



C&C PROPERTIES

BROADCAST STUDIO

DEVELOPMENT LAND

PRICE
\$1,682,000

FEATURES

- 4,200 SQ. FT.
- 8.7 Acres
- Leased Broadcasting Studios
- Subdivision Development Land
- Located in Chico City Limits
- Beautiful Cramer Lane Location
- Across From National Forest Preserve
- Park Like Setting



FOR SALE



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COLDWELL BANKER COMMERCIAL - C&C PROPERTIES

1802 Foundation Lane, Suite 125, Chico CA 95928

Lic# 01198431 Each Office Is Independently Owned & Operated

www.CBCNorcal.com

PROPERTY DESCRIPTION

One of the most exciting and unique real estate investment and development opportunities in recent memory. Own a leased broadcasting studio and extra development land to subdivide into larger estate home lots. Or operate an additional Ag Related Business.

Located on a stunningly beautiful country lane across the street from the Mendocino National Forest Chico Seed Orchard, also known locally as the "Tree Farm".

The offering consists of an 8.78 Acres Parcel with a 4,200 sq. ft. office studio built in 1995. Seller will lease back the studio and broadcast facilities on about two (2) acres, providing the buyer with dependable, secure income while subdividing or redeveloping.



INVESTMENT HIGHLIGHTS

The property is zoned RS-20 Suburban Residential with 20,000 sq. ft. minimum lot coverage, offering a possible subdivision opportunity of up to 9 large and beautiful lots. Subject Property is in the Chico City Limits. Other allowed uses (some requiring a Use Permit) include: Large and Small Animal Keeping, Crop Production (Commercial), Green House (Commercial), Community Garden, Equestrian, Plant Nursery and other uses.

DETAILS

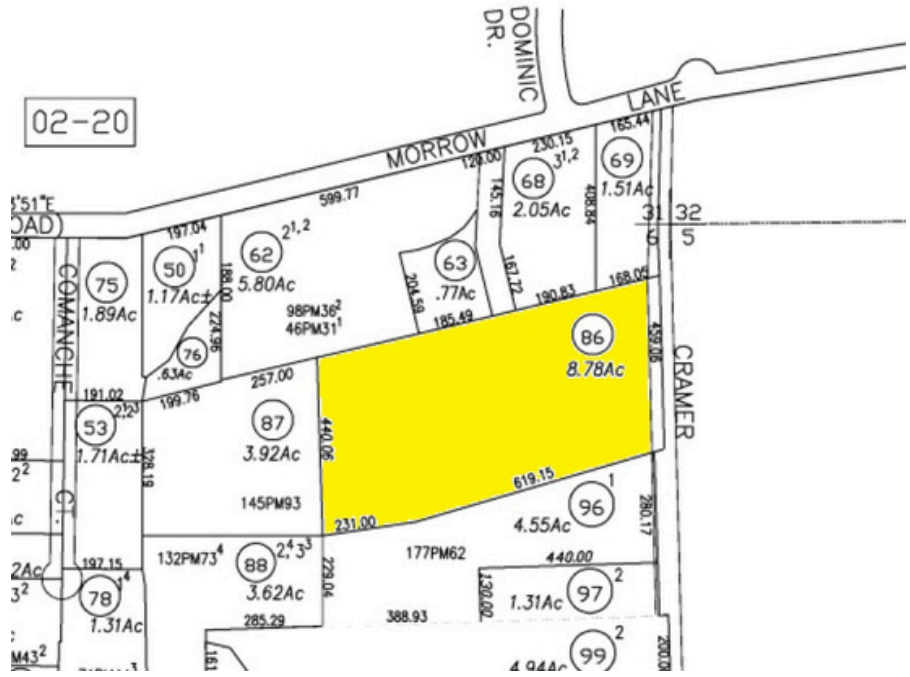
2654 Cramer Lane, Chico CA, 95928

APN 040-030-086

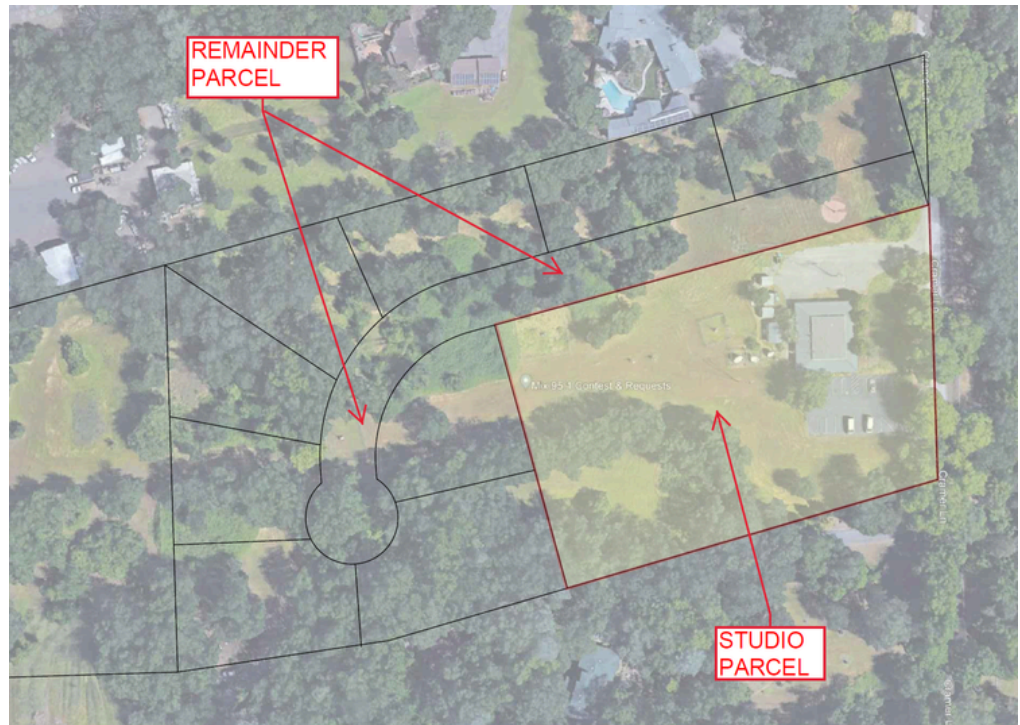
Built in 1995

Purchase Price: **\$1,682,000**

ASSESSOR PARCEL MAP



SUBDIVISION



Possible Lot Subdivision

ZONING

RS (Suburban Residential) District. The RS zoning district is applied to areas that remain predominantly rural or agricultural in character. Typical parcel sizes range from 20,000 square feet to 2 acres; clustered development with smaller parcel sizes may be allowed where average density does not exceed 2 units per acre. The RS zoning district is primarily intended to implement the Very Low Density residential land use designation of the General Plan. An RS zoning district may include specific minimum parcel size requirements for new subdivisions, expressed as a suffix to the RS zoning map symbol (for example, RS-2 and RS-1 mean 2-acre and 1-acre minimum lot areas, respectively; RS-20 means 20,000 square foot minimum lot areas).

ABOUT THE TENANT



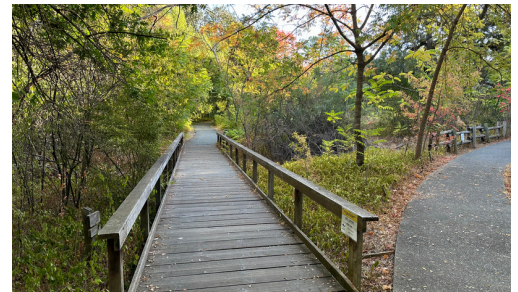
Deer Creek Broadcasting and Digital Interactive owns all of the top heritage radio stations in the Chico market. News-Talk 93.9, KPAY FM, KPAY Fox Sports 1290AM /102.9 FM, The Mix 95.1 Lite Rock, KZAP 96.7 Classic Rock, and KHSL 103.5 the Blaze country station. Deer Creek Broadcasting and Digital Interactive LLC is the only locally owned and operated broadcast and digital marketing group in the Northern California valley. The broadcast heritage goes deep, dating back to 1935, when the Chico Chamber of Commerce invited Harry Smithson and Sidney Lewis to bring a new technology, radio, to Chico to stimulate commerce. This station being KHSL 1290 AM (the calls being the first and last letters of the founders' names.)

In 1936, KHSL Radio was purchased by Hugh and Mickey McClung, who also signed on the first TV station KHSL Channel 12 in 1953.

In 2018, Deer Creek Broadcasting LLC formed Deer Creek Digital Interactive, providing not only radio marketing to clients, but also the newest form of target marketing, "digital interactive". Deer Creek Digital Interactive is a full service digital marketing provider serving customers throughout the United States.

In 2001, Clear Channel Communications purchased the Chico radio group consisting of now, KHSL 103.5, KMXI 95.1, KORV 1340, KPAY 1290, and KHHZ 97.7. In 2005, Clear Channel sold the group to Dino Corbin and his partners creating Deer Creek Broadcasting LLC. Over the next few years, KORV 1340 and KHHZ 97.7 were sold. In 2019, Deer Creek Broadcasting added KPAY FM 93.9, and KZAP 96.7 to the company.

CHICO SEED ORCHARD



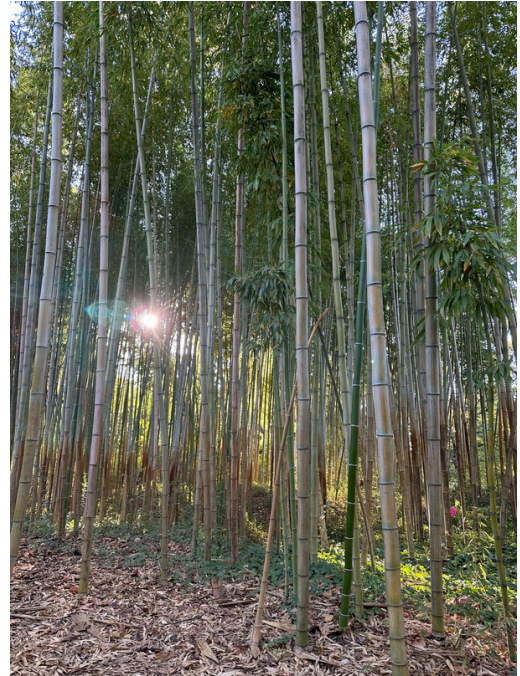
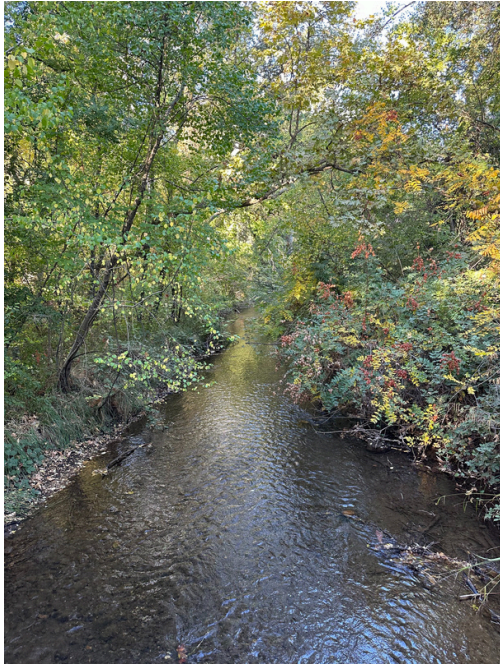
NOTES

The Mendocino National Forest Chico Seed Orchard is one of the most spectacular nature walk preserves in Northern California and just steps away from the Subject Property.

<https://www.fs.usda.gov/recrea/mendocino/recrea/?recid=25248>



SEED ORCHARD



Enjoy a relaxing stroll through a truly international woodland at the Chico Seed Orchard. This facility is part of the Mendocino National Forest and began in 1904 as the Plant Introduction Field Station. Hundreds of plants were collected from around the world and were brought back to Butte County to be grown and researched by the United States Department of Agriculture.

Many familiar plants spent their first years in the United States right here, including the kiwifruit, pistachio, and jujube fruit. This 209-acre botanical gem still contains many of these original plants, some of which are labeled with interpretive signs along the one mile long paved nature path. Currently, the Chico Seed Orchard focuses on producing seed trees for projects such as reforestation, wildfire recovery, watershed restoration, and mine reclamation.

Take a walk with your favorite four-legged friend (on leash) or enjoy a creek side lunch at one of the seven established picnic sites. High tree canopies often filled with birds create the feel of a bustling bird aviary. A restroom provided along the loop trail and wheelchair accessibility make this location easy and enjoyable for the whole family.

CRAMER LANE



The Beautiful and Charming Cramer Lane
Gateway to Deer Creek Broadcasting
&
The Mendocino National Forest Chico Seed Orchard

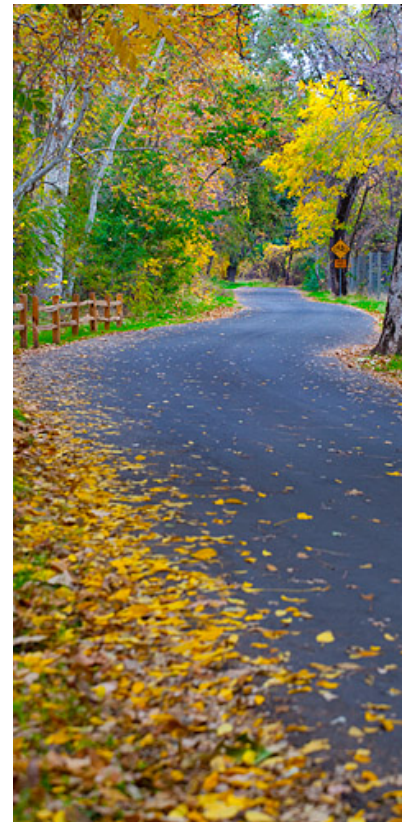
THE CHICO AREA

With a population of about 120,000 people in the Greater Chico Urban Area, this “university town” serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California.

Chico is home to California State University, Chico and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning. Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver.

The population growth rate continues to rise by about 2% annually.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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