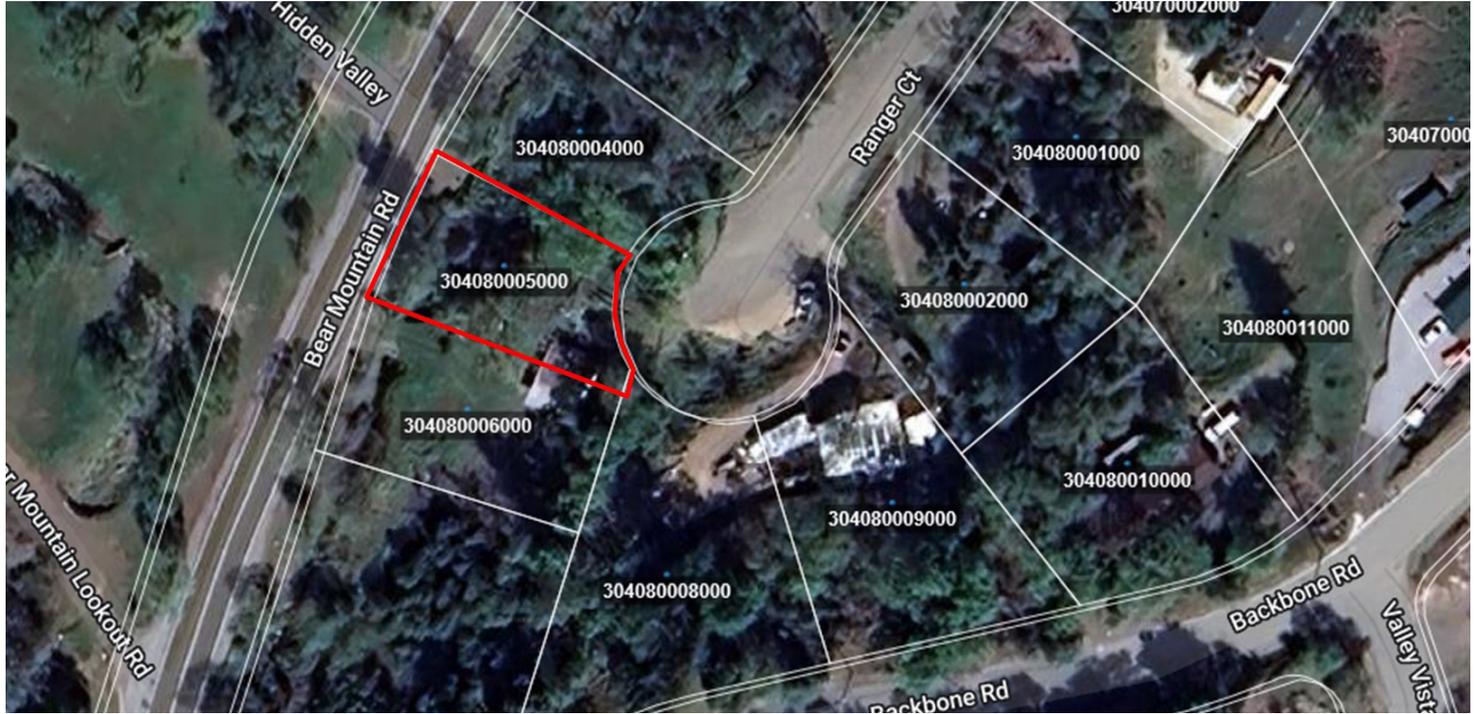


LAND FOR SALE

±0.208 AC CUL-DE-SAC LAND IN JONES VALLEY

14900 Bear Mountain Rd, Redding, CA 96003



Sale Price

\$19,500

PROPERTY HIGHLIGHTS

- ±0.208 AC | Private Cul-de-sac Location | Creek-side
- ±71' Wide By 128' Deep (±9,053 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
- Private Setting Minutes To Shasta Lake

OFFERING SUMMARY

Available SF:	±9,053 SF
Lot Size:	0.208 Acres
Price / SF:	\$2.15
Zoning:	Residential
Cross Streets:	Bear Mountain Rd & Hidden Valley Dr
APN:	304-080-005

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KEVIN LAND

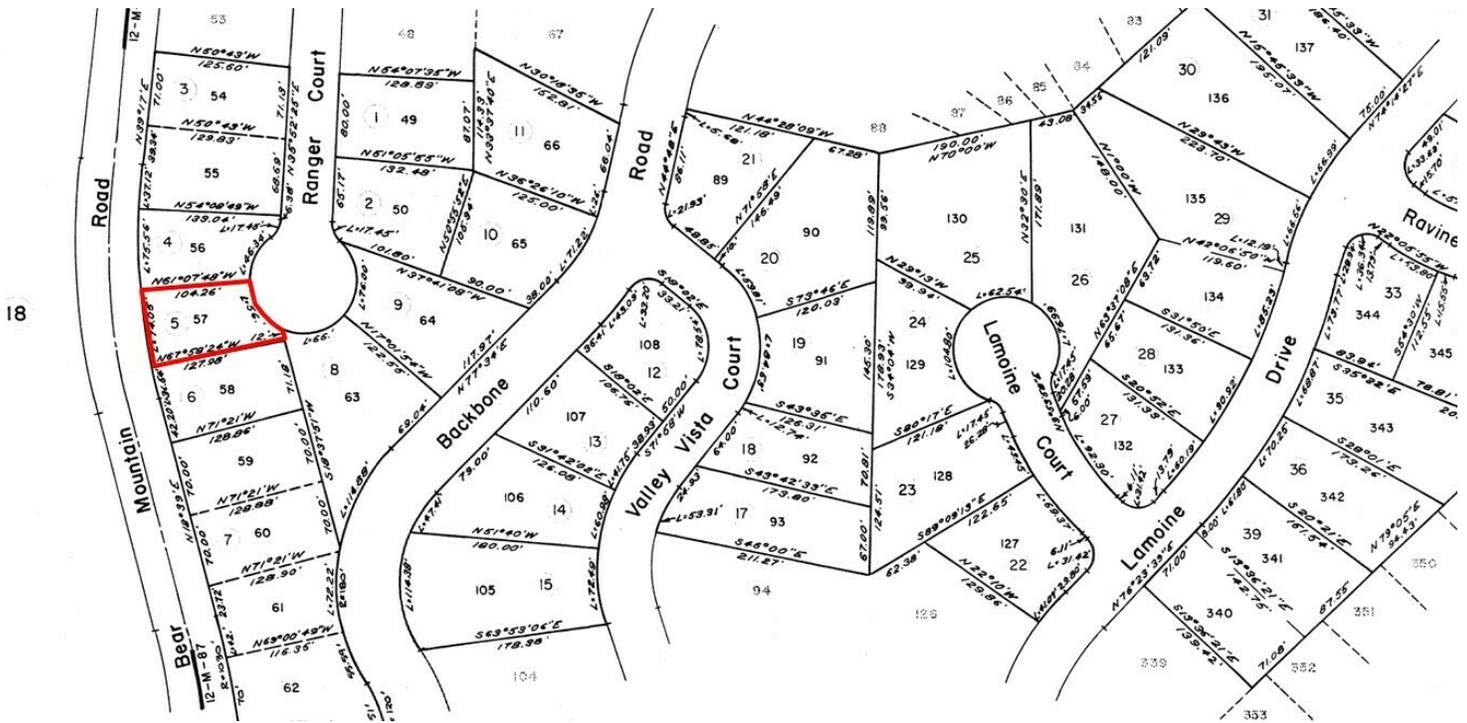
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PROPERTY DESCRIPTION

Level and square ±9,053 SF (±0.208 Acres) of shovel ready land located creek-side within the Jones Valley community. Cul-de-sac lot minutes from the stunning shores of Shasta Lake with electricity at the west lot line, an level upper street pad with good soil, and is accessible via paved roads entering from Bear Mountain Rd & Hidden Valley Dr. Existing trees in place allowing a buyer to plan their desired use to be surrounded by beautiful trees. The lot has nice views to the North and is very close to Shasta Lake, paved road frontage, electric pole 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 Bear Mountain Rd in Redding, CA just north of Backbone Rd, east of Bear Mountain Lookout Rd, south of Bear Mountain Rd, & west of Ranger St. Multiple access points via the cul-de-sac on the upper section as well as directly off Bear Mountain Rd by adding a culver/crossing (such as the southern neighbor).

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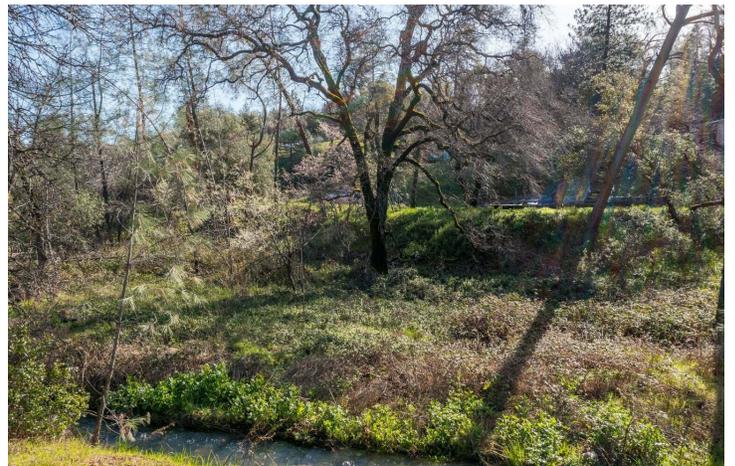
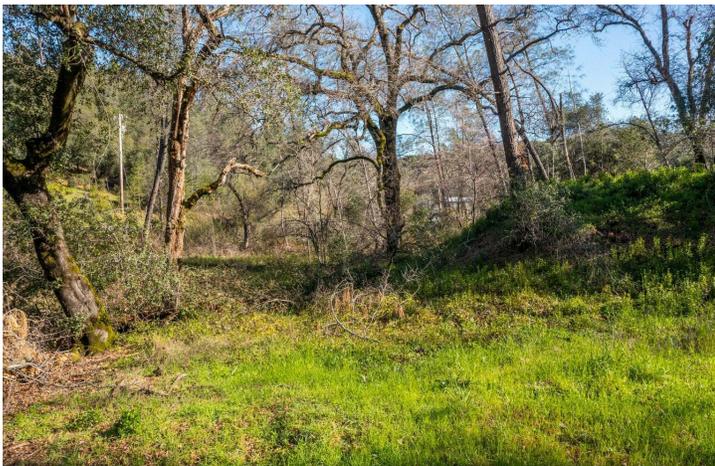
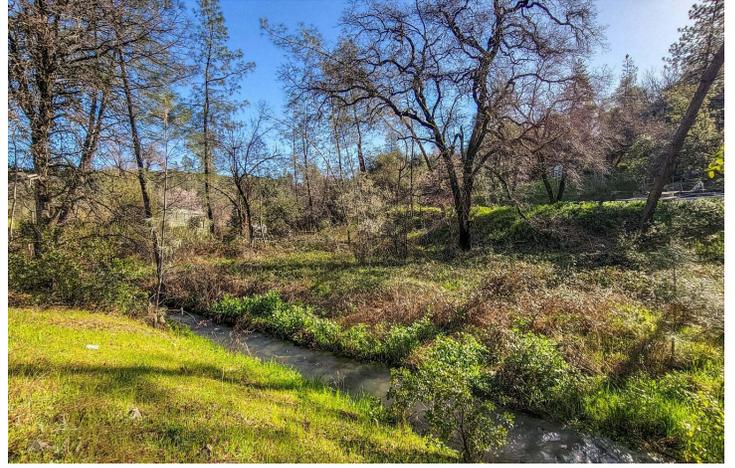
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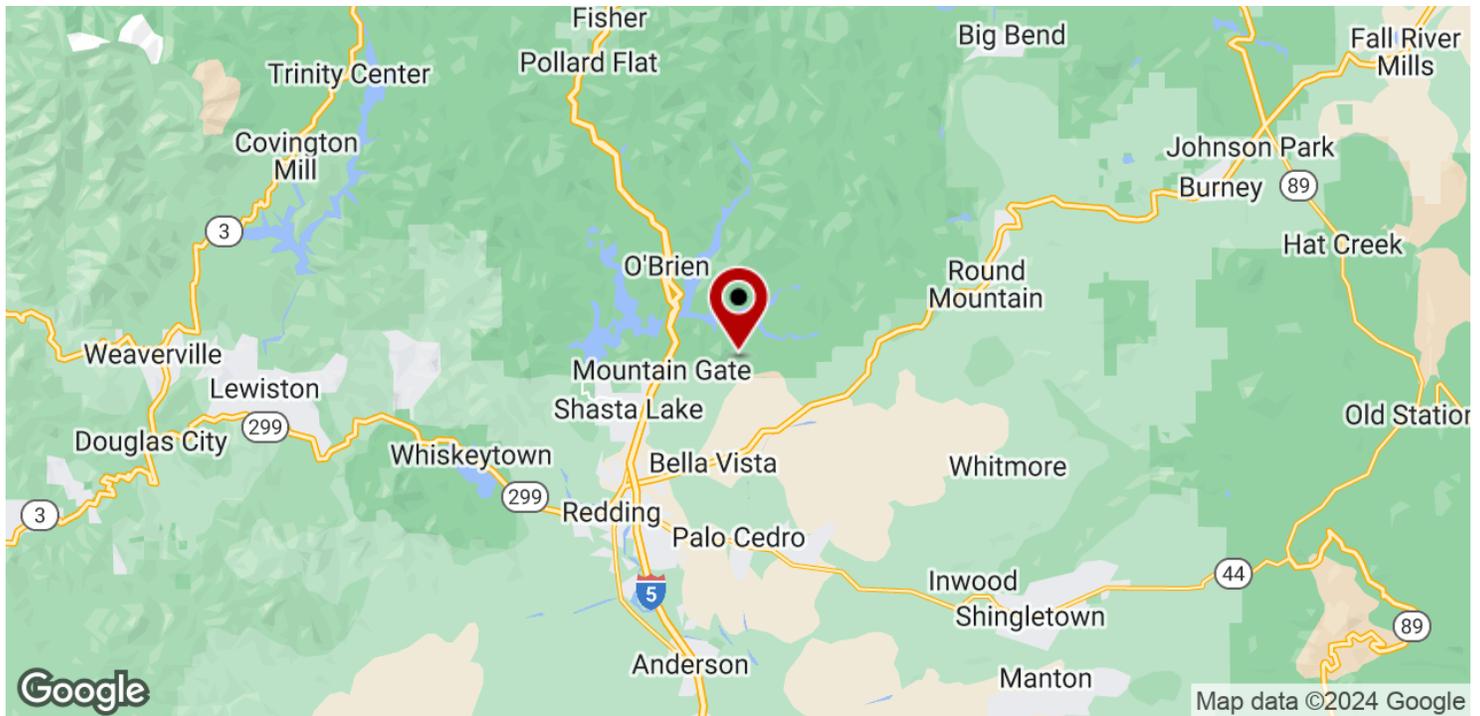
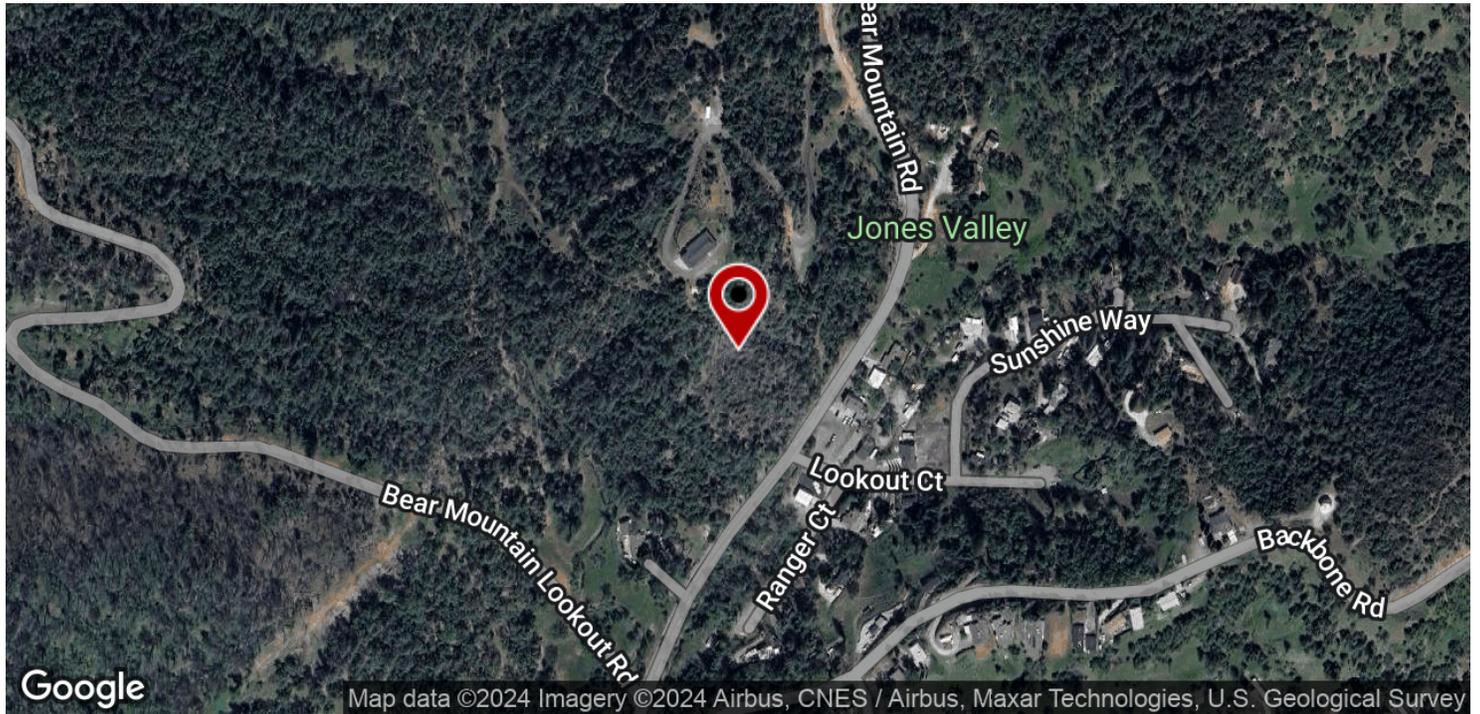
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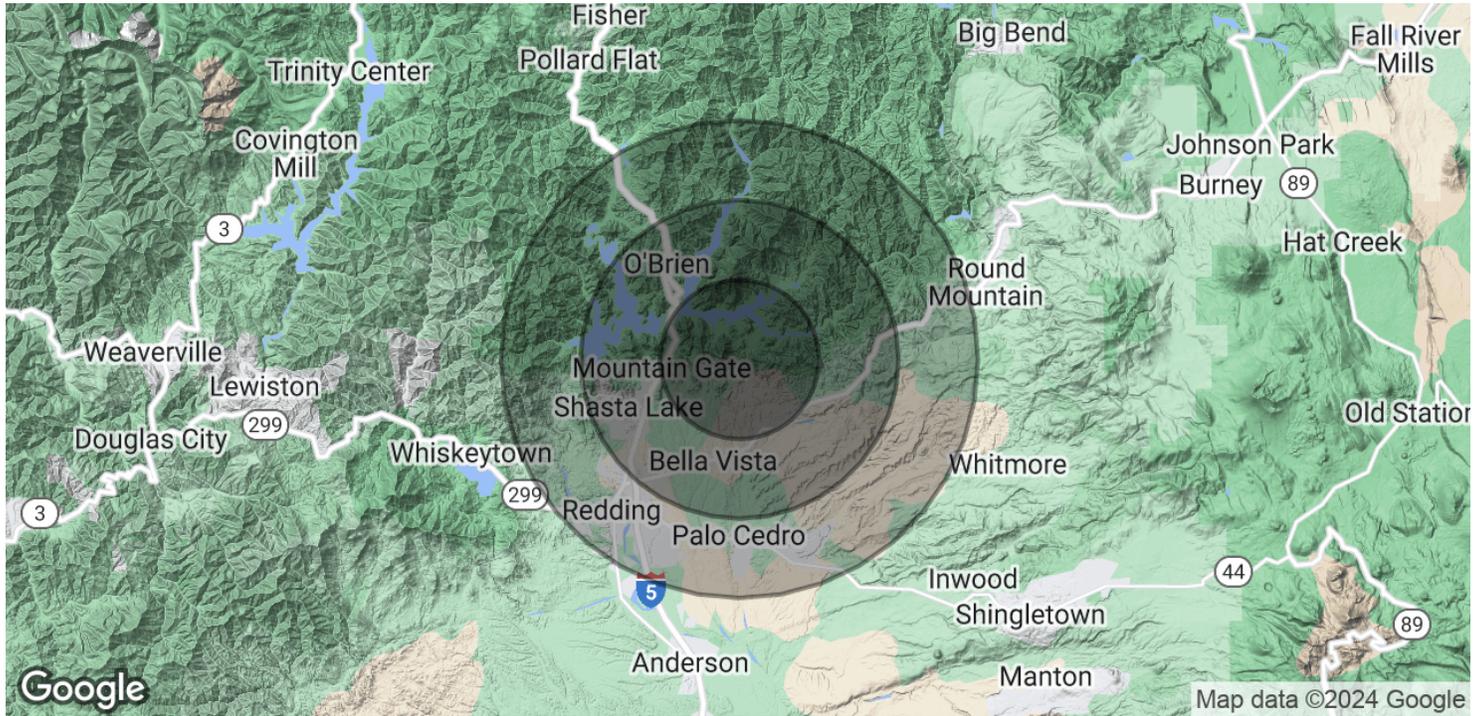
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,386	30,361	114,059
Average Age	48.9	43.3	40.9
Average Age (Male)	48.8	41.3	39.2
Average Age (Female)	50.1	45.5	42.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,111	12,779	48,581
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$74,411	\$75,760	\$71,055
Average House Value	\$278,447	\$270,527	\$271,513

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	4.5%	8.3%	10.0%

* Demographic data derived from 2020 ACS - US Census

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