

LAND FOR SALE

±0.464 ACRES OF COMMERCIAL LAND IN BURNEY, CA

37152 Superior Ave, Burney, CA 96013



Sale Price

\$49,000

PROPERTY HIGHLIGHTS

- ±215.69' Wide By ±119.05' Deep (±20,190 SF)
- Fully Fenced Parcel | Lot Above Street Grade
- Paved Road Frontage from North & South
- Infill Location Surrounded By Established Businesses
- Excellent Access to Freeway CA-299
- Quick Freeway Access | Many Nearby Amenities
- Shovel Ready | Long Parcel | Buildable
- Power @ Site & Water Is Available
- Seller-Carry Financing Available w/ 10% Down!

OFFERING SUMMARY

Available SF:	±20,190 SF
Lot Size:	0.464 Acres
Price / Acre:	\$105,603
Zoning:	Mixed-Use Commercial (VMU)
APN:	028-190-012
Dimensions:	215.69' Wide By 119.05 Deep
Seller Carry:	Available

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KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

±0.464 (20,190 SF) of mixed use commercial land in Burney, Ca. Property offers paved road frontage from both the north & south, an electric pole on the corner of the street the property is located on, & all around beautiful views including a creek nearby. The parcel is level in a long elevated area with good soil, the south side could be developed and is accessible via paved roads entering from Superior Ave. There hasn't been a past structure (clear and ready for development) and water is adequate & available per the City. A development could feed off the transformer for power. Very close to Shasta Lake, paved road access, long level area, electric pole is right on the street, and is across from the Public Health Department. The property has quick access to both CA-299 & CA-89, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

This parcel is located on Superior Ave in Burney, CA. The property is North of Siskiyou St, South of Superior Ave, East of Michigan St, and West of Plumas St. Burney is an unincorporated town and census-designated place (CDP) in Shasta County, California, United States. Its population is 3,000 as of the 2020 census, down from 3,154 from the 2010 census. Burney is located on State Route 299, about 4 miles west of its junction with State Route 89.



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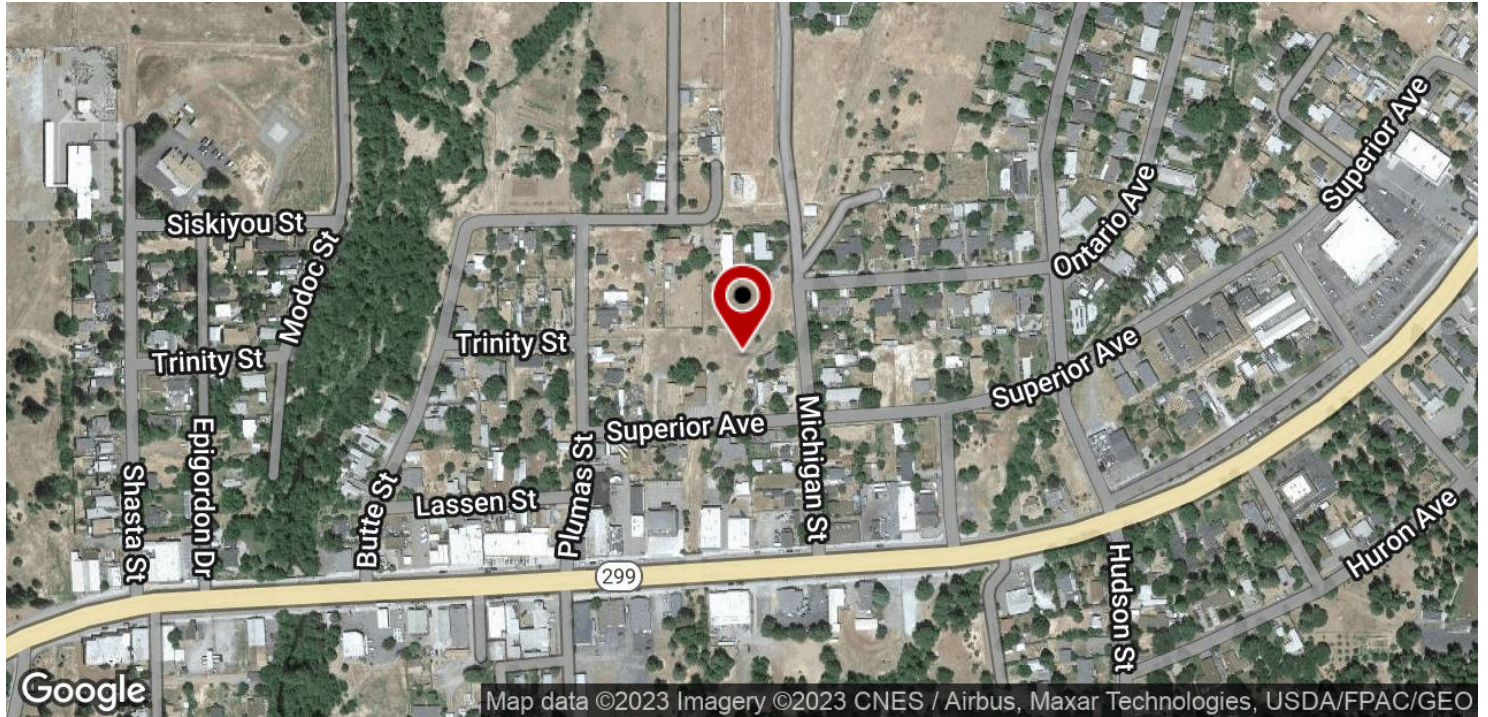
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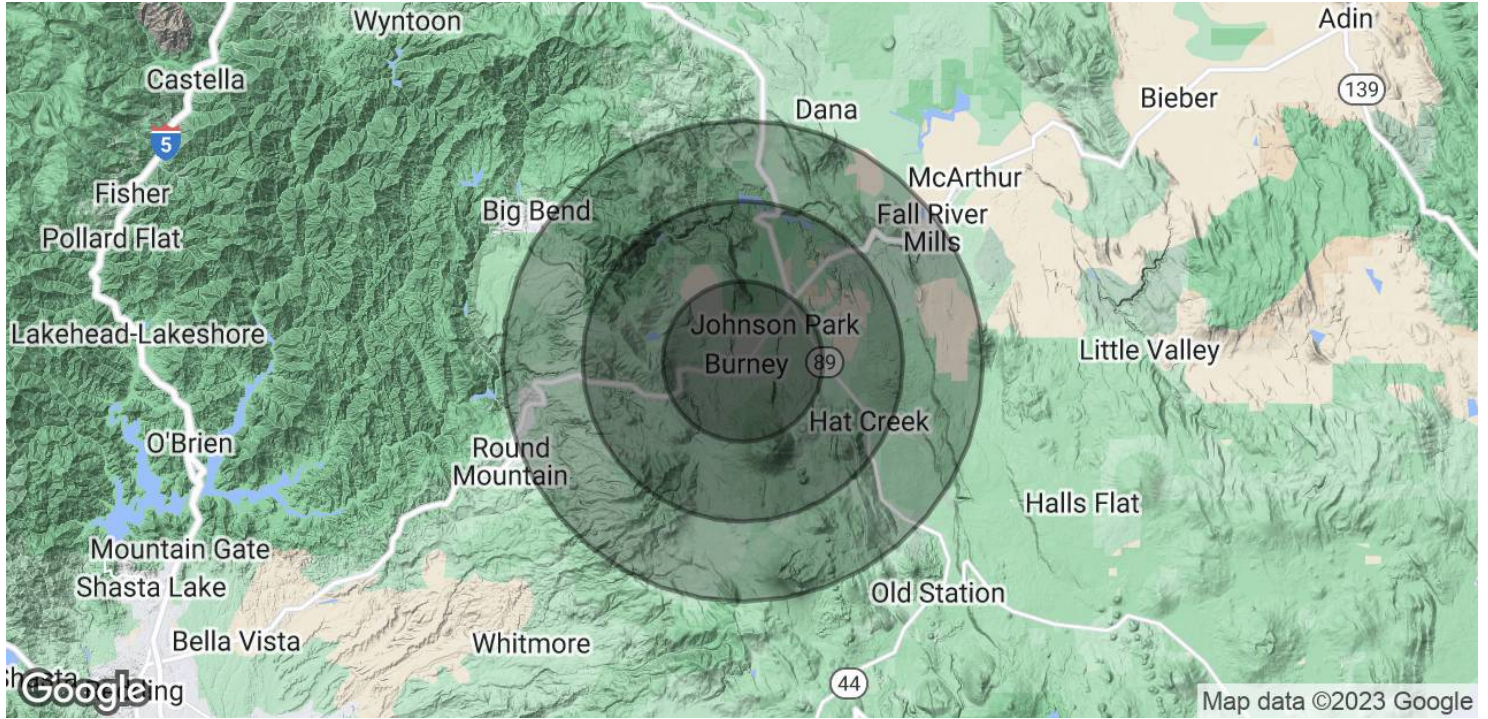
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,549	4,726	7,213
Average Age	40.3	40.7	42.9
Average Age (Male)	33.1	35.4	39.1
Average Age (Female)	43.6	43.3	44.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,480	2,154	3,613
# of Persons per HH	2.4	2.2	2.0
Average HH Income	\$50,478	\$48,355	\$48,462
Average House Value	\$161,199	\$173,786	\$193,857

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	7.3%	7.6%	10.9%

* Demographic data derived from 2020 ACS - US Census

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