

## LAND FOR SALE

±0.23 AC SQUARE PARCEL W/ UTILITIES NEAR ANDERSON RIVER

19355 Anna Rd, Anderson, CA 96007



Sale Price

**\$37,500**

### PROPERTY HIGHLIGHTS

- ±0.23 Acres of Open Land | Private Location | Square Parcel
- ±100' Wide By 100' Deep (±10,019 SF) | Paved Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Existing Electricity | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Level Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-299 Freeway Access | Utilities Existing
- Private Setting Minutes To Shasta Lake

### OFFERING SUMMARY

Available SF:	±10,019 SF
Lot Size:	0.23 Acres
Price / SF:	\$3.74
Dimensions:	100' x 100'
Cross Streets:	Anna Rd & C St
Zoning:	Residential

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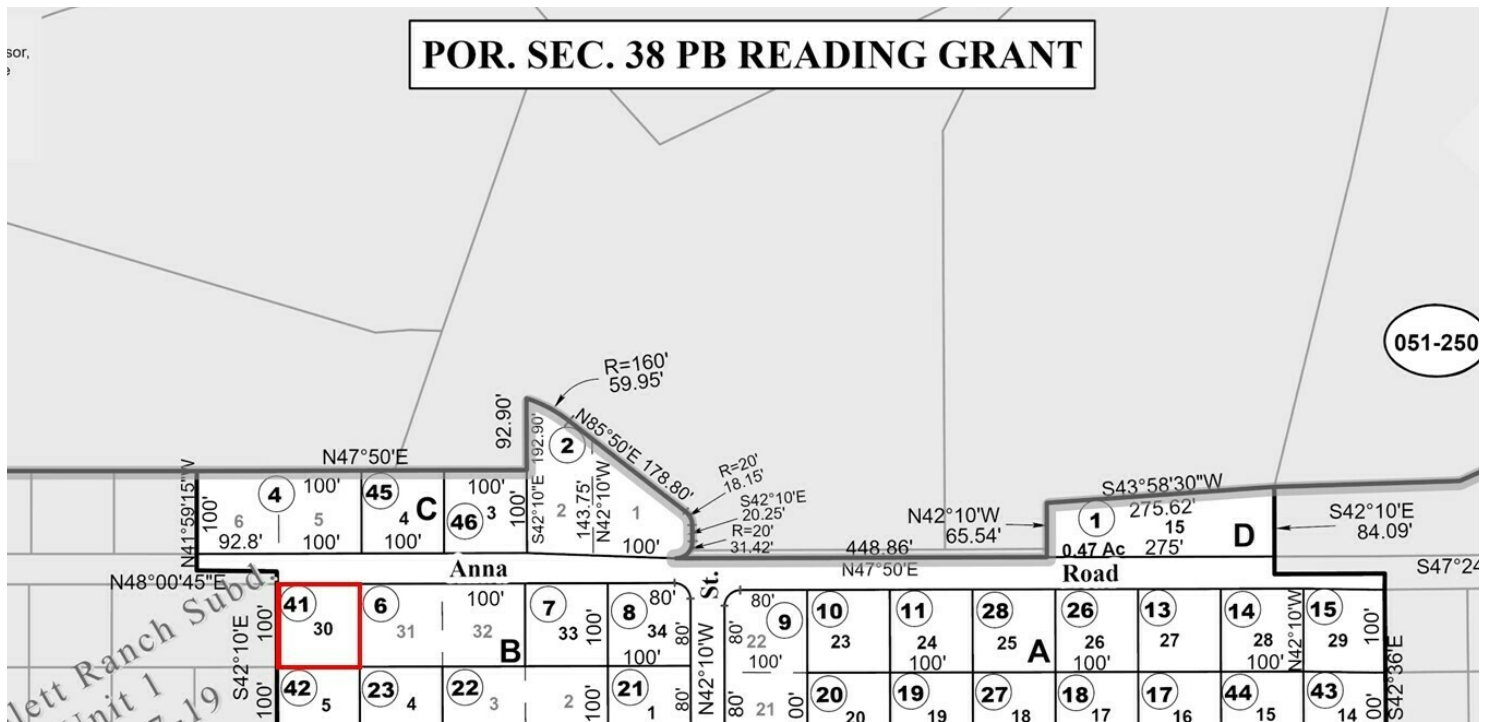
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Fresno, CA 93711

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### PROPERTY DESCRIPTION

Level and square ±10,019 SF (±0.23 Acres) of shovel ready land located within the Jones Valley community very close to I-5 between Lake Shasta & Redding. Property measures ±100' Wide By 100' Deep, in place water meter (from a former house), existing electricity with a power pole in the middle of the lot, is fully level with good soil, and is accessible via paved roads entering from Anna Rd & Spring Gulch Rd. The lot has nice views to the North and is very close to Shasta Lake, paved road frontage, fully fenced with a gate, and offers amazing views. Private neighborhood setting in active subdivision with many quality homes on the block. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permeant construction. The property has quick access to both Highway's CA-299, CA-273, and I-5, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

### LOCATION DESCRIPTION

This parcel is located on Anna Rd in Anderson, CA just north of Spring Gulch Rd, east of C Street, south of Anna Rd, & west of B Street.

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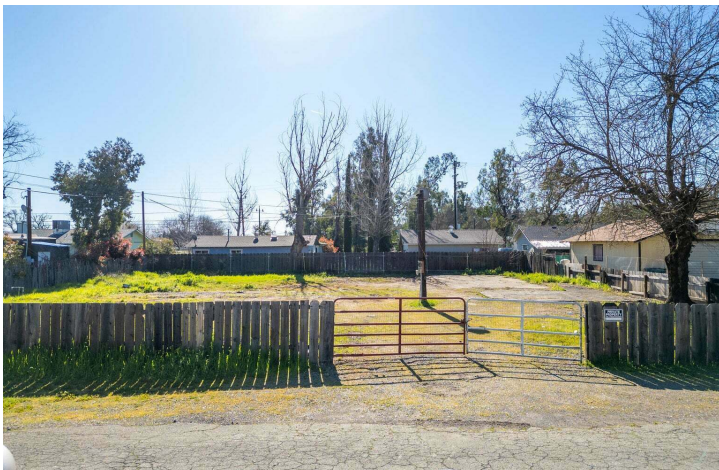
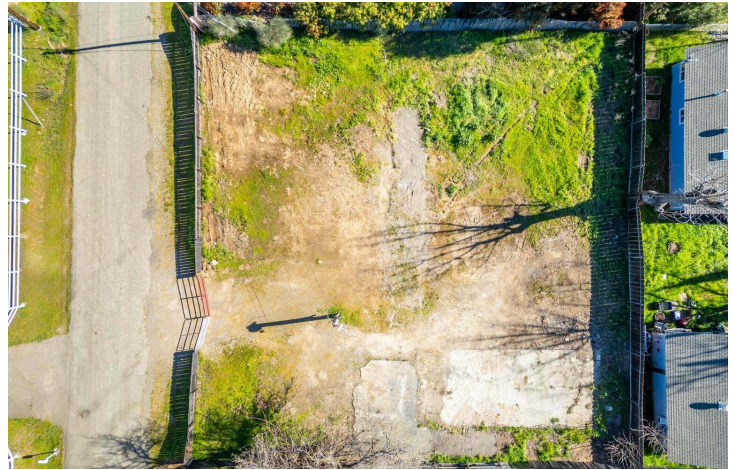
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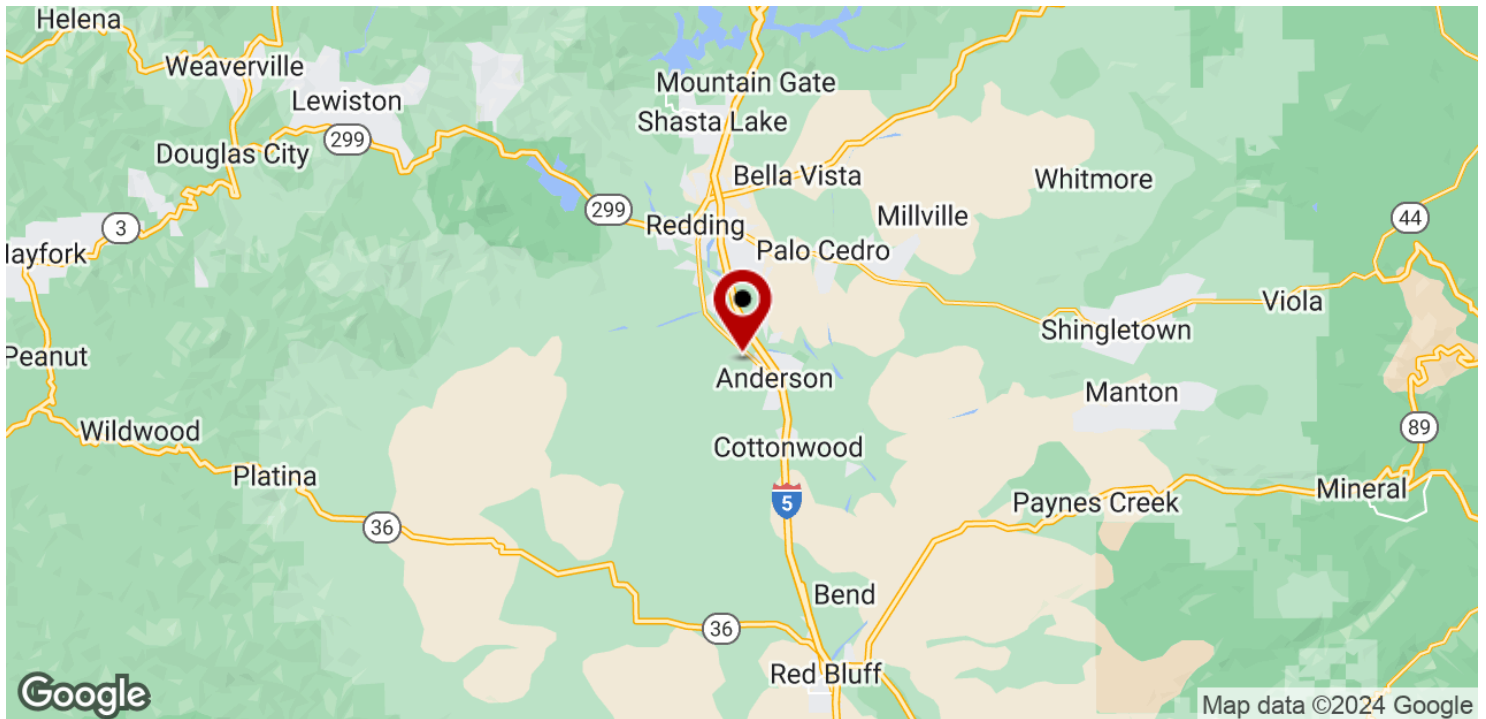
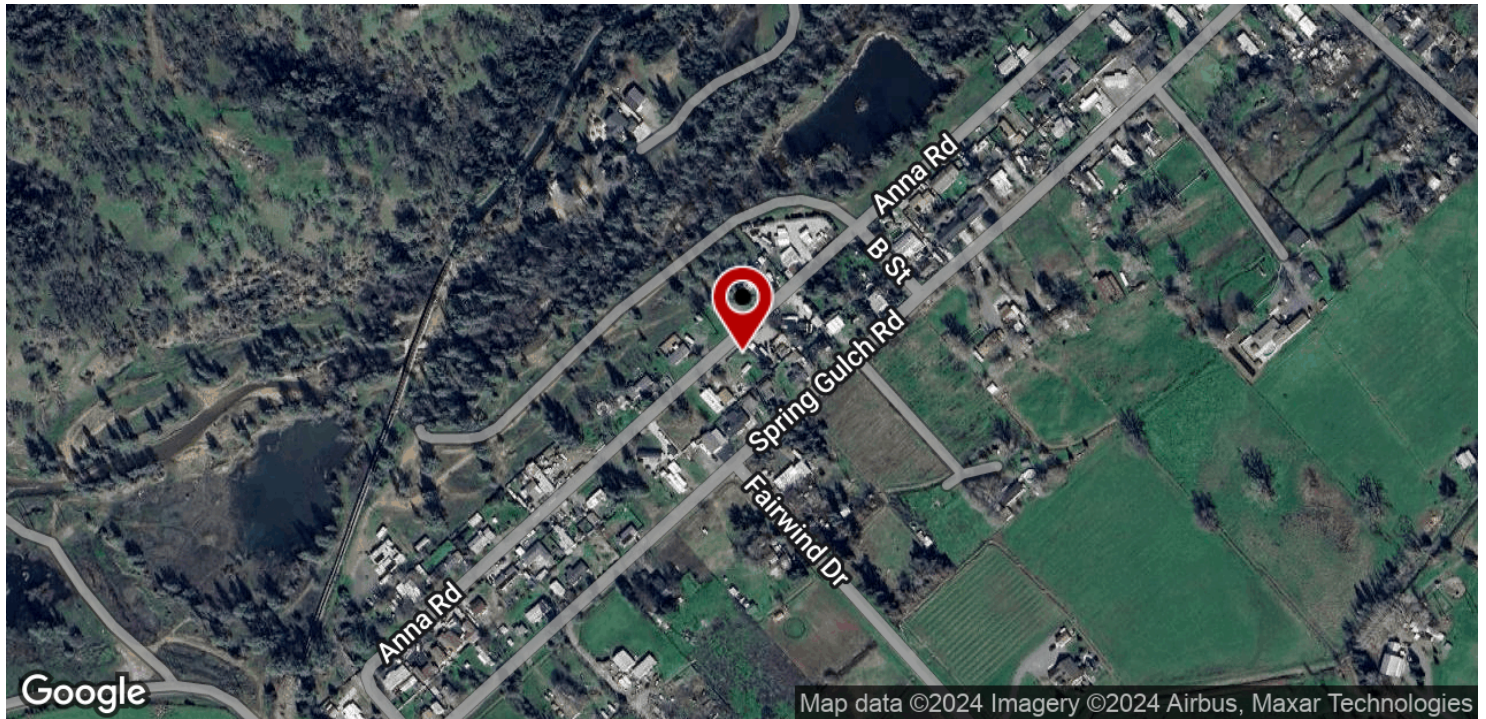
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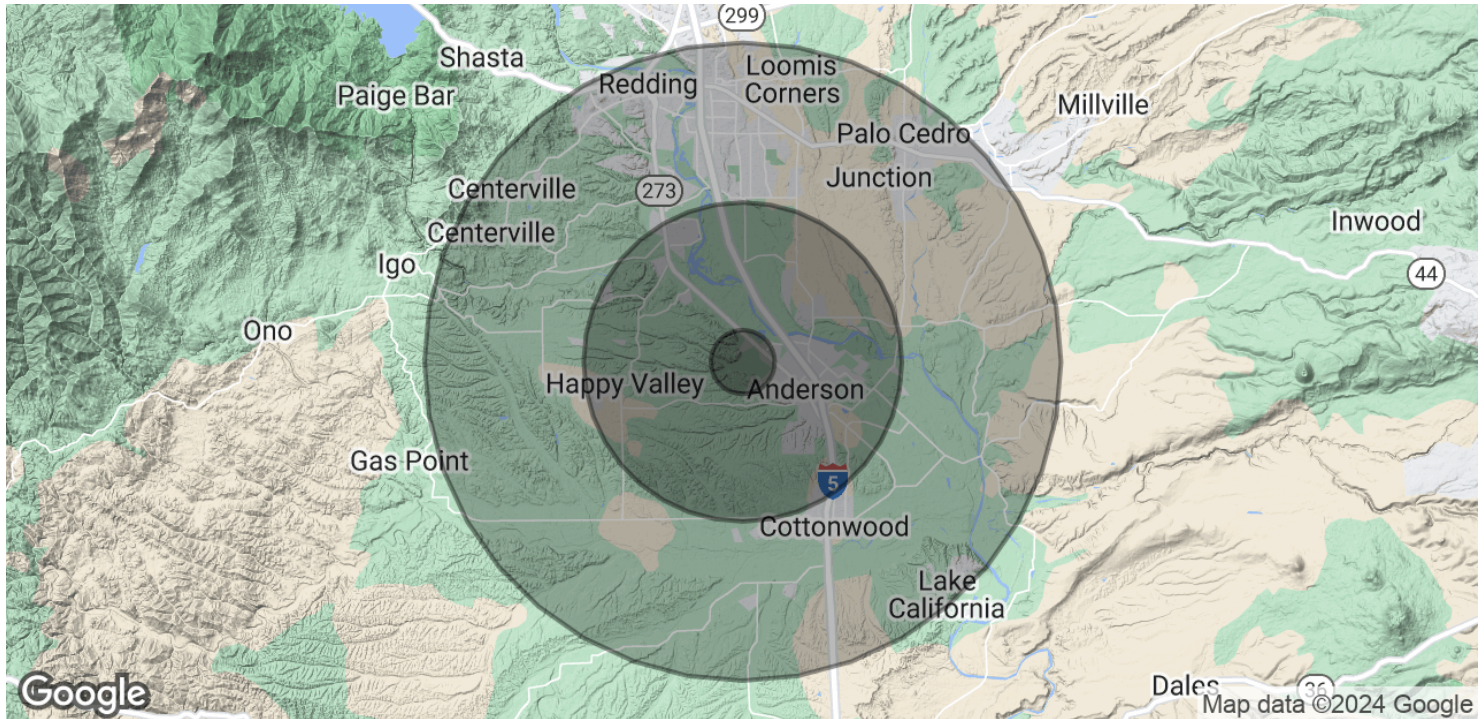
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,149	29,210	118,275
Average Age	36.8	42.2	40.4
Average Age (Male)	38.2	40.0	38.7
Average Age (Female)	37.3	43.4	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	502	12,556	49,064
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$60,557	\$63,147	\$71,295
Average House Value	\$197,365	\$246,799	\$271,685
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	29.1%	12.9%	11.7%

2020 American Community Survey (ACS)

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