

# 0 LINCOLN BOULEVARD | OROVILLE, CA

±1.72 Acre Commercial Parcel For Sale



±1.72 acre commercial parcel located on Lincoln Boulevard in Oroville, CA, offering MXC Corridor Mixed Use zoning that supports a broad range of retail, service, office, and residential mixed-use development opportunities. The level site provides flexibility for multiple site configurations and is adjacent to a newly constructed apartment community, supporting potential for neighborhood-oriented commercial uses.

Positioned on Lincoln Boulevard near the Wyandotte Avenue intersection and just south of Oro Dam Boulevard, the property benefits from strong visibility and convenient access to primary arterials serving Oroville. The surrounding area includes established residential neighborhoods and local businesses, contributing to steady traffic and accessibility within a growing corridor.

- **Price: \$90,000**
- ±1.72 acre parcel with MXC Corridor Mixed Use zoning
- Allows retail, office, service, and mixed-use development
- Adjacent to newly constructed apartment community

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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## LOCATION



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