

# LAND FOR SALE

±7.01 AC OF VACANT RESIDENTIAL DEVELOPMENT LAND

147 Tamarack St, Herlong, CA 96113



Sale Price

**\$39,000**

## PROPERTY HIGHLIGHTS

- ±7.01 AC (305,562 SF) of Vacant Land w/ 4 APN's
- 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
- ±818' Wide By 345' Deep | Existing Paved Access
- Shovel Ready | Rectangular Parcel | Buildable
- Quick CA-395 Freeway Access | Utilities Nearby
- Seller-Carry Financing Available w/ 10% Down!

## OFFERING SUMMARY

Available SF:	287,537 SF
Lot Size:	7.01 Acres
Price / Acre:	\$5,563
Zoning:	Residential Development
Market:	Herlong
Submarket:	California North Rural Area
Cross Streets:	Tamarack St & Herlong Access Road
APN's:	139-340-015, -016, -017, & -026

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### KEVIN LAND

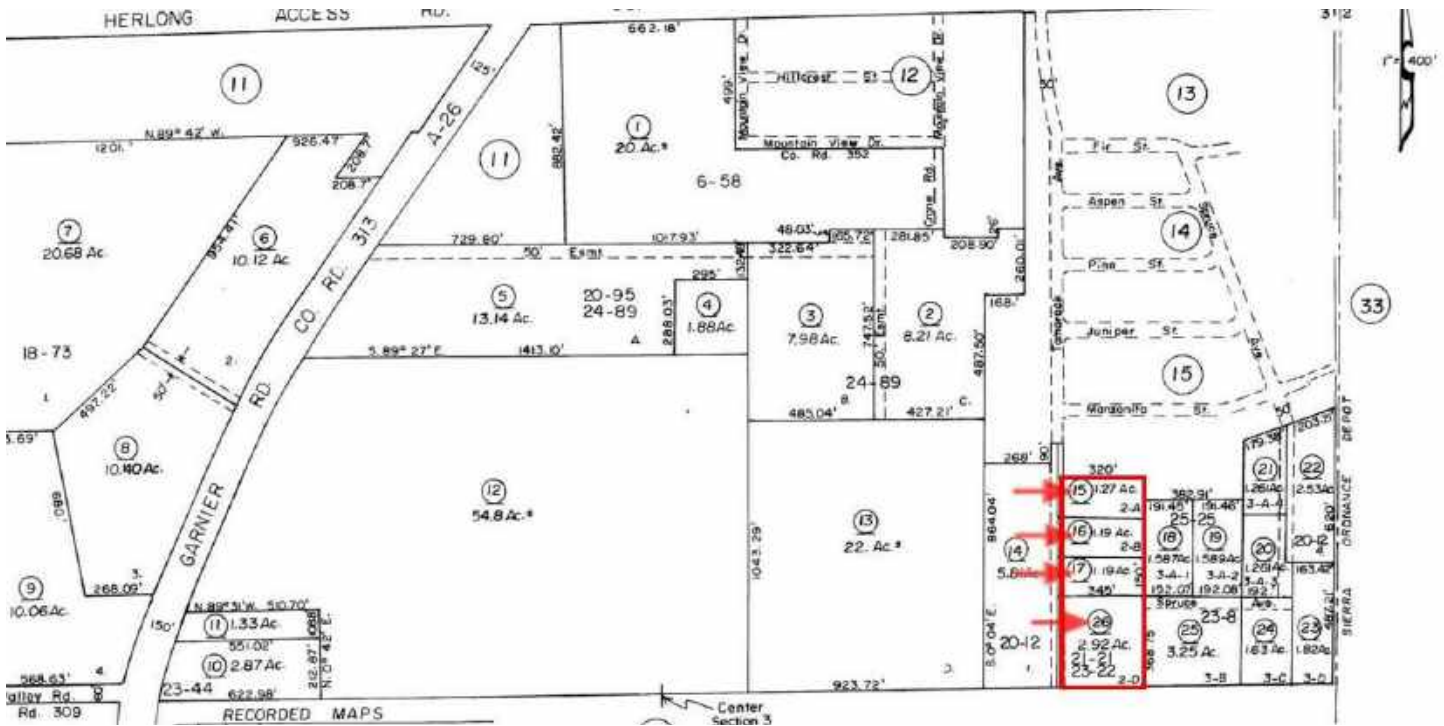
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Fresno, CA 93711

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## PROPERTY DESCRIPTION

Level and rectangular ±305,562 SF (±7.01 Acres) of prime residential development land within the Opportunity Zone located in Central Herlong. Flexible property with a residential neighborhood to the north and farming/grazing to the south. Ideal development land with access directly off Tamarack St, adjacent to existing housing and utilities. Existing easement in place dedicating 25' each with the western parcel to continue Tamarack St 955' south, benefitting both parcels and developments. The land is a blank and clean canvas for flexible concepts, measuring ±320' Wide By 954.88' Deep, mostly level with good soil, and is accessible via paved roads entering from Tamarack St via Herlong Access Road. Flexible zoning that allows for a variety of residential, agricultural, and other uses; manufactured or permeant 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 south of Herlong Access Rd (A25), east of Tamarack St, & west of Herlong High School. With perfect access to Three Flags Highway (CA-395) it offers beautiful views as well as a secure and private location. Herlong is a census-designated place in Lassen County, California. Herlong is located at the extreme eastern edge of the Sierra Nevada Mountain Range in the southeastern region of Honey Lake Valley, 8 miles (13 km) north of Doyle, at an elevation of 4,114 feet.

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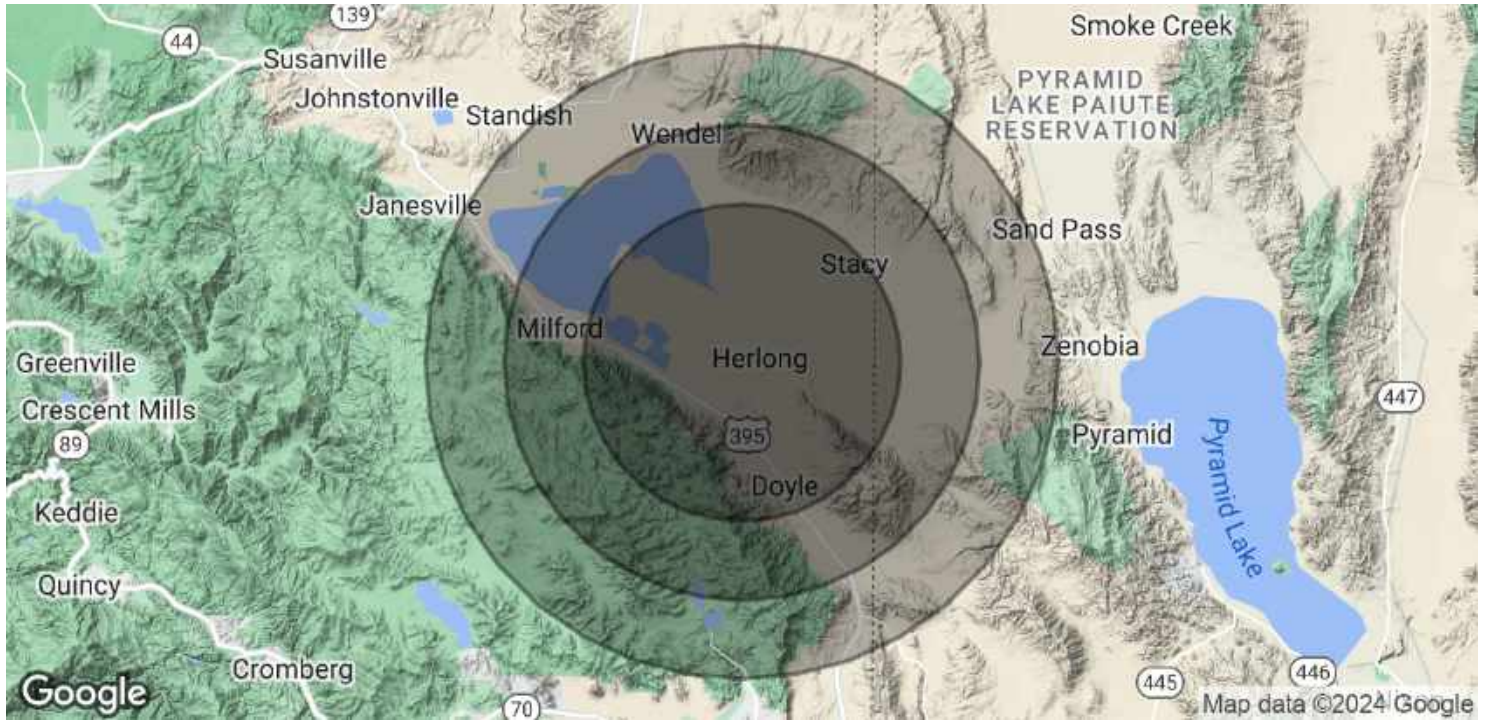
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<b>POPULATION</b>	<b>10 MILES</b>	<b>15 MILES</b>	<b>20 MILES</b>
Total Population	2,186	2,347	3,265
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>15 MILES</b>	<b>20 MILES</b>
Total Households	592	629	959
# of Persons per HH	3.7	3.7	3.4
Average HH Income	\$72,264	\$72,685	\$77,507
Average House Value	\$266,905	\$266,102	\$308,354
<b>ETHNICITY (%)</b>	<b>10 MILES</b>	<b>15 MILES</b>	<b>20 MILES</b>
Hispanic	22.3%	20.8%	16.8%

Demographics data derived from AlphaMap

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