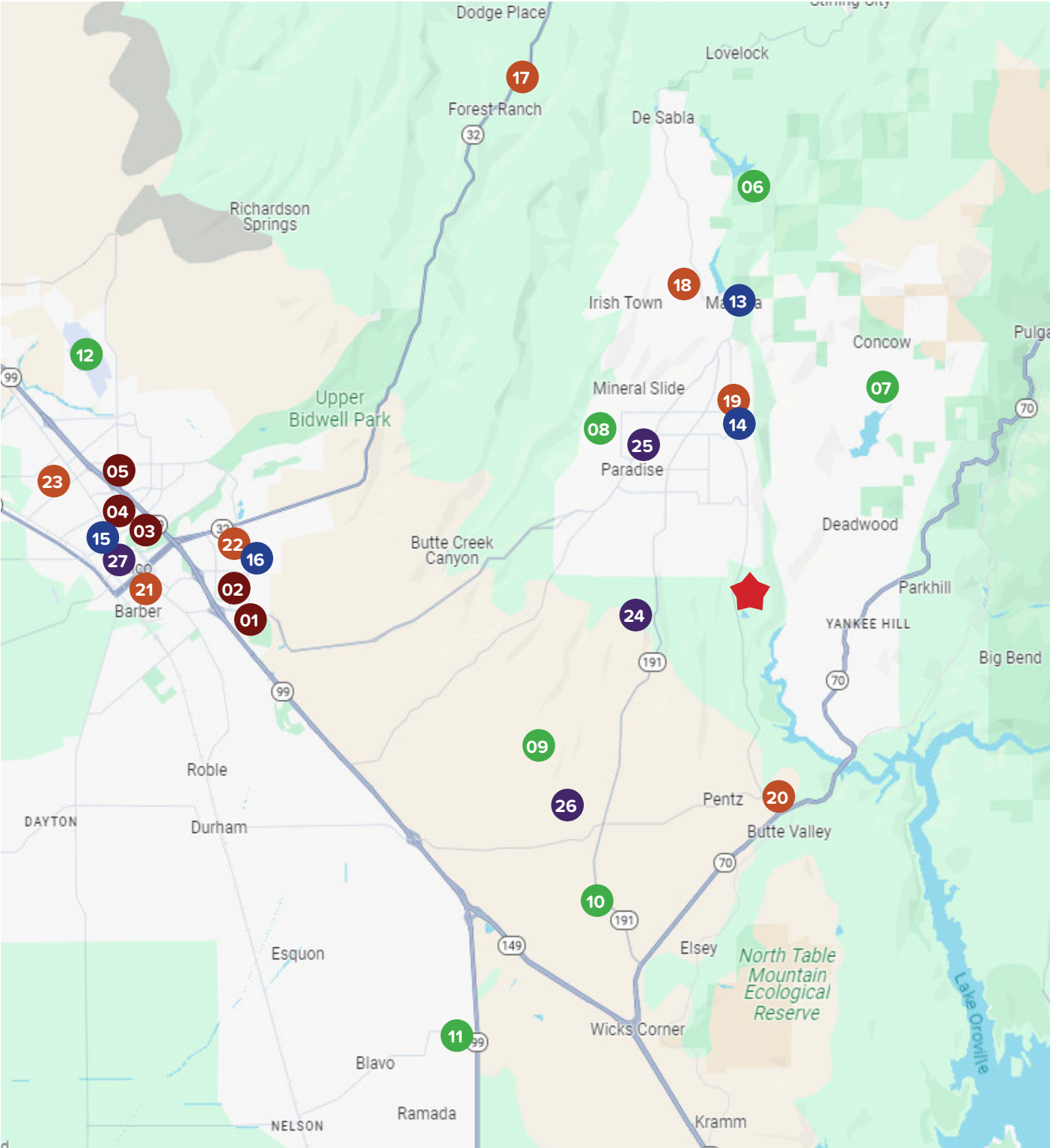
# Aerial Map



# Regional Map



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 The Village Center
- 02 Chico Marketplace
- 03 Palmetto Plaza
- 04 Mangrove Square
- 05 North Valley Plaza

## EDUCATION

- 17 Forest Ranch Charter School
- 18 Pine Ridge School
- 19 Paradise Ridge Elementary School
- 20 Spring Valley Elementary School
- 21 Chico Country Charter
- 22 Little Chico Creek Elementary
- 23 Blue Oak Charter School

## ENTERTAINMENT

- 06 Paradise Reservoir Picnic & Fishing
- 07 Camelot Park
- 08 Bille Park
- 09 Magalia Head Dam
- 10 Camelot Equestrian Park
- 11 Cycleland Speedway
- 12 Chico Air Museum

## GOVERNMENT FACILITIES

- 24 Paradise Airport
- 25 Paradise Recreation and Park District
- 26 Butte College Police Department
- 27 Butte County Health Department

## MEDICAL FACILITIES

- 13 Sutter Medical Plaza Folsom
- 14 Paradise Medical Group
- 15 Enloe Medical Center
- 16 Chico Outpatient Clinic

# Paradise, CA

Paradise is a town in Butte County, California, United States. It is located in the northern part of the state, in the Sierra Nevada foothills. Unfortunately, Paradise gained national attention due to the devastating Camp Fire that occurred in November 2018. The wildfire destroyed much of the town, including thousands of homes and businesses, making it one of the most destructive wildfires in California’s history.

Since then, efforts have been underway to rebuild and recover the community. The aftermath of the Camp Fire prompted discussions about wildfire prevention, land management, and the impact of climate change on the increasing frequency and intensity of wildfires in California and other parts of the United States.



---

2024 Summary	
Population	1,822
Households	913
Median Age	55.2
Median Household Income	\$50,894
Average Household Income	\$71,602

---

2029 Summary Est.	
Population	2,868
Households	1,444

---



**FOR MORE INFORMATION CONTACT:**

**MICHAEL PIZZAGONI**

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbcsocalgroup.com](mailto:mpizzagoni@cbcsocalgroup.com)

CALDRE: 02200504

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)

CALDRE: 02076218

**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

CALDRE: 02089395