

**HICKS
LANE**
CHICO | CA

For Sale

±17.08 Acres

Residential development
land near Highway 99 in
Chico, CA

- Allows single-family homes, ADUs, and small residential care home development.
- Conditional uses include parks, personal services, and quasi-public facilities.
- Overlooks deeded wetlands preserve contiguous to the south property line.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

0 Hicks Lane, Chico, CA, is a ± 17.08 -acre residential development opportunity zoned VLDR. The site is suited for single-family homes, accessory dwelling units, and small residential care homes, with conditional allowance for additional uses compatible with a residential setting, including public and quasi-public uses, golf courses, park and recreational facilities, personal services, animal-keeping, and large residential care homes. The property overlooks a deeded wetlands preserve contiguous to the south boundary, and Army Corps of Engineers confirmation indicates that additional mitigation is not required.

Located in North Chico near Highway 99 and Eaton Road, the property provides strong regional access within an established growth corridor. The surrounding area features a mix of residential neighborhoods, while the adjacent wetlands preserve creates an open-space setting along the southern boundary.

OFFERING

Pricing: \$935,000
Size: ± 17.08 acres
Zoning: VLDR - Very Low Density Residential



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**±17.08
Acres**

Not Included



LOCAL AREA

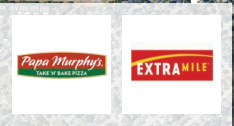
**HICKS
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Shasta Elementary School

Hicks Lane Subdivision

Hartley Park Neighborhood



NORTH VALLEY PLAZA





ABOUT CHICO, CA



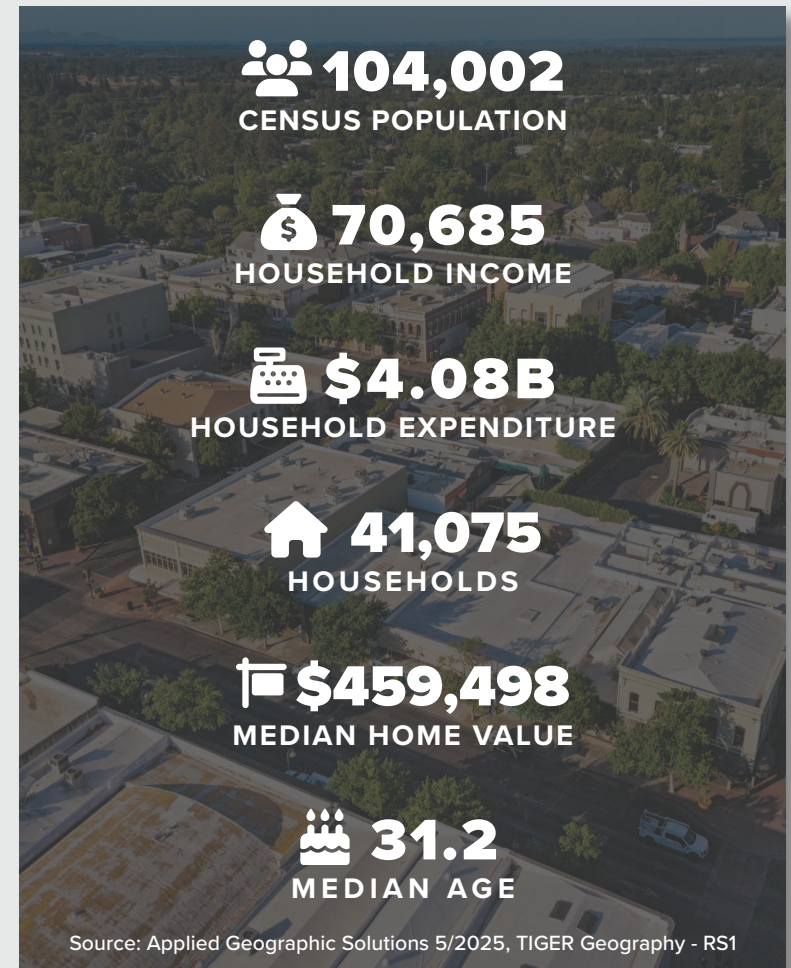
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,002 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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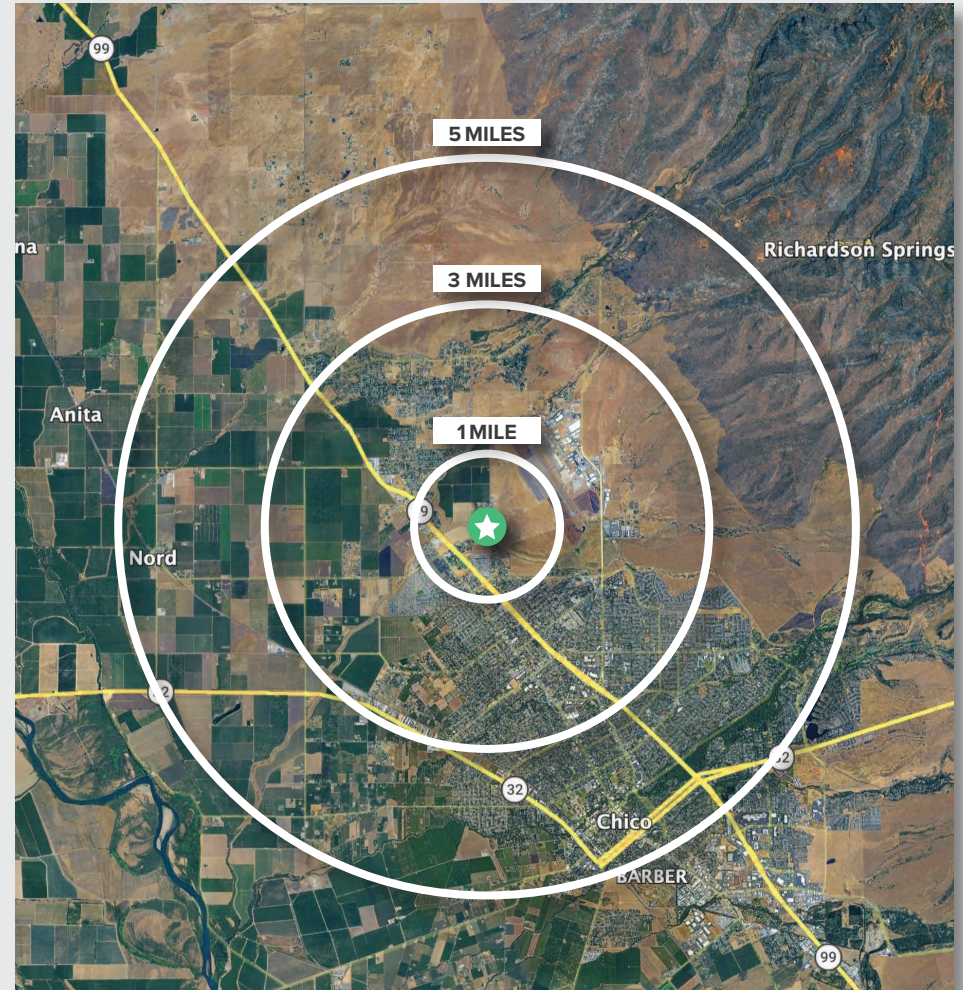


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	3,513	43,053	93,662
2020 Census Population	3,014	42,783	97,157
2010 Census Population	2,362	36,761	86,291
2025 Median Age	35.4	37.4	34.1
HOUSEHOLDS			
2025 Estimated Households	1,343	17,470	37,401
2020 Census Households	1,200	17,757	39,519
2010 Census Households	927	14,996	34,575
INCOME			
2025 Estimated Average Household Income	\$115,942	\$119,362	\$104,961
2025 Estimated Median Household Income	\$95,719	\$90,167	\$79,643
BUSINESS			
2025 Estimated Total Businesses	156	1,977	3,881
2025 Estimated Total Employees	1,453	17,084	32,834



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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