

HWY 299 ADJACENT DEVELOPMENT SITE - ACROSS FROM SHASTA COLLEGE
COLLYER DRIVE AND OLD OREGON TRAIL, REDDING, CA 96003

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

COLLYER DRIVE AND OLD OREGON TRAIL, REDDING, CA 96003



PROPERTY DESCRIPTION

Three parcels comprising the North West corner of Hwy 299 and Old Oregon Trail in between the Hwy 299 On Ramp and Collyer Drive near Shasta College, Simpson University and the proposed Bethel Campus. High traffic counts and excellent exposure. Property is in Shasta County.

PROPERTY HIGHLIGHTS

- Near Shasta College, Simpson University and Bethel Campus site
- Service Station, QSR or Drive Thru potential
- Bella Vista Water District
- Shasta County Zoning

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	4.98 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	500	9,161	29,575
Total Population	1,376	21,806	69,781
Average HH Income	\$94,441	\$75,450	\$67,701

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CalDRE #01941996

LAND FOR SALE

ADDITIONAL PHOTOS

COLLYER DRIVE AND OLD OREGON TRAIL, REDDING, CA 96003



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299

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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.

DEMOGRAPHICS MAP & REPORT

COLLYER DRIVE AND OLD OREGON TRAIL, REDDING, CA 96003



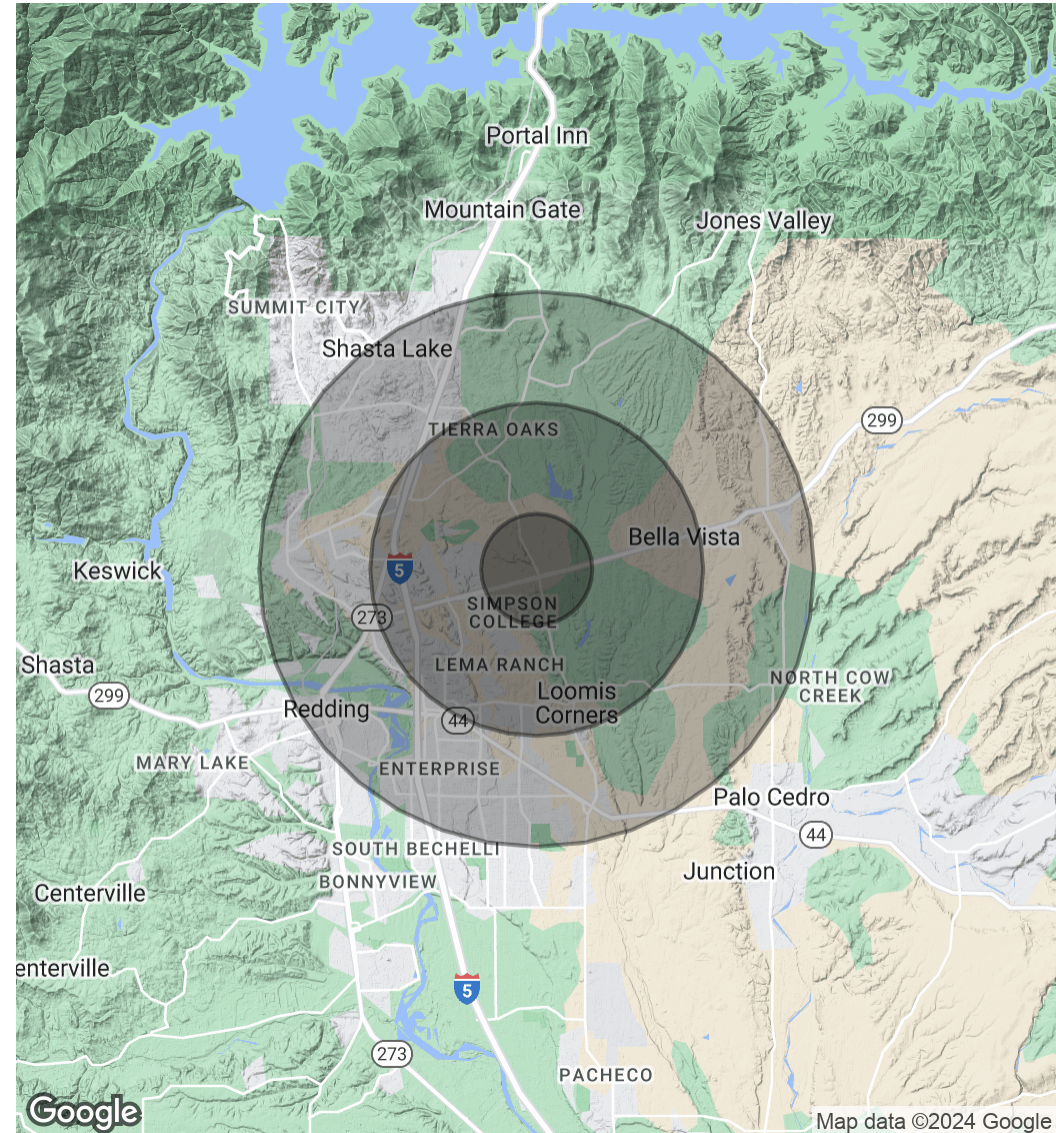
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,376	21,806	69,781
Average Age	36.9	39.8	38.6
Average Age (Male)	36.1	38.7	37.6
Average Age (Female)	40.0	41.6	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	500	9,161	29,575
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$94,441	\$75,450	\$67,701
Average House Value	\$404,820	\$276,847	\$257,408

2020 American Community Survey (ACS)



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LAND FOR SALE

LOCATION MAP

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MEET THE BROKER

COLLYER DRIVE AND OLD OREGON TRAIL, REDDING, CA 96003



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Direct: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

Cox Real Estate Consultants - Jess Whitlow

1246 East St
Redding, CA 96001
530.605.5169

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299

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