

3854

RANCHO ROAD
WHEATLAND, CA

±45 ACRES FOR SALE

Highlights

- » ±2,200 SF of Highway 65 frontage
- » Convenient access to Highway 65 and 70
 - Olivehurst - 4 miles
 - Yuba City/Marysville - 8 miles
 - Roseville/Rocklin - 28 miles
 - Auburn - 31 miles
 - Sacramento - 38 miles
 - Woodland - 43 miles
- » Average daily traffic on Highway 65: ±19,000
 - I-5 - 30 miles
 - I-80 - 28 miles
- » APN: 014-280-099
- » Zoning: M-1



FORTY MILE RD

RANCHO RD



65



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DEVELOPMENTS

Yuba County makes the investments necessary to support a thriving business.



Hard Rock Casino Resort is open for business October 2019 and is currently planning for expansion.



CalTrans improvements on State Highway 70 (N-S) and State Highway 20 (E-W).



Yuba County and Olivehurst Public Utility District are planning for municipal water & sewer by 2021.



Tax Incentives



Roadway Improvement



Construction/Developments



Large Labor Pool

Yuba-Sutter Economic Development Corporation Contact:

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±45 ACRES FOR SALE | 3854 RANCHO ROAD, WHEATLAND, CA



SUBJECT PROPERTY
(LOOKING WEST)



SUBJECT PROPERTY



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