



## LAND INVESTMENT SALE

# ±200 AC

Chaparral Road Redding, CA 96001

### Highlights

- » ±165 Acres within the city of Redding
- » ±35 Acres within Shasta County
- » Great potential for subdivision within Redding city limits
- » Two adjacent parcels
- » Available power at lot line
- » APN: 203-200-001 (±165) AC), 203-140-001 (±35 AC)

# SALE PRICE \$895,000



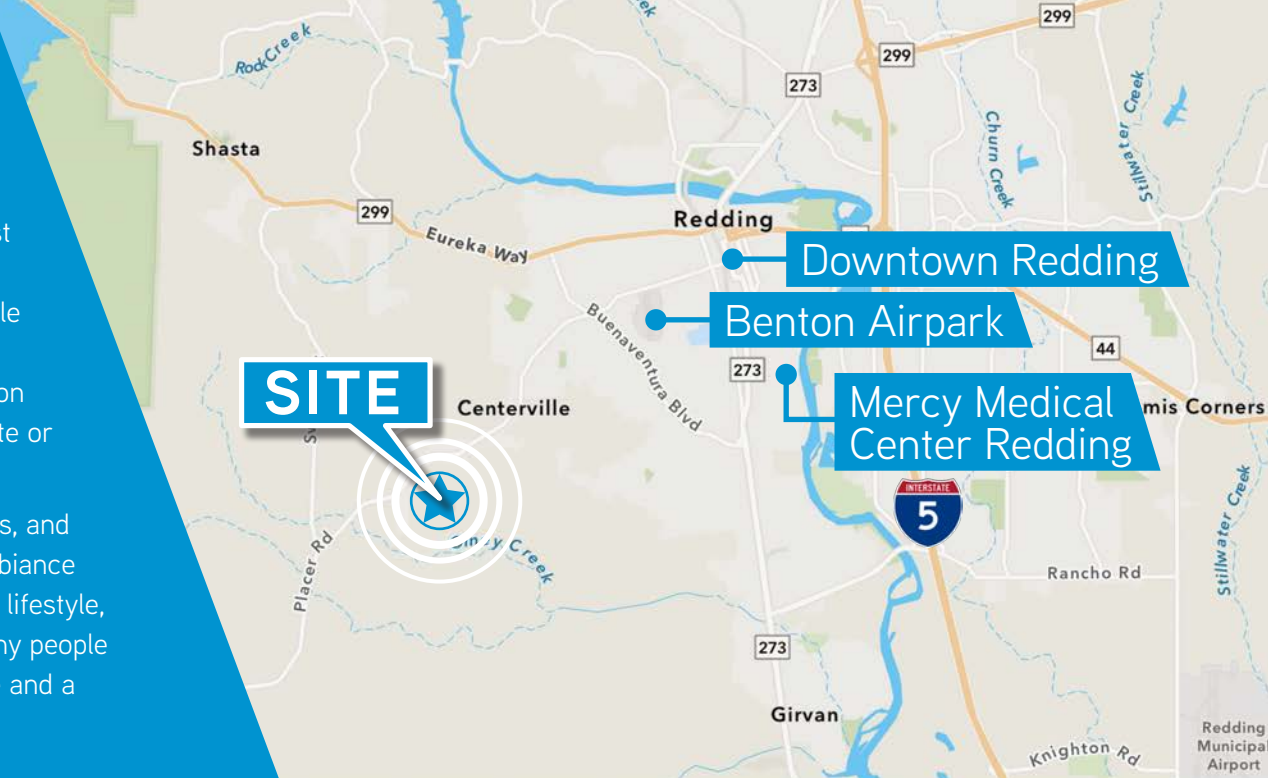
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# Why Redding

The City of Redding is the center of trade and commerce for the upstate region of northern California. Redding is the largest city north of Sacramento, with a population of 90,000, and is strategically located on Interstate 5, equidistant between Seattle and Los Angeles. Redding has grown as a thriving business community. The Redding City Council places significant value on both the companies that are here and the ones that will relocate or expand from other areas.

With its natural beauty, abundance of recreational opportunities, and excellent quality of life, Redding successfully combines the ambiance of a small town with the amenities of a large city. The outdoor lifestyle, affordable housing and remarkably low crime rates attract many people from the larger urban areas, creating both a diversified culture and a growing center of commerce and industry.



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