

LAND FOR SALE

±10.66 ACRES OF LEVEL LAND IN SUSANVILLE, CA

1500 Numa Road, Susanville, CA 96130



Sale Price

\$249,000

PROPERTY HIGHLIGHTS

- ±10.66 AC (464,349 SF) of Vacant Land Zoned Residential
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Growth Area - New Schools/Residential Projects Recently Built/Planned
- Regional Retail Developments Just Minutes Away
- ±850' Wide By 545' Deep | Existing Paved Access
- Shovel Ready | Rectangular Parcel | Buildable
- Quick CA-395 Freeway Access | Utilities Nearby
- Beautiful Views of Sierra Nevada and Cascade Mountains
- Desired High Desert Of The Great Basin
- Seller-Carry Financing Available w/ 10% Down!

OFFERING SUMMARY

Available SF:	±464,349
Lot Size:	±10.66 Acres
Price / Acre:	\$23,358
Zoning:	Residential Development
Cross Streets:	Numa Road
APN:	101-271-003
Proposed Lots:	24
Proposed Lot SF:	9744 - 16743 SF
Price/Proposed Lot:	\$8,208/Lot
Seller Carry:	Available

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PROPERTY DESCRIPTION

Level and rectangular ±413,384 SF (±9.49 Acres) of prime residential development land within the Opportunity Zone located in North Susanville. The property is built-up on the west side with existing roadways leading to the property from the east with beautiful views of the Diamond Mountain range. The land is a blank and clean canvas for flexible concepts, measuring ±850' Wide By 545' Deep, in place power poles at the northern lot line, mostly level with good soil, and is accessible via paved roads entering from Spring Ridge Dr or Skyline Rd via Numa Rd. The lot has a private setting with many quality homes on the block. Flexible zoning that allows for a variety of residential, agricultural, and other uses; manufactured or permeant construction. The property has quick access to both CA-36 and Ash St, which allows for convenient access to all the major highways in the area. Nearby developments include the brand new Twin Peaks Development to the West (under construction), Scenic Heights Subdivision to the East (2008), Monte Vista subdivision to the south (2000), a newer Church across the street (2007), 24-acres adjacent planned for additional housing, and a preserve to the north (amazing views). Conceptual plan shows potential for 24-lots offering 6 @ 9,744 SF (84' x 116' average), 6 @ 16,743 SF (84' x 200'), and 12 @ 12,557 SF (84' x 150'). Seller-Financing is available with only 10% down!

DRIVING DISTANCE: Reno: 85 miles; Chico: 99 Miles; Sacramento: 211 miles; Bay Area: 249 miles

LOCATION DESCRIPTION

Located at the intersection of Spring Ridge within minutes from Banner Hospital, Lassen Community College, Northeastern Health Clinic, Diamond Mountain Casino and the new (under construction) Indian Health Clinic. North of Bagwell Spring, east of CA-139, south of Cameron Way, and west of Pineview MH Park. Just 85 miles to Reno, 99 Miles to Chico, 211 miles to Sacramento, and 249 miles to the Bay Area. Susanville, the county seat of Lassen County, is a bustling community hub for the region in the middle of 3 CA Correctional Centers. It is a strategic outpost for all county services, a central commercial and business district, and a premier point of access for recreational opportunities in Plumas National Forest, Lassen Volcanic National Park, Lake Almanor, and Mount Lassen National Park. The downtown core is a vibrant, pedestrian-friendly neighborhood, with a mix of restaurants and shops. Lively events, from a host of trail and bike races, to the Lassen County Fair and the Bluegrass Festival, distinguish Susanville as the cultural heart of the region. Nearby the major tourist trafficked north-south Highway 395, along the eastern slope of the Sierras and the Cascades, extending from Los Angeles to Canada. Nearby retailers include Wal-Mart, Safeway, Rite-Aid, AM/PM, Tractor



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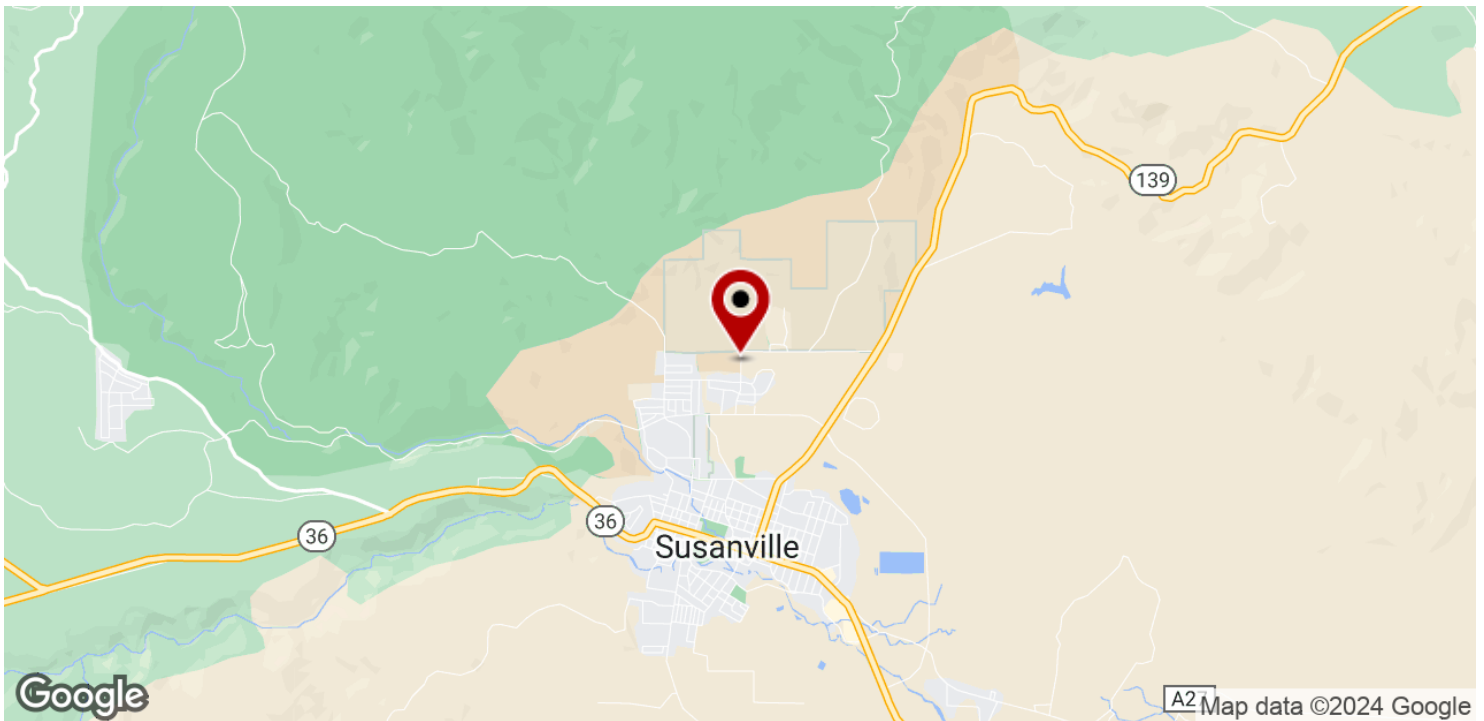
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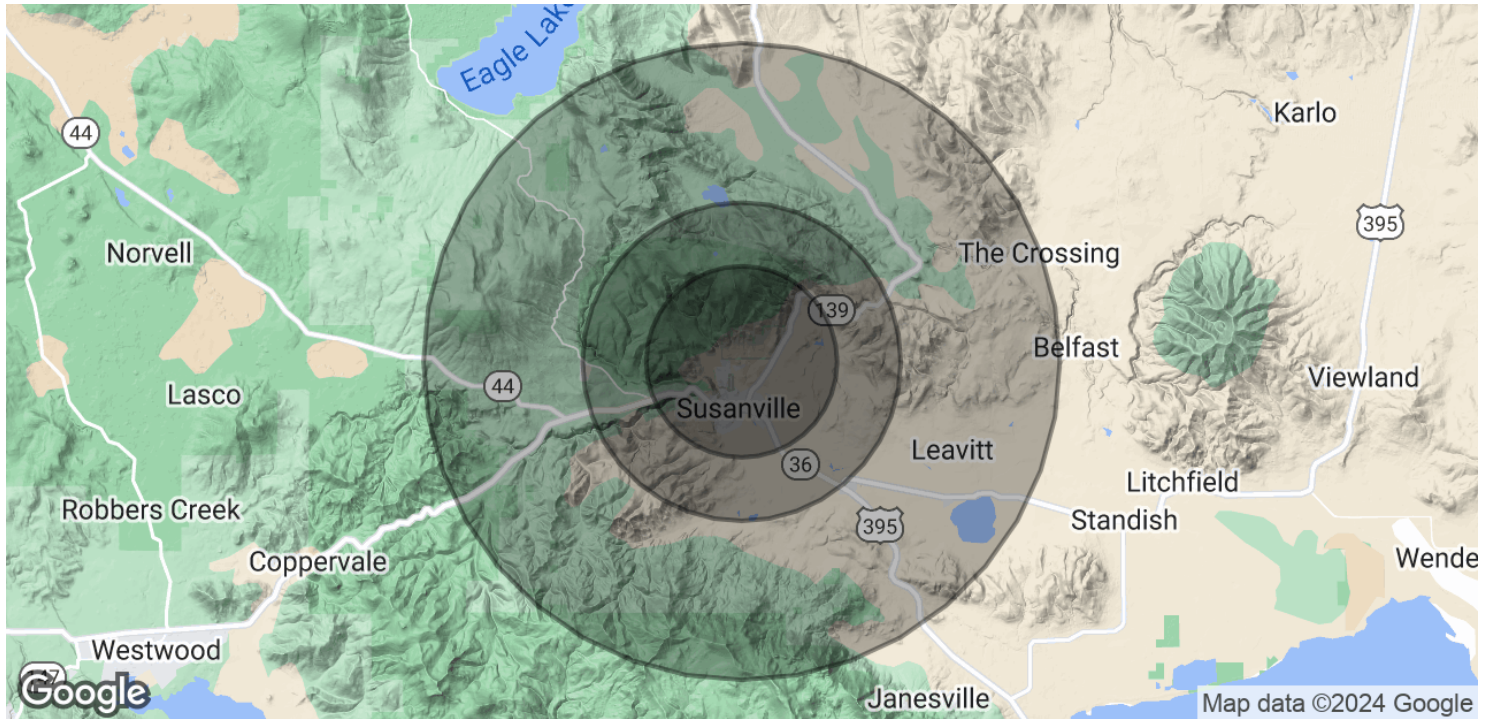
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,399	6,035	19,588
Average Age	35.8	35.5	35.7
Average Age (Male)	31.5	32.3	34.7
Average Age (Female)	38.5	37.3	23.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,379	3,197	5,886
# of Persons per HH	1.8	1.9	3.3
Average HH Income	\$44,659	\$48,076	\$56,176
Average House Value	\$164,534	\$174,480	\$207,752
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	8.4%	9.9%	24.9%

* Demographic data derived from 2020 ACS - US Census

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