

ENTITLED MULTIFAMILY DEVELOPMENT OPPORTUNITY
Within the Wescott Master-Planned Subdivision Development

MULTIFAMILY DEVELOPMENT OPPORTUNITY

Colusa, CA 95932

ZONING: R-3 High Density Residential

ACREAGE: ±7.45 Total Acres

- Apartment component of the larger Wescott Subdivision, master-planned project in Colusa, CA
- Fully entitled multifamily acreage, integrated into the overall subdivision plan
- Not available for standalone purchase
- Must be acquired as part of the broader Wescott Subdivision
- Suitable for joint venture or syndication structures
- Flexible development potential, including market-rate, affordable, and workforce housing
- Located in close proximity to the Sites Reservoir project, positioning the site to serve long-term housing demand from regional infrastructure and industry employment
- Opportunity to participate in a phased, coordinated development with shared infrastructure efficiencies

**Allocated Value Within
Master Transaction**

Call for Pricing

00 Wescott Rd.
Colusa, CA 95932

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Owner/Broker - DRE#01979855
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Associated APNs

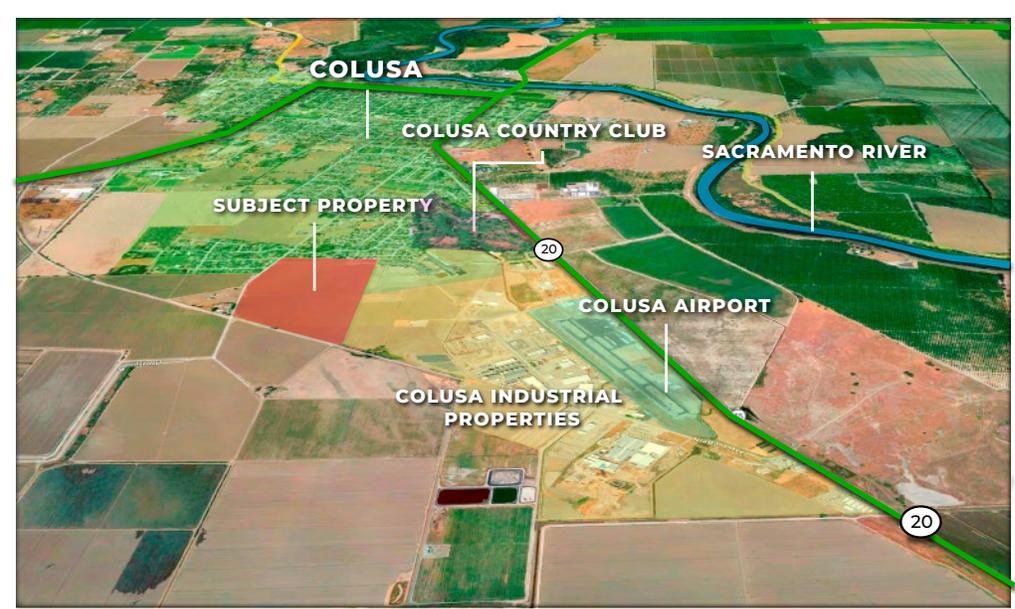
(Master-Planned Project)

APN: 017-130-107

APN: 017-030-050

Disclaimer:

Apartment acreage is not available for individual purchase and must be acquired as part of the overall Wescott Subdivision through a joint venture or syndication structure. APNs shown are associated with the larger Wescott Subdivision and do not represent a standalone offering.



Highway 20 is a well-traveled route, connecting major regions in Northern California. The property benefits from a prime location in the expanding town of Colusa and is just minutes from the Sacramento River.



- ± 25 Minutes to Yuba City
- ± 1 Hr to SMF
- Easy access to I-5



- Public transit allows easy travel to Williams, Arbuckle, Maxwell, Grimes & Yuba city



- Large park and open space allows for multiple recreational activities



- ± 6 Minutes to Downtown.
- Class 2 and class 1 bike trails along Wescott Rd. and open space area.

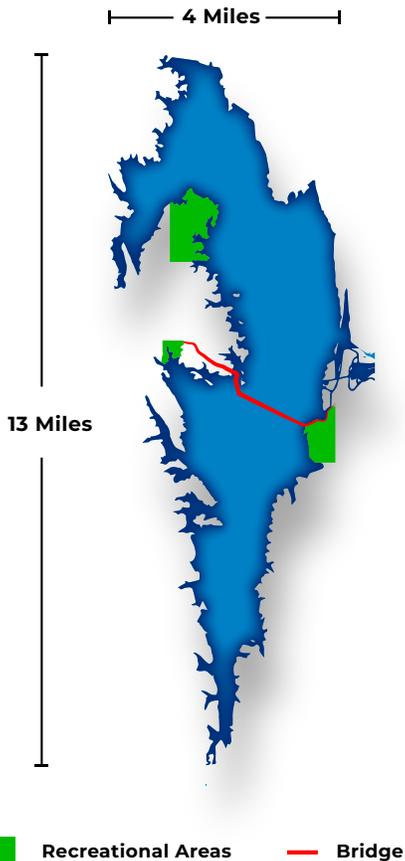


- Minutes away from local Colusa County Schools



PROPOSED PLAN

THE FUTURE FOR COLUSA



The Wescott Subdivision and the City of Colusa as a whole will be essential hubs for one of the biggest approved water resource projects in California: the Sites Reservoir. Sites Reservoir will create thousands of jobs while offering a beautiful recreational getaway and a clean water resource for Colusa’s current and future residents.

- 30 Minutes from The Wescott Subdivision
- Projected to bring over 2,000 new jobs in the Colusa area
- Construction planned to begin in 2026 to be completed in 2032
- Other cities in proximity lack the infrastructure and housing for future workers & families
- Future spot for great Boating, Camping Hiking & Fishing
- Creates additional 1.8 million Acre-foot off-stream storage for drier periods
- Will be the 8th largest reservoir in the state
- Creation and protection of middle class jobs, including a large skilled work force during seven-year construction

*Map and information are from sources deemed reliable. For representational purposes only. For more information on the Sites Reservoir project, please visit www.SitesProject.org

SIZE AND APN(s):

± 90.95 Total AC.
 APN: 017-130-107 (1.98 Acres)
 APN: 017-030-050 (88.97 Acres)

WATER/SEWER:

CITY OF COLUSA

STORM/DRAINAGE:

CITY OF COLUSA

GROUND SLOPE:

PROPERTY HAS BEEN LEVELED
 1% SLOPE IN THE SOUTHWEST
 DIRECTION

ELECTRIC & NATURAL GAS:

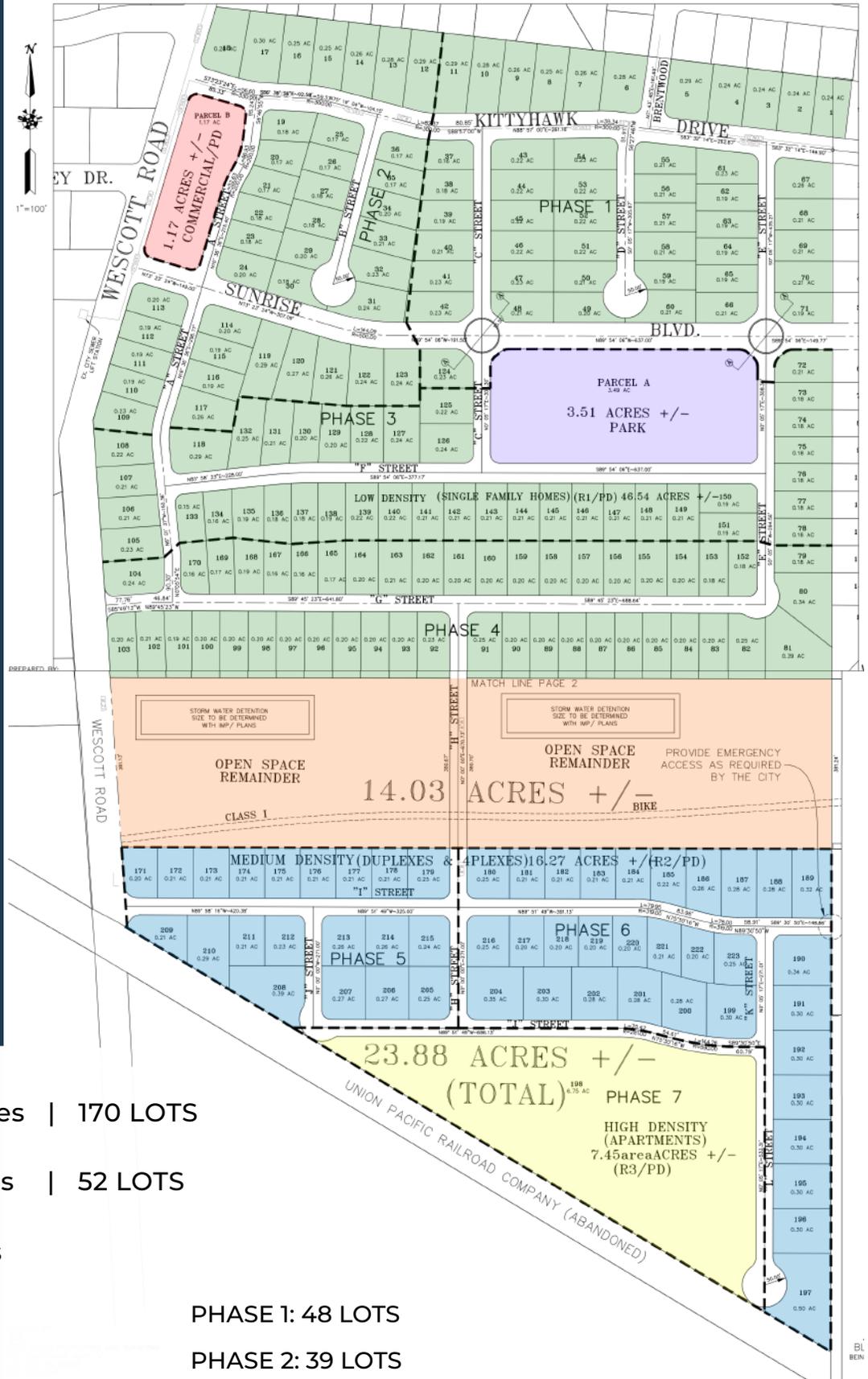
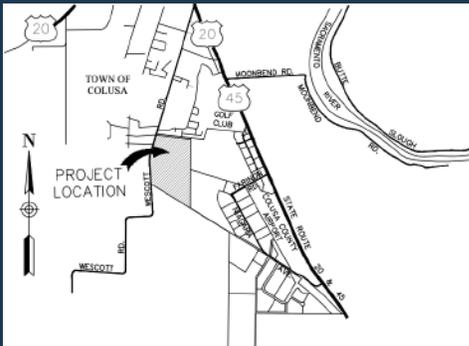
PACIFIC GAS & ELECTRIC

COMMUNICATIONS:

AT&T and COMCAST

CABLE:

COMCAST



	R-1	± 46.54 Acres	170 LOTS
	R-2	± 16.27 Acres	52 LOTS
	R-3	± 7.45 Acres	
	CM	± 1.17 Acres	
	OS	± 14.03 Acres	
	Park	± 3.51 Acres	

PHASE 1: 48 LOTS
 PHASE 2: 39 LOTS
 PHASE 3: 38 LOTS
 PHASE 4: 45 LOTS





LAND X
REAL ESTATE

For more information about the Wescott Subdivision, please contact Land X or visit us Online at LandXinc.com for more exciting land ownership opportunities and steel building construction.

CONTACT

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