

## S Jackson Road & Vista Way, Red Bluff, CA



**For Sale: \$2,950,000 (\$1.21 PSF) 56.19 Acres Residential Land**

APN's: 035-022-09,-022,-023

Proposed I-5 interchange including on/off ramp via Vista Way

Level topography with water available on the 2 adjacent parcels. Sewer must be extended from the street, lift station may be necessary

Located within city limits, R-4 zoning has been re-written for multi-use

**Contact**

**Jay Richter, CCIM**

Vice President

916.751.3609

jrichter@kiddermathews.com

LIC #01305696

C-1 zoning overlay for the two parcels fronting S Jackson Street

20 units/acre allowable per the 2008-'13 housing element of the Red Bluff General Plan

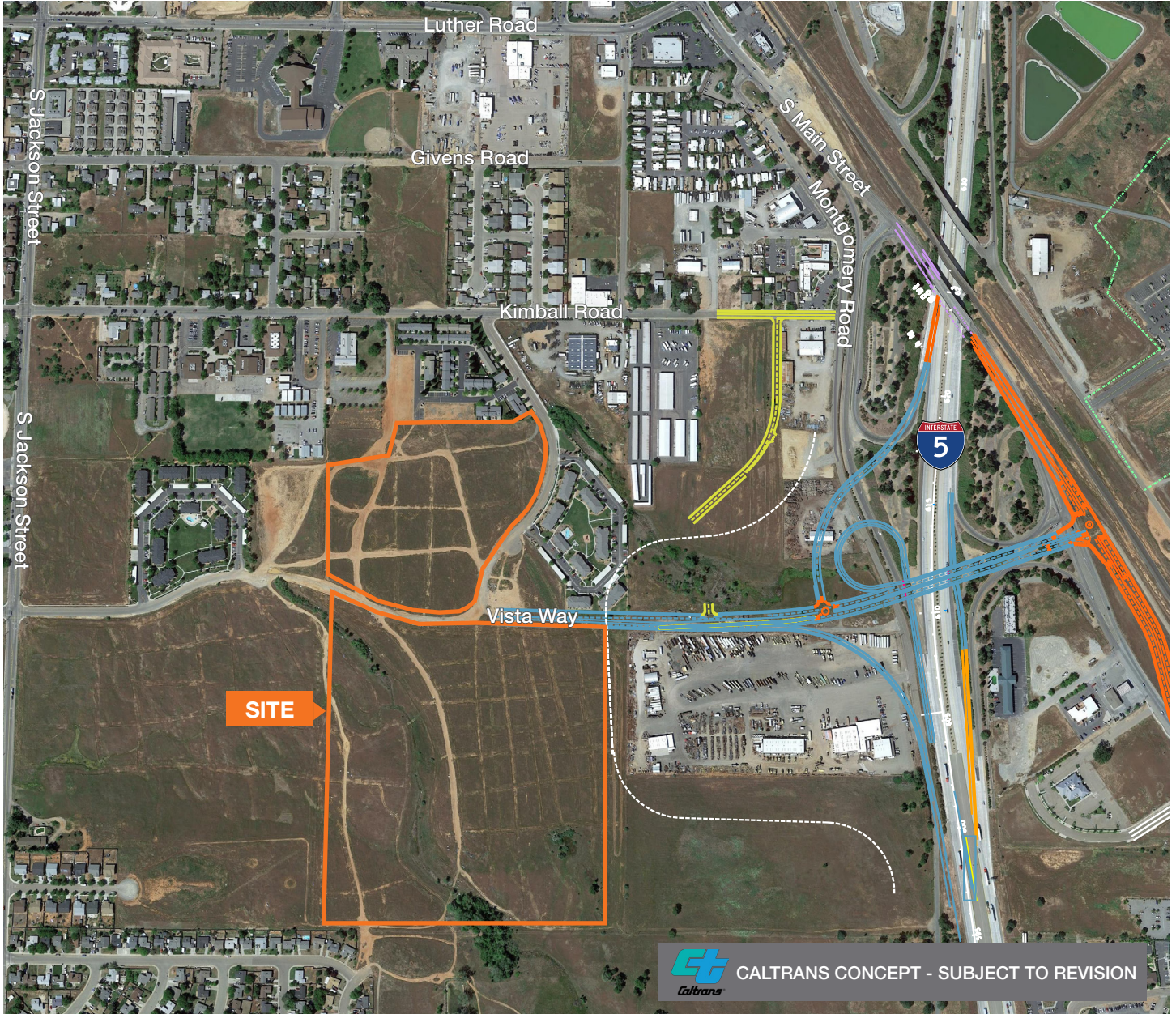
Certain retail uses allowable subject to obtaining a CUP

Allowable uses in the R-4 Zone can be found on the City of Red Bluff website at: [www.cityofredbluff.org/citydepartments/planning](http://www.cityofredbluff.org/citydepartments/planning) or by contacting a city planner at 530.527.2605 ext. 3059

\*All deals subject to Chapter 7 bankruptcy approval and overbid



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## South Jackson Road & Vista Way

THE CITY OF RED BLUFF is nestled in the Northern Sacramento Valley and has a population of over 14,000 in the city and unincorporated area and offers an outstanding combination of quality-of-life attributes, which include a small city ambiance, unique charms of restored Victorian homes and a Norman Rockwell style downtown. Red Bluff, the county seat of Tehama County, is known as the gateway to Lassen Volcanic Nation Park and is located at the traditional head of navigation on the Sacramento River.

Founded in 1876, Red Bluff was named for the color of the terrain on the West Bank of the Sacramento River. Red Bluff has always been a center for lumber and agricultural products. The fertile soils produce bountiful orchards of walnuts, almonds, and prunes in addition to fields of corn and alfalfa. In the more upland outlying areas, livestock production continues to dominate the landscape. The meandering Sacramento River is one of the largest salmon spawning rivers in the world.

Interstate 5 connects the city to Redding, 35 miles away, and State Hwy 99 connects to Chico 45 miles away. Red Bluff owns a modern airport with a 6,000 feet runway and is also served by Amtrak. With warm summers and mild winters and 25 inches of annual rainfall, smog-free Tehama County offers the ultimate in healthful, leisurely living.

The City of Red Bluff offers a unique blend of Western and Victorian heritage. Numerous events throughout the year such as the acclaimed Red Bluff Round-Up, Monster Truck races, Red Bluff Bull and Gelding Sale, Tehama County Fair, Western Open Fiddle Championships, State Theatre productions, and Antique Street Fair attract many visitors and residents alike. Lake Red Bluff hosts Nitro Nationals, the largest drag boat racing event in the country and Civil War Days which takes the visitor back to another time and place in history.

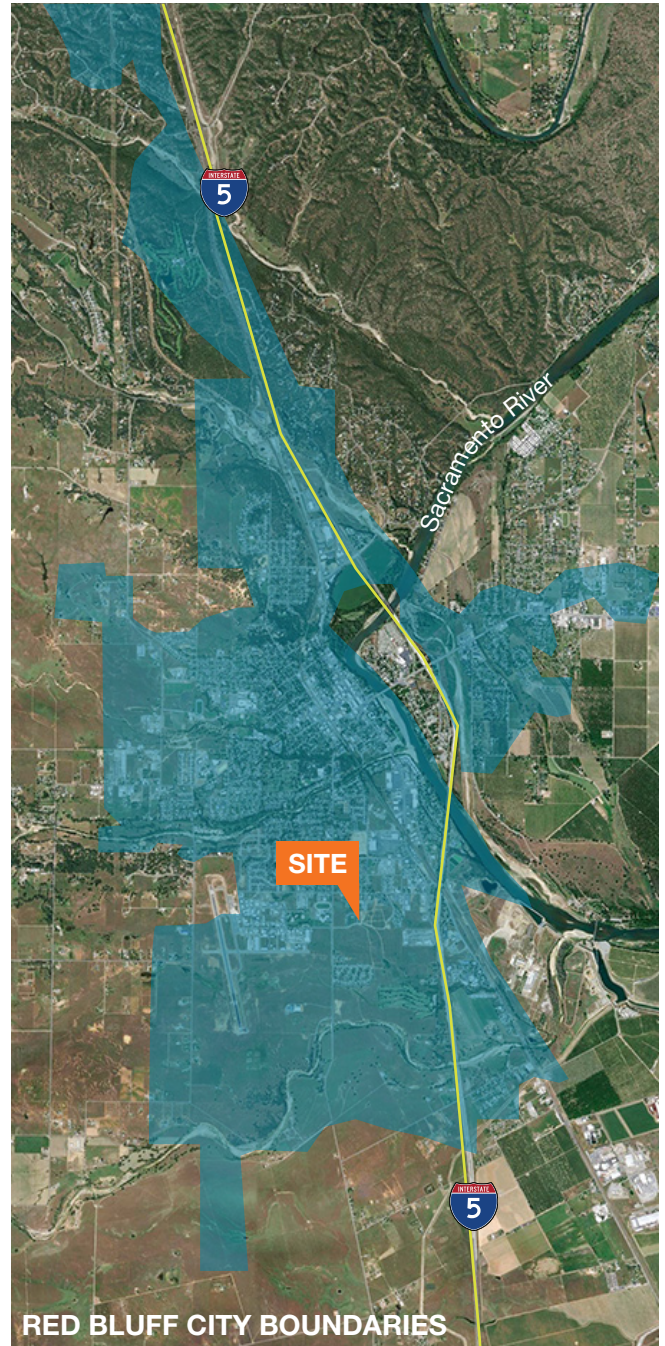
Exciting things continue to happen in the City of Red Bluff. The City is experiencing unprecedented growth that is anticipated to continue into the future. There are proposed plans for several housing subdivisions and additional commercial and industrial developments in the city, as well as adjacent to the city limits. Preliminary plans are underway for the construction of the new campus for Shasta College. A comprehensive system of public, private and charter schools serve the community. Red Bluff is home to St. Elizabeth Community Hospital and several other medical facilities and service providers.





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DEMOGRAPHICS			
Summary	Census 2010	Census 2015	Census 2020
Population	14,076	14,227	14,441
Households	5,376	5,419	5,503
Families	3,395	3,462	3,517
Avg HH Size	2.54	2.54	2.54
Owner Occupied Units	2,277	2,348	2,320
Renter Occupied Units	3,099	3,071	3,183
Median Age	32.5	33.7	34.0
Trends	Area	State	National
Population	0.30%	0.73%	0.75%
Households	0.31%	0.74%	0.77%
Families	0.32%	0.76%	0.69%
Owner HHs	-0.24%	0.61%	0.70%
Median HH Income	2.82%	3.36%	2.66%
Households by Income			
Average HH Income		\$45,679	\$51,210
Per Capita Income		\$17,598	\$19,704



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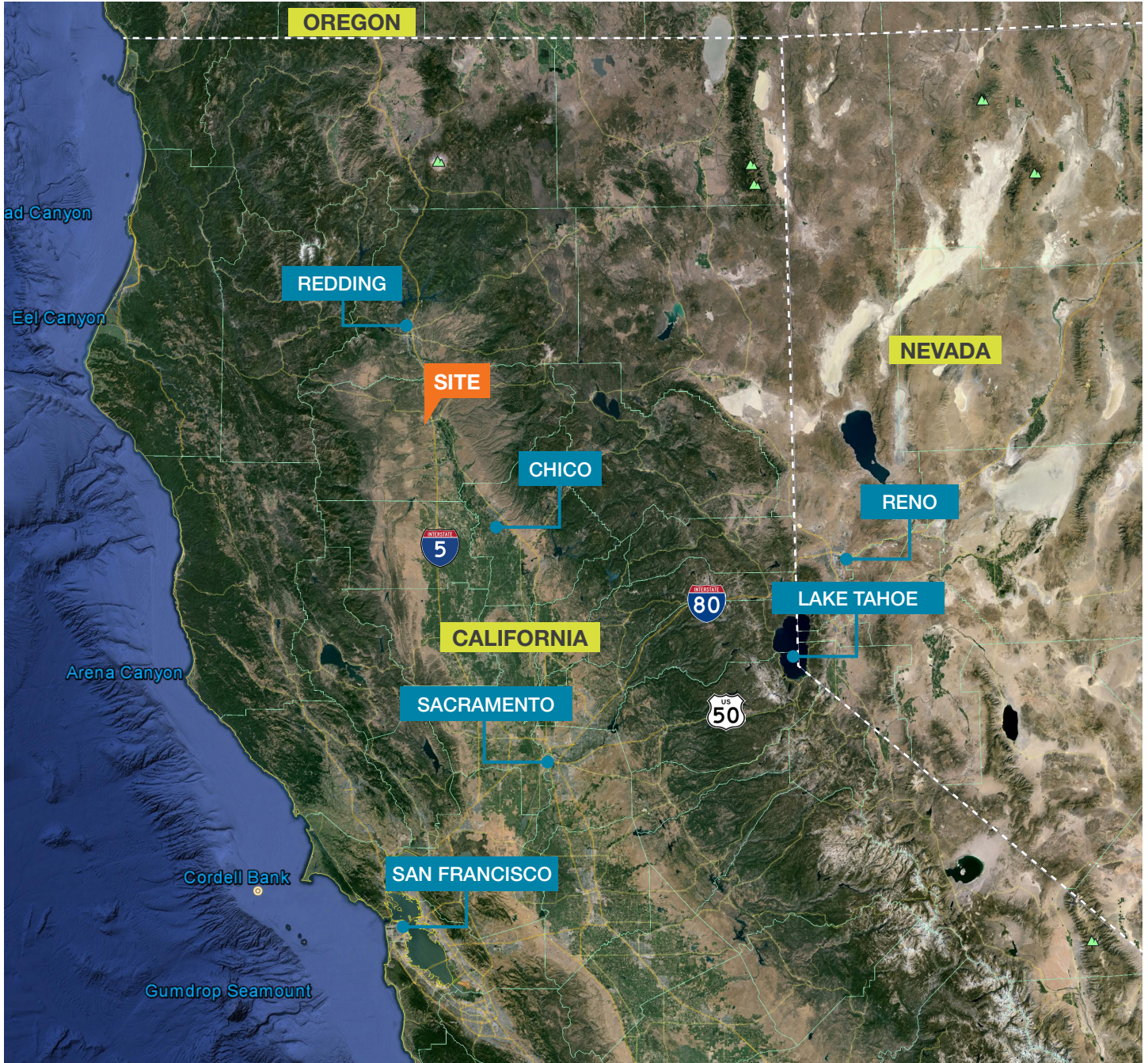
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