




**Available for Sale or Lease**

- 3.17 acres
  - Commercial zoning
  - PD in place & available for permit
- ± 25 acres
  - Agricultural zoning

**Info**

• Well-positioned between Redding and Anderson, this property has direct freeway access and great exposure to the 80,000+ vehicles traveling between the two cities on a daily basis. Close to the local airport, it's in the direct path of expansion for both cities as they continue to merge into one.

**Demographics 2023**
**Population**

3 Mile Radius	19,834
10 Mile Radius	145,916
20 Mile Radius	178,845
60 Min Drive Time	216,941

**Median Household Income**

3 Mile Radius	\$85,154
10 Mile Radius	\$76,092
20 Mile Radius	\$76,408
60 Min Drive Time	\$72,410