

For Sale | ±16.39 Acres

3854 Rancho Rd, Wheatland, CA



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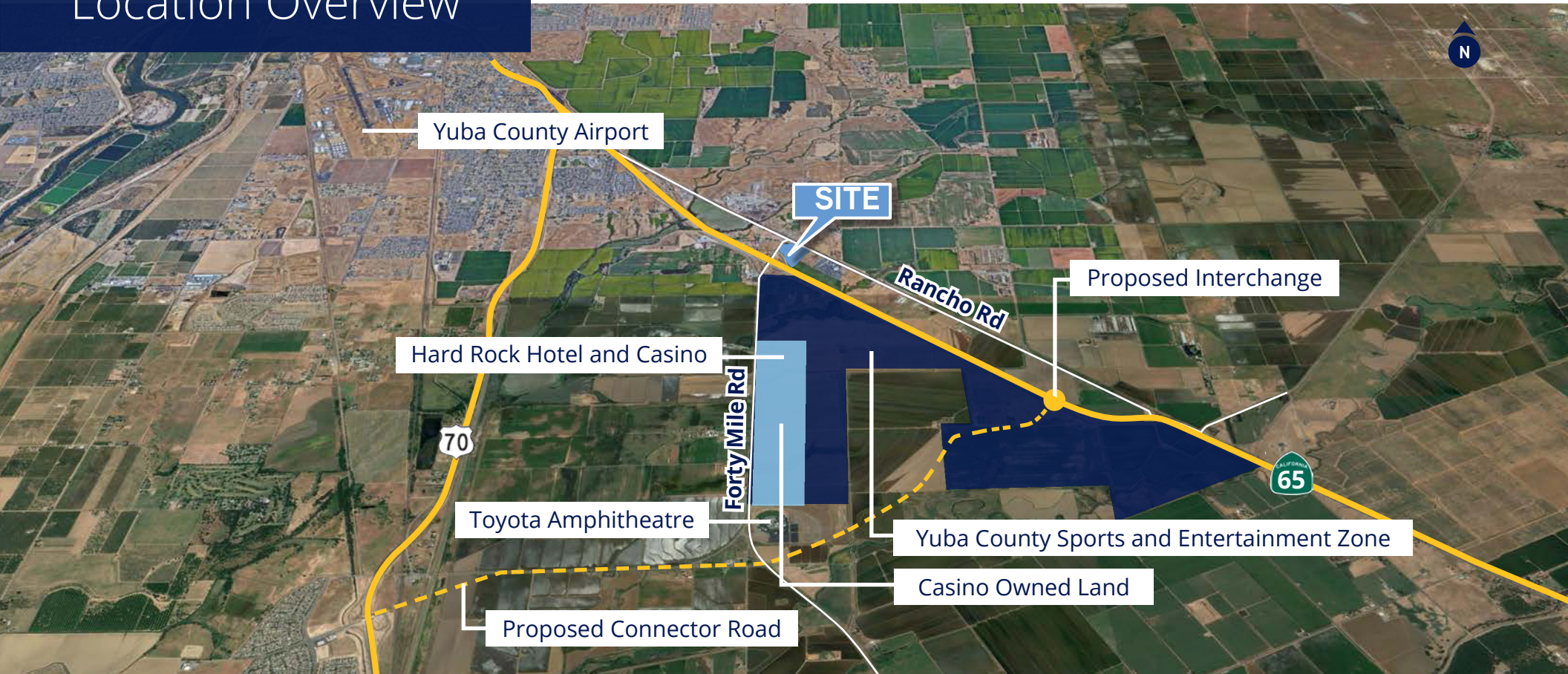


Property Overview

- » APN: 014-280-016
- » ±16.39 AC
- » GC Zoning
- » Located at the corner of Forty Mile Rd. and Rancho Rd. with existing off ramp access to Hwy 65
- » Sewer: Septic
- » Water: Well
- » Level Topography
- » Distance to:
 - I-5 - 30 Miles
 - I-80 - 28 Miles
- » Distance To:
 - Olivehurst – 4 Miles
 - Yuba City / Marysville – 8 Miles
 - Roseville / Rocklin – 28 Miles
 - Auburn – 31 Miles
 - Sacramento – 38 Miles
 - Woodland – 43 Miles

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Location Overview



Yuba County Developments



Existing hotel, restaurants, and indoor music venue with plans for expansion



Infrastructure improvements throughout Yuba County, including projects in Wheatland and Olivehurst



Future forward economic development department focused on continued development within this zone.

Hard Rock Casino



169 Rooms



5 Restaurants



8,500 SF Meeting Space



2,500 Seat Music Venue

Sports and Entertainment Zone

- 900 Acre zone located on Forty Mile Road
- Looking Forward:
 - » Expanded Retail Zone
 - » Expanded Sports & Leisure Zone
 - » Additional Entertainment Zones
- Infrastructure Improvements to start in 2026

Location



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