



FOR SALE

MULTI-FAMILY RESIDENTIAL LAND

2681 HARTNELL AVENUE, REDDING, CA 96002

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PROPERTY SUMMARY

Sale Price: \$450,000

Lot Size: 2.2 Acres

APN #: 110-020-009, 008

Zoning: RM-12 - Residential Multiple Family 12 Units Per Acre

PROPERTY OVERVIEW

2.2 acres of well located multi-family land in east Redding, CA with close proximity to schools, grocery and outdoor recreational uses. 2 mostly-level parcels for sale with RM-12 zoning allowing for the development of as many as 26 units (subject to entitlements with the potential for a density bonus). City of Redding water and sewer directly in the street adjacent to the land and initial preliminary reviews suggest none of the land is within any floodplains or floodways or waterways of the US. Straight forward raw land ready for the next multi-family development.

PROPERTY HIGHLIGHTS

- 2.2 Acres of mostly level land
- RM-12 can accommodate as many as 26 units with potential for more subject to entitlements
- City water, sewer and electrical immediately available at the street
- Walking distance to schools and grocery stores

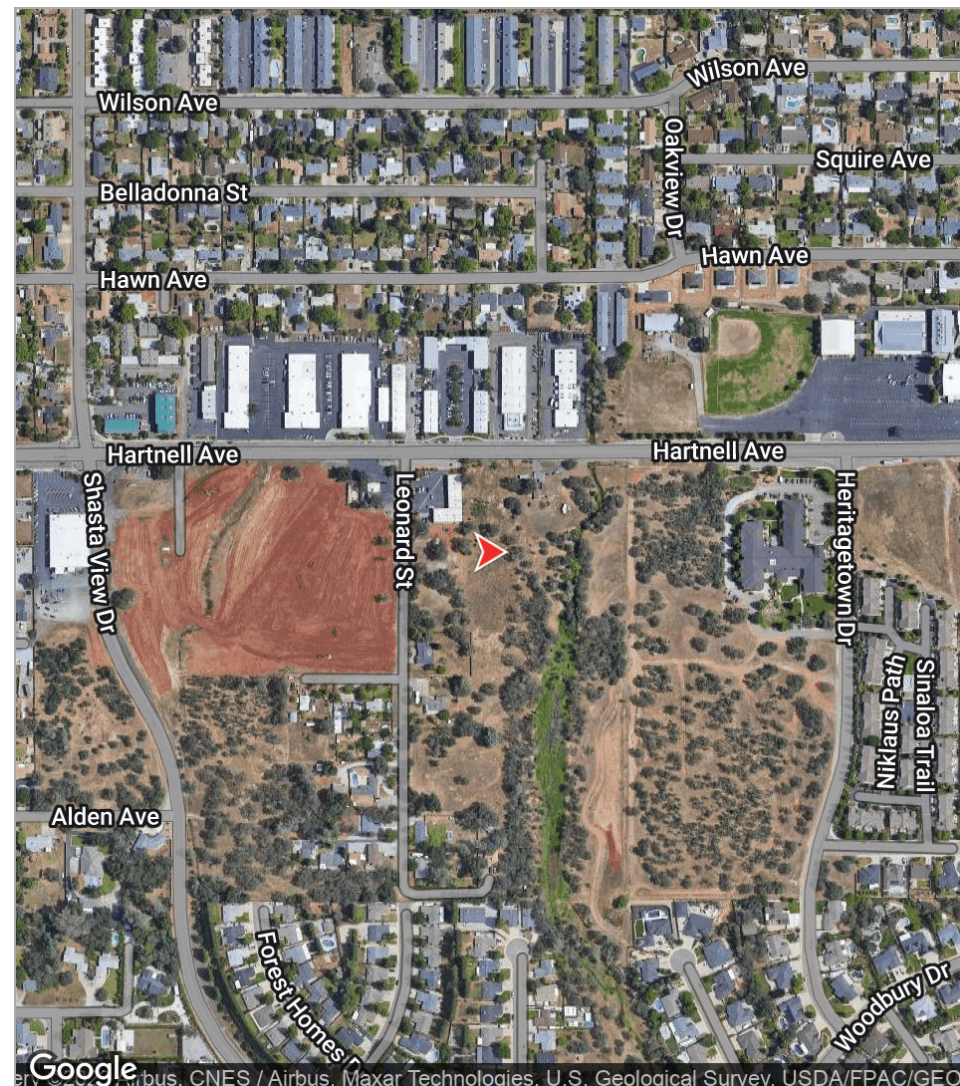
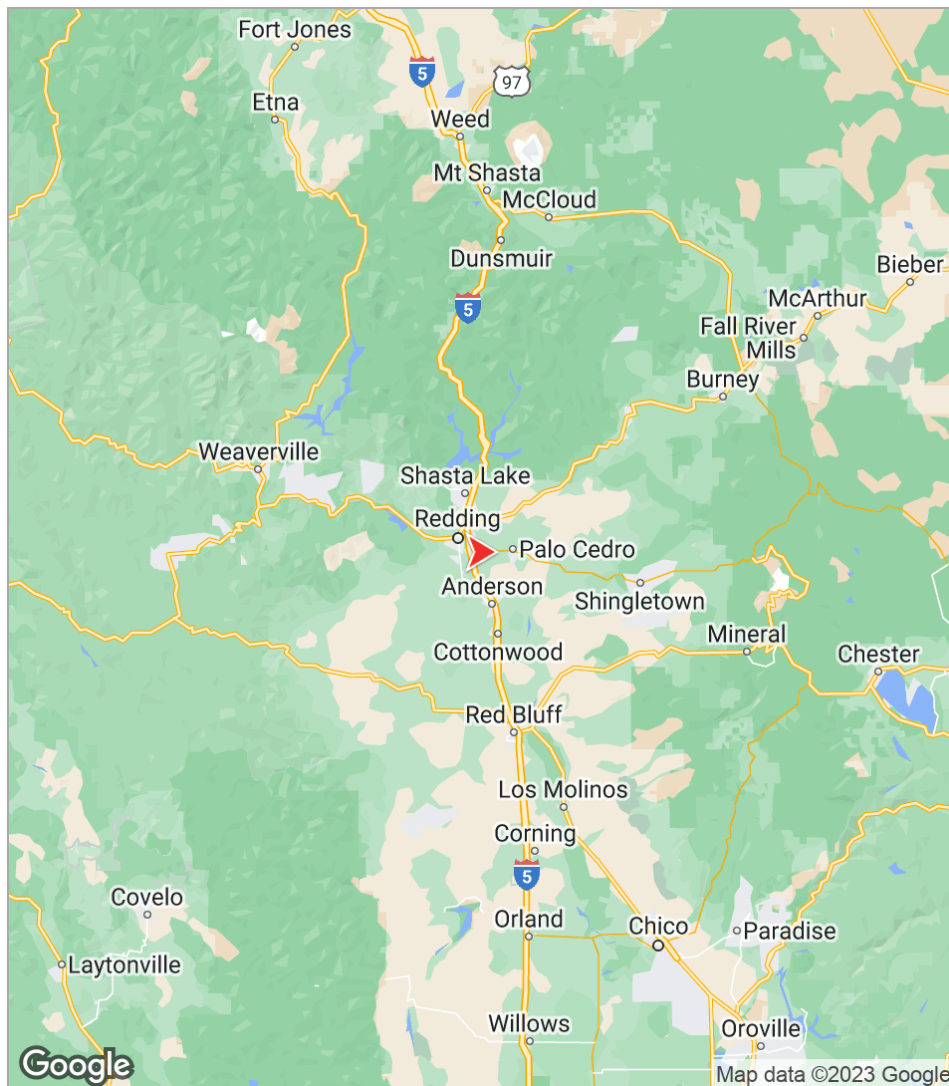
FOR MORE INFORMATION:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.






Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population 	Avg. Income 	Households 
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





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