

# LAND FOR SALE

±22.88 ACRES OF LEVEL LAND IN LITCHFIELD, CA

473-070 Haley Ln, Litchfield, CA 96117



Sale Price

**\$69,000**

## OFFERING SUMMARY

Available SF: ±996,653 SF  
Lot Size: 22.88 Acres  
Price / SF: \$0.08  
Zoning: Residential Development  
Market: Litchfield  
Submarket: California North Rural Area  
Cross Streets: Haley Ln & US-395  
APN: 119-060-008

## PROPERTY HIGHLIGHTS

- ±22.88 AC (996,653 SF) of Vacant Land w/ Flexible Building
- Ideal Site For PUD's, Condos, Apartments, or SFR
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Growth Area - New Schools/Residential Projects Recently Built/Planned
- Regional Retail Developments Just Minutes Away
- ±1,300' Wide By 900' Deep | Existing Paved Access
- Shovel Ready | Rectangular Parcel | Buildable
- Quick CA-395 Freeway Access | Utilities Nearby
- Seller-Carry Financing Available w/ 10% Down!

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## PROPERTY DESCRIPTION

Level and rectangular ±996,653 SF (±22.88 Acres) of prime residential development land within the Opportunity Zone located in Central Litchfield. Vacant lot with CA-395 access via gravel road from Blue lane. Power poles exist on the northern boundary, servicing developments to the West and Northeast. The land is a blank and clean canvas for flexible concepts, measuring ±1,300' Wide By 900' Deep, mostly level with good soil, and is accessible via paved roads entering from Blue Ln via CA-395. Flexible zoning that allows for a variety of residential, agricultural, and other uses; manufactured or permanent construction. The property has quick access to CA-395, which allows for convenient access to all the major highways in the area.

## LOCATION DESCRIPTION

The property is located north of the Susan River, east of Blue Ln, & south of Three Flags Highway (CA-395). With perfect access to Three Flags Highway (CA-395) it offers beautiful views as well as a secure and private location. Litchfield is a census-designated place in Lassen County, California. It is located 15 miles (24 km) east of Susanville, at an elevation of 4,065 feet (1,239 m). Its population is 160 as of the 2020 census, down from 195 from the 2010 census.

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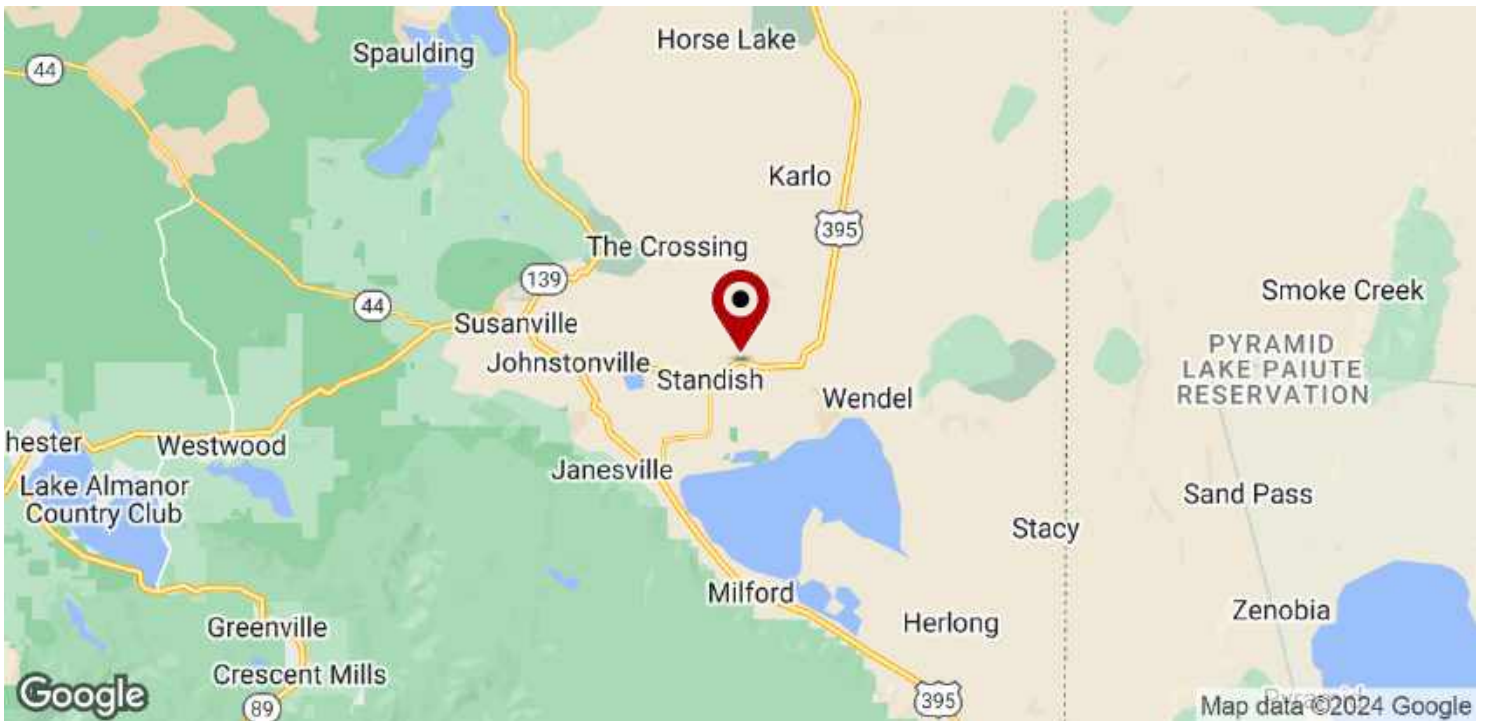
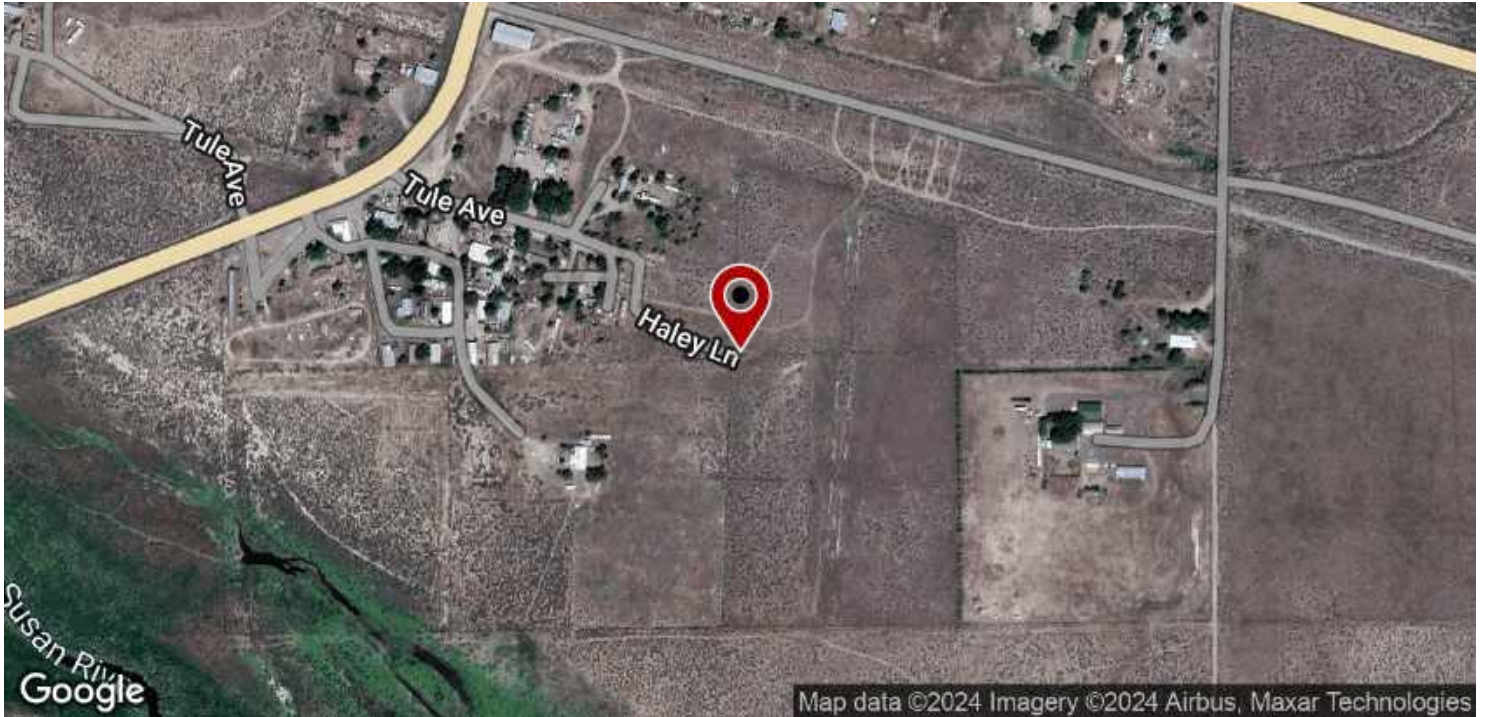
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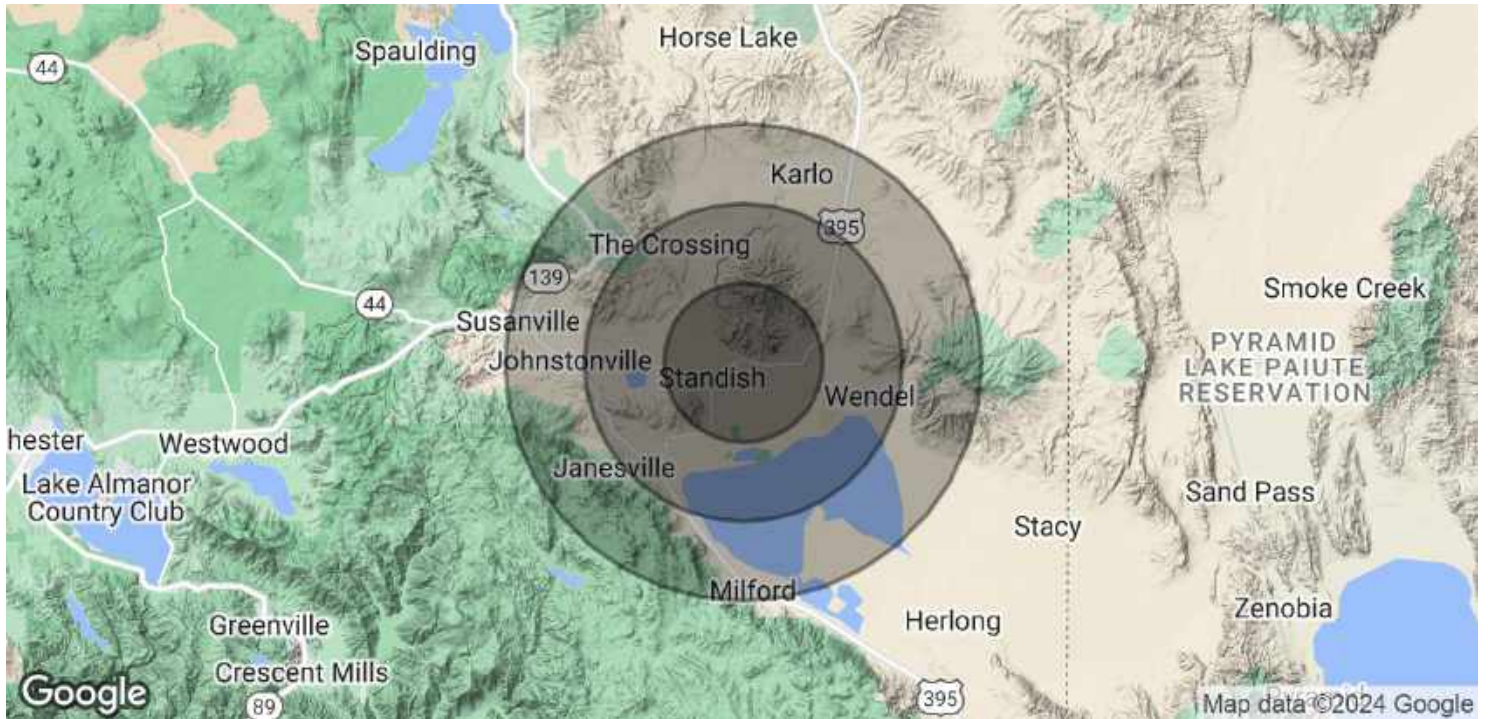
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	868	9,399	20,733
Average Age	41	38	39
Average Age (Male)	41	38	38
Average Age (Female)	42	35	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	230	1,422	6,041
# of Persons per HH	3.8	6.6	3.4
Average HH Income	\$87,261	\$78,907	\$84,704
Average House Value	\$454,191	\$160,342	\$220,463
<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	6.2%	37.0%	28.4%

Demographics data derived from AlphaMap

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