



1.23+/- Acres of Hwy 99 Commercial Frontage

Listed Price: \$495,000

EXECUTIVE SUMMARY

This Northern California property represents an excellent opportunity for a builder/developer entry into this booming Commercial market. In total there is 1.23+/- acres of Commercial Highway 99 frontage on this busy corridor. The City of Gridley is very developer friendly and looking to expand. Owing its own power company it offers rates 20% lower than PG&E & has the ability to be flexible with developers to help keep rates much lower.

Average Daily Traffic Count (ADT) is well over 25,000+ cars/day & growing with this highly visible property. Housing demand is excellent with most buyer profiles coming from the greater Sacramento & the Bay area in search of more desirable living within the common budget of \$450,000-\$800,000.

The Seller can get very creative. Currently the property is in one parcel. Located in an area that has favorable infrastructure, access and an opportunity for further lot splits.

QUALITY OF LIFE

The community offers an outstanding quality of life. Gridley residents and businesses enjoy wonderful weather, affordable real estate, and incredible recreational opportunities. The area continues to see a strong mass migration of people wanting out of the metropolitan cities, due to Covid and their ability to telecommunicate for work. Many are moving to Gridley to raise their children, providing them with an superior Educational School system.

With Sacramento only sixty miles south, State Route 99 is a high volume corridor for area residents, businesses, truck transportation, and recreational travelers. Businesses benefit from the City's "Can Do" attitude, outstanding labor market, availability of affordable sites, cost effective municipal electric, water, and sewer utility services. Located in Butte County California approximately 55 minutes from Sacramento (In between Chico & Yuba City) the area boasts substantial growth opportunities.

Gridley is a City of 10,000+ residents in the heart of the beautiful Sacramento Valley. Located within 2-3 hours of the Bay Area & the Lake Tahoe/Reno area, residents have the advantage of living in a community with clean air, good water while having quick access to metropolitan areas.

PROPERTY ADDRESS: 1419 HWY 99 GRIDLEY CA, 95948

KORY HAMMAN

DRE# 01158025

(530) 228-1940 cell

www.hammanrealestate.net

koryhamman@yahoo.com



HOWARD HAMMAN

DRE# 00571543

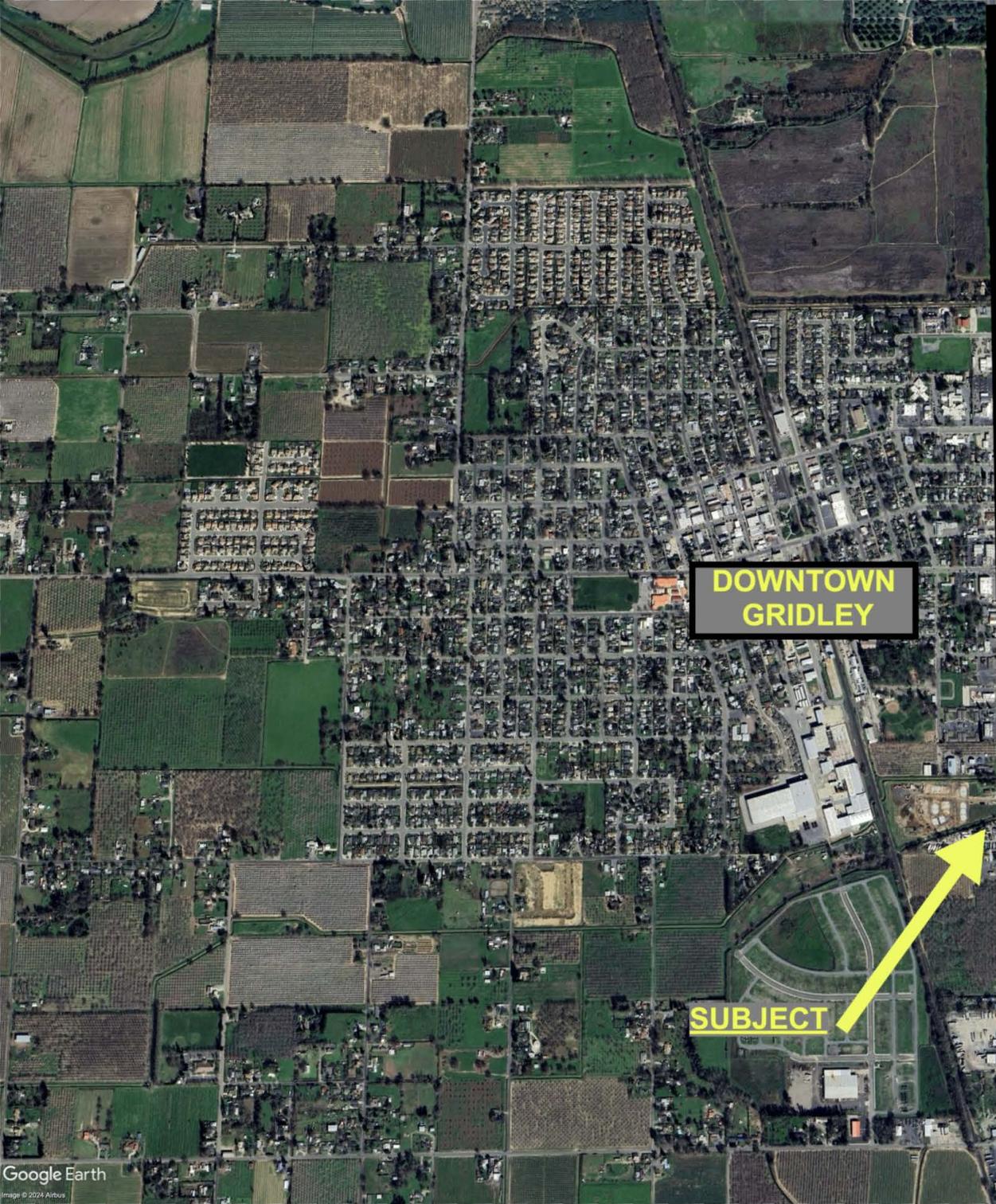
(530) 720-6491 cell

www.hammanrealestate.net

hhamman@att.net

1791 State Highway 99, Gridley, CA, 95948





**DOWNTOWN
GRIDLEY**

SUBJECT



HWY 99

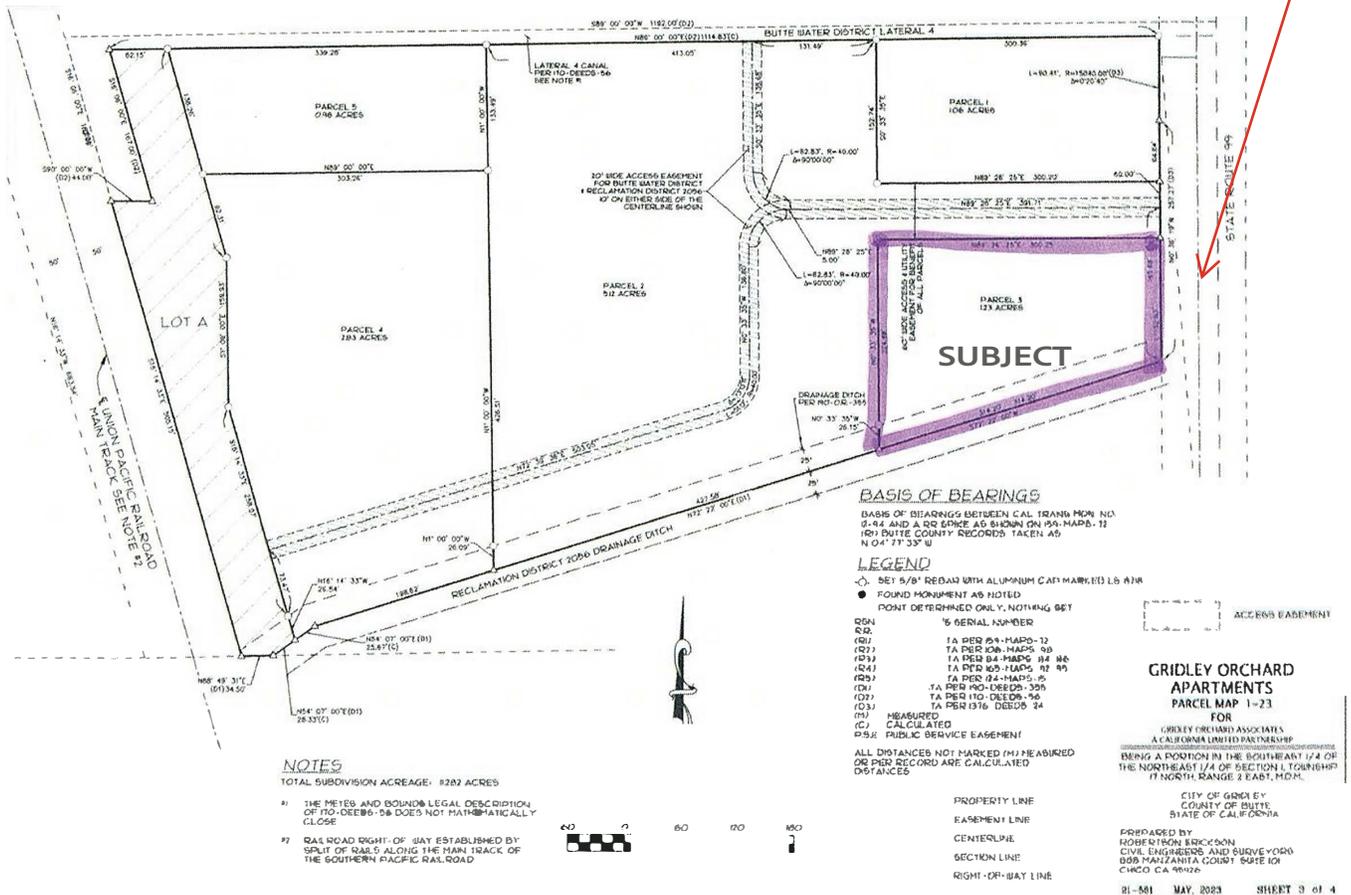
Short Commute Times



Parcel Map

021-110-053

Hwy 99 Frontage



- WITHIN CITY LIMITS OF GRIDLEY
- POWER, SEWER & WATER ON SITE
- ADT OF 25,000+/- CARS/DAY
- ZONED COMMERCIAL HWY FRONTAGE
- HAS CURBS, GUTTERS, & SIDEWALKS