

LAND FOR SALE

±0.27 ACRES OF LEVEL LAND IN ANDERSON, CA

3452 Beacon Dr, Anderson, CA 96007



Sale Price

\$42,500

PROPERTY HIGHLIGHTS

- ±0.27 AC | Private Location | Former Building Site
- Paved Entrance | Fully Fenced | Mature Landscaping
- Economical City Utilities & Drive Approach In Place
- ±76' Wide By 145' Deep (±11,761 SF) | Paved Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Square Parcel | 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

OFFERING SUMMARY

Available SF:	±11,761 SF
Lot Size:	0.27 Acres
Price / SF:	\$3.61
Cross Streets:	Beacon Dr & Diamond St
Zoning:	Residential
APN:	202-750-013

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PROPERTY DESCRIPTION

Level and square ±11,761 SF (±0.27 Acres) of shovel ready land located within the City with a Country feeling very close to I-5 between Lake Shasta & Redding. Property measures ±145' Wide By 76' Deep, has an existing building site from a previous residence, fully fenced with a paved drive approach, power at the site, fire hydrant at the NE lot line, and mature landscaping/trees that can be cut back to surround your desired use to be surrounded by nature. Lot is very level with good soil, and is accessible via paved roads entering from Beacon Dr & Weide Way. The lot has nice views to the North and is very close to Shasta Lake, paved road frontage, electric pole is right on the street, 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 permanent 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 Beacon Dr in Anderson, CA just north of Olinda Rd, east of La Colina Terrace, south of Beacon Dr, & west of Diamond Street.

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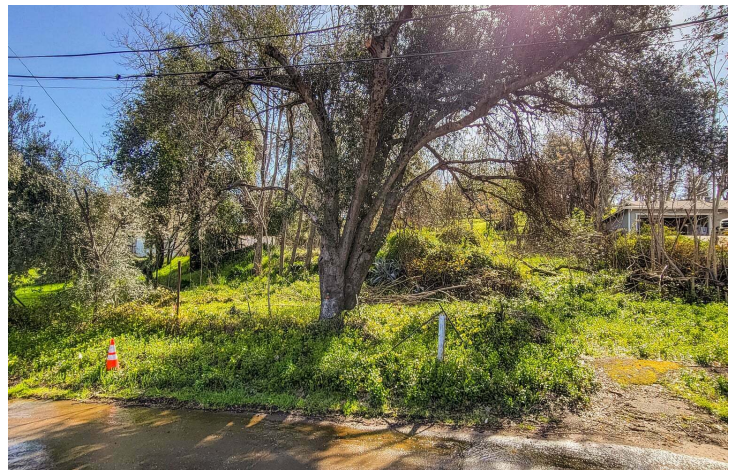
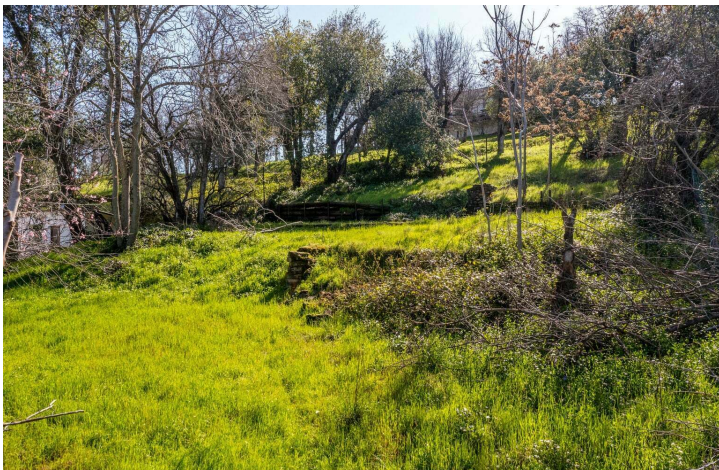
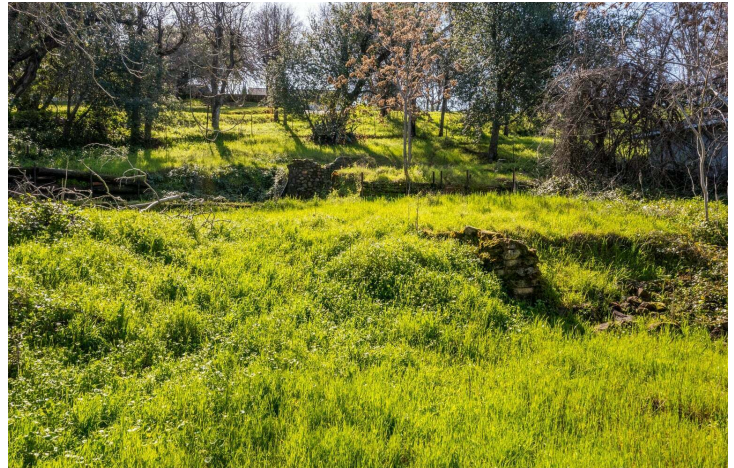
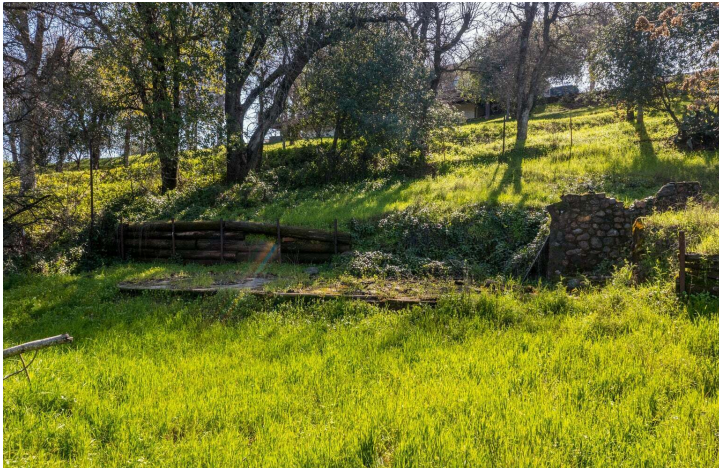
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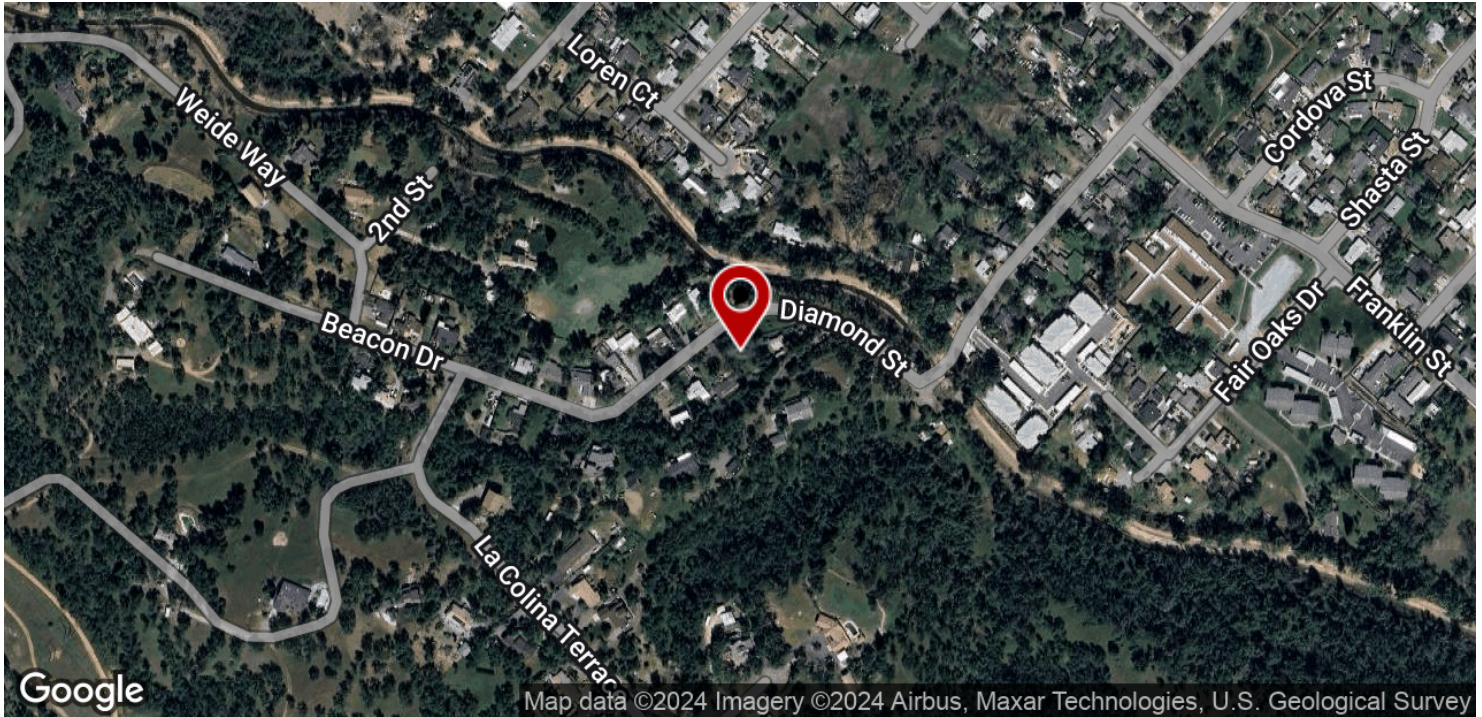
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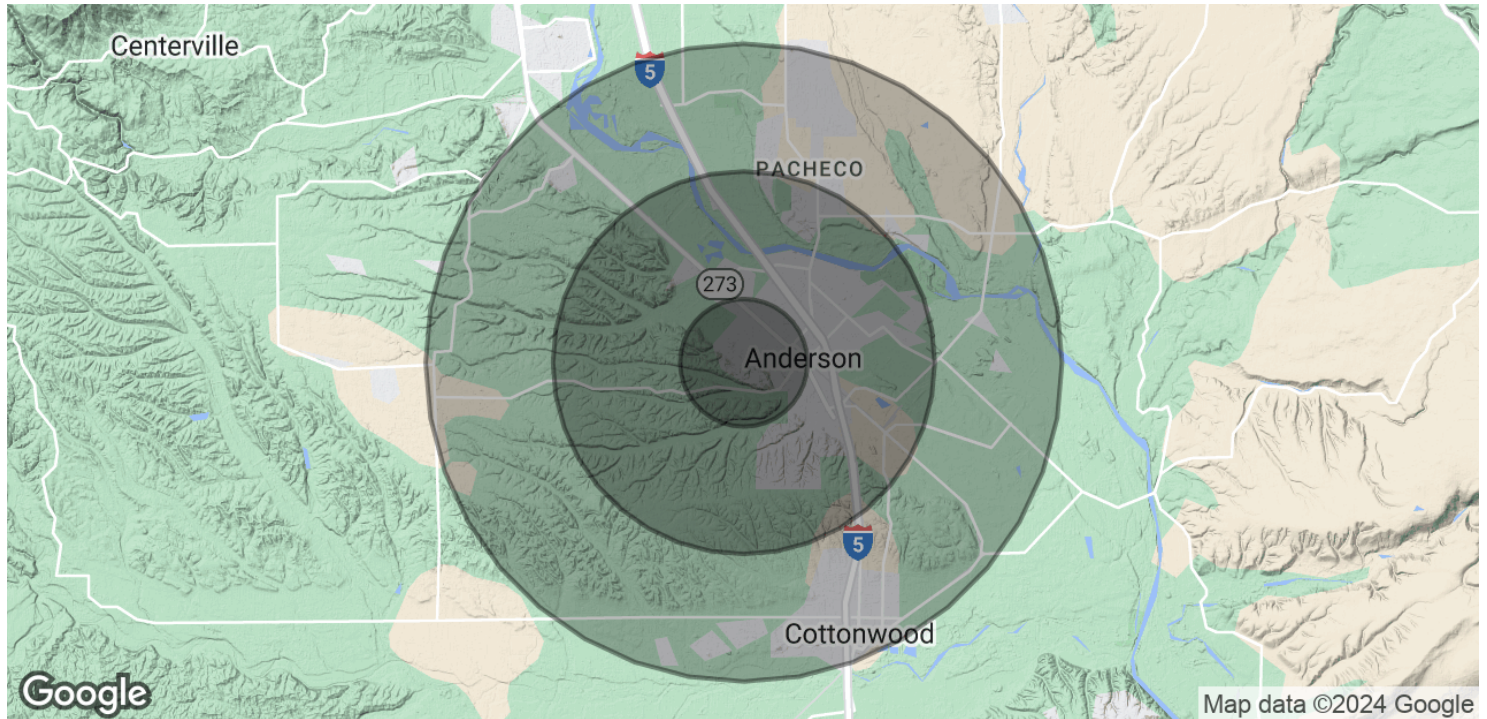
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,013	15,118	27,258
Average Age	37.3	40.3	42.4
Average Age (Male)	37.9	38.5	40.5
Average Age (Female)	34.7	42.4	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,411	6,734	11,852
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$41,803	\$56,100	\$64,851
Average House Value	\$188,507	\$218,266	\$234,722
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.1%	14.6%	13.7%

* Demographic data derived from 2020 ACS - US Census

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