

AVAILABLE

57 +/- ACRE REDDING, CALIFORNIA LAND PARCEL
LEVEL / GENTLE SLOPE – ARTERIAL FRONTAGE

WAS \$1,925,000 Now:

\$1,175,000
PRICE REDUCTION



SITE

*Directly across from 18-Hole Golf Course
Country Club and Gated Luxury Residential Community.*



Realty Services Group, Inc.

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Email: Admin@WRPholdings.com

TIERRA OAKS AREA – PROPERTY SUMMARY



LOCATION:

Approximately 3 miles east of Interstate 5 via Oasis Road Interchange, Redding, California. Directly across from Tierra Oaks 18-hole Golf Course and Tierra Oaks luxury gated subdivision. The parcel is in the unincorporated area of Shasta County, contiguous to the Redding City limits.



DESCRIPTION:

Primarily flat with a gentle slope offering Mt. Lassen views. Rectangular with approximately 1,304 linear feet of frontage on Old Oregon Trail. Current zoning is R-R with rezoning potential. Grazing and extensive clearing over the years has created a “park-like” setting. Minutes from Shasta Lake and the City of Redding (CBD).



ACCESS:

Multiple access points potential from Old Oregon Trail. Recently completed infrastructure improvements include arterial widening and safety enhancements across the entire parcel frontage and in each direction. Interstate 5 access in two directions.



SURROUNDING USES:

Across the arterial frontage is a Golf Course and Country Club with a dining room, lounge, pro shop, grass driving range, practice bunker, chipping area, and putting green. Additionally, a private, gated community comprising 131 lots with a minimum ½ acre and common areas. Other surrounding uses include low-density residential and undeveloped property.



UTILITIES:

Water – Bella Vista Water District – Will Serve Letter
Power – Pacific Gas and Electric (PG&E)
Army Corps of Engineers – Preliminary Jurisdictional Determination (PJD)



MISCELLANEOUS LINKS:

1. City of Redding Capital Improvement Plan 2017-23 - Old Oregon Trail Widening Project ST-4956-04
2. Shasta County: <https://www.co.shasta.ca.us/>
3. City of Redding Public Safety Agreement - Capital Improvement Plan 2017-23
4. Tierra Oaks Golf and Country Club: <https://www.tierraoaksgolfclub.com/>
5. Bella Vista Water District: <https://www.bvwd.org/>
6. Tierra Oaks Estates HOA: <https://www.tierraoaksestateshoa.com/>

FOR ADDITIONAL INFORMATION OR A PROPERTY TOUR, PLEASE CONTACT

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Co-Brokerage Available

See details at: www.crex.com/properties/1146782

PLEASE NOTE:

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