

**Active**

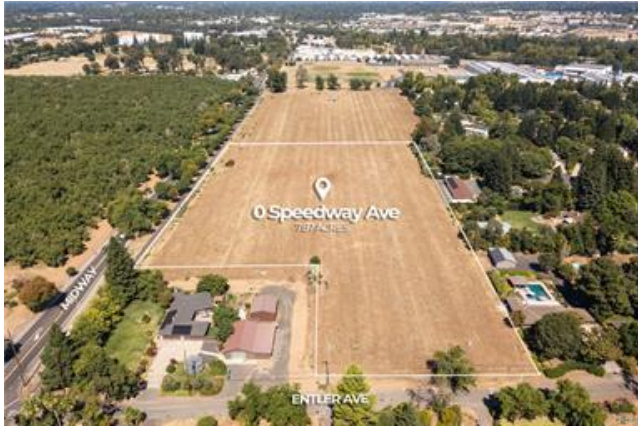
**\$709,000**

**0 Entler Ave Chico 95928**

**6 days on the market**

**7.87 acres • \$90,089 per acre • Low Density Zoning**

**LISTING ID: SN24054853**



This 7.87-acre land parcel combines countryside charm with urban convenience, making it an attractive investment prospect for low-density residential development in Chico. Located off the desirable Entler Ave. in South Chico, imagine a small subdivision, ideal for investors/developers. Situated in a sought-after neighborhood surrounded by upscale homes, it offers both urban and rural advantages. Just 2 miles from downtown, it provides easy access to city amenities and nearby attractions like the freeway, Costco, breweries, and Butte Creek Country Club. Additionally, the presence of Cal Water infrastructure at the north end streamlines development potential.

## DETAILS

- Listed On 03/20/2024
- Standard sale
- Potential Use: Residential
- \$0 (Unknown)
- View: Neighborhood
- Sewer: Conventional Septic
- Utilities: None
- Distance to water: 0
- Buyer Agency Compensation: 2.5%

**Presented By**

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Chico, 95928