

For sale

Two parcels ±36.39 acres

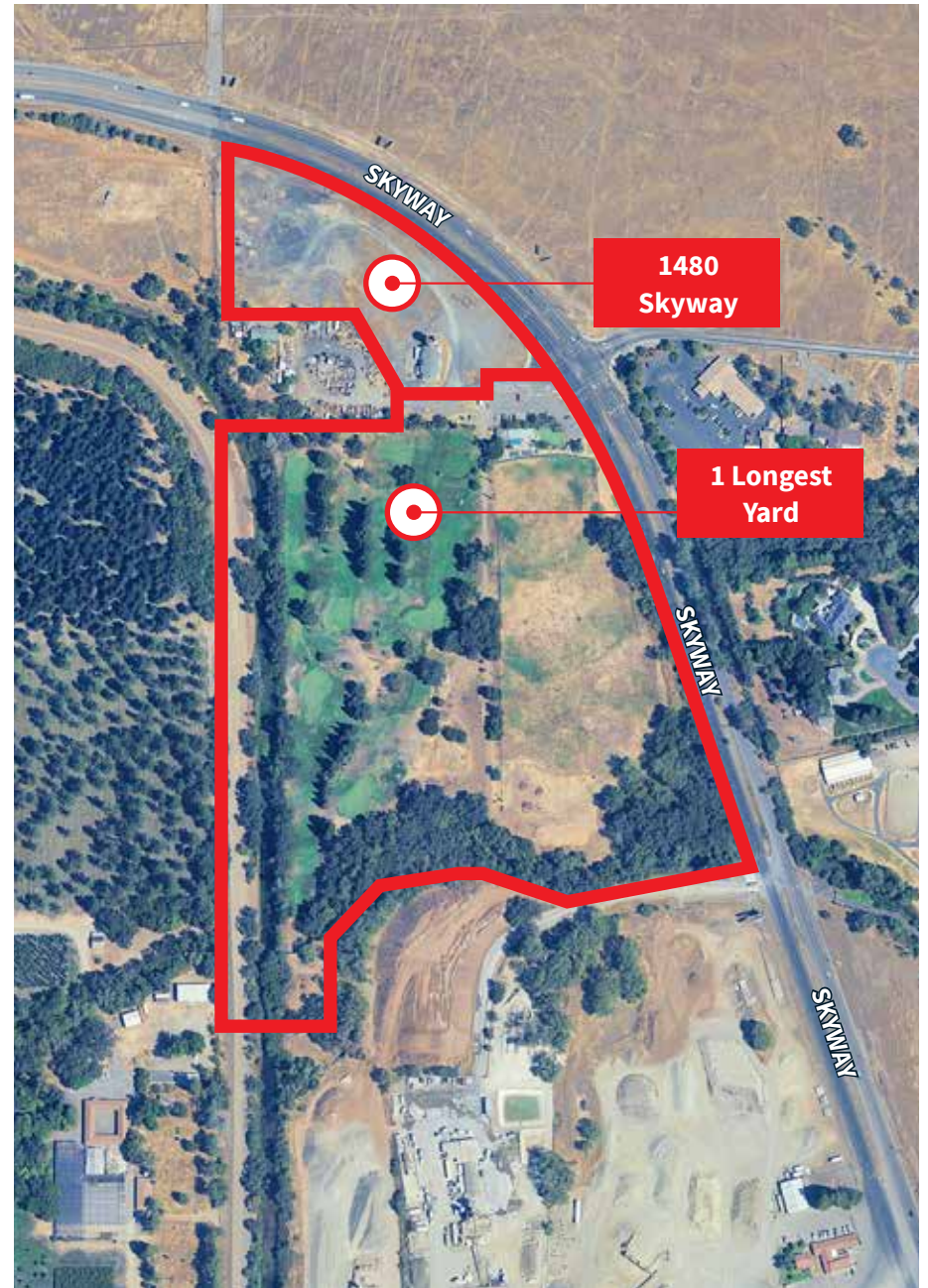
Sale Price: \$9,995,000
(\$6.30 per land SF)

1 Longest Drive & 1480 Skyway
Chico, CA 95928

Mike Luca, SIOR
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Property features

The properties consist of two parcels totalling approximately 36.39 acres with $\pm 2,300'$ of street frontage on Skyway.

Located in the City of Chico (under Butte County jurisdiction), only minutes from Highway 99, and approximately 9 miles from Chico Regional Airport.

Future use for 1 Longest Drive will likely require a re-zone to commercial, industrial, or other compatible zoning for redevelopment.

Please confirm all intended uses with the Butte County Planning Division:

P: (530) 552-3701

E: dsplanning@buttecounty.net

See page 3 for partial list of permitted uses for both locations.

Buyer to verify parcel sizes, street frontage and existence of all utilities.

Highlights

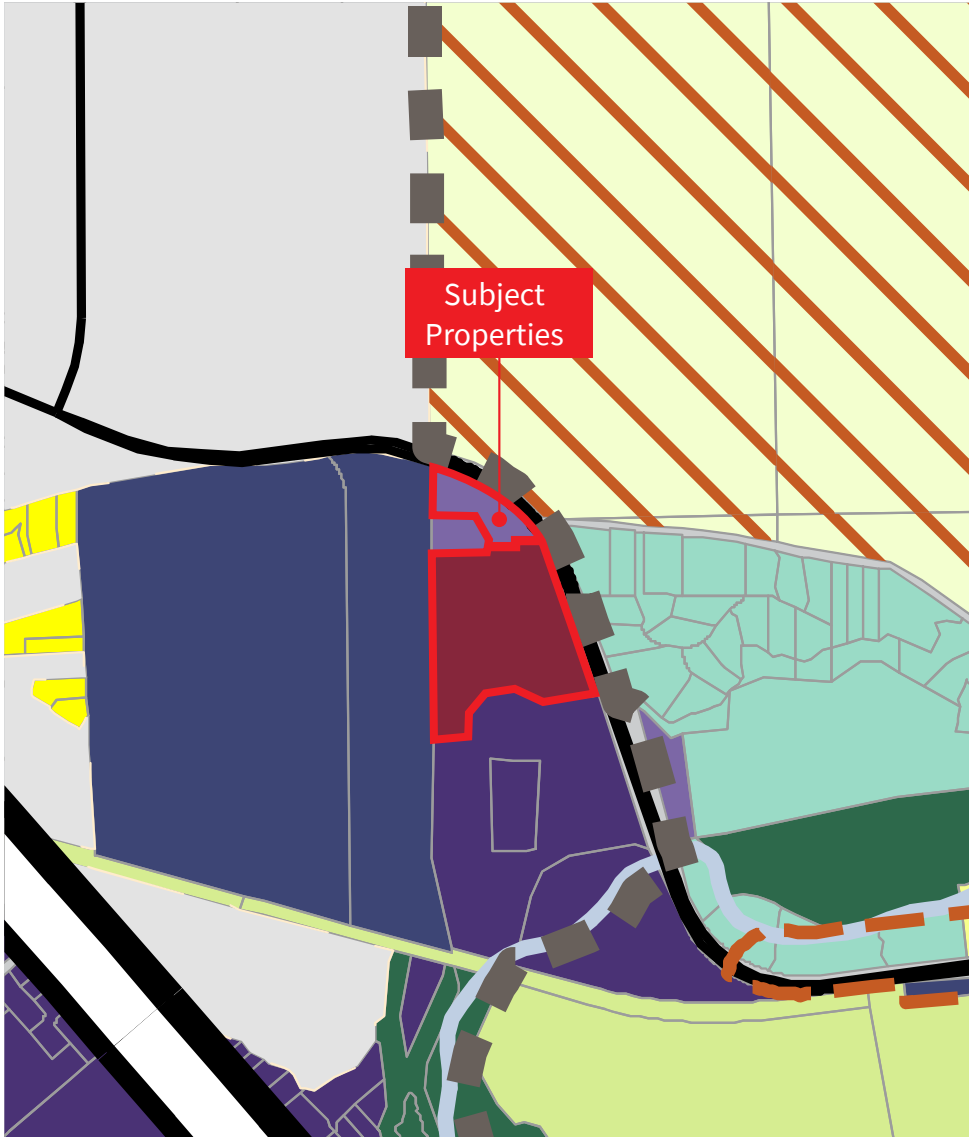
1480 Skyway

- APN: 040-020-178-000
- Size: ± 5.51 acres
- Building SF: $\pm 3,496$
- Zoned: GI (General Industrial)
 - » The GI zone also permits agricultural, timber processing and heavy manufacturing with the approval of a Conditional Use Permit.
- Natural gas: transmission line located less than one mile from the property
- Electrical: PG & E
- Current use: vacant

1 Longest Drive

- APN: 040-020-172-000
- Size: ± 30.88 acres
- Building SF: $\pm 1,440$ (clubhouse)
- Zoned: REC 1 (Recreational Commercial)
 - » REC zone allows for unique recreation and tourism-related uses to serve County residents and visitors.
- Water source: on-site well
- Natural gas: transmission line located less than one mile from the property
- Electrical: PG & E
- Current use: 6-hole golf course with a driving range

Zoning map (Butte County)



General Industrial Recreation Commercial

Partial list of permitted uses

Zoned: GI (General Industrial)

Construction, maintenance and repair services	Public/mini storage
Equipment sales and rentals	Utilities (minor)
Freight/truck terminals and yards	Vehicle repair
General manufacturing	Vehicle service and maintenance
Heavy equipment storage	Warehousing, wholesaling and distribution
Click here for the full list of Butte County uses for GI zoning	

Zoned: REC-1 (Recreation Commercial)

Outdoor education	Hunting and fishing clubs
Utilities (minor)	
Click here for the full list of Butte County uses for REC-1 zoning	

Chico demographics (10 mile radius)



Place of Work

2024 Businesses	2,956
2024 Employees	28,012



Population

2024 Population	44,478
2029 Population - five year projection	44,104
2020 Population	44,600
2010 Population	41,402
2010-2020 - annual population growth rate	0.75%
2024-2029 - annual population growth rate	(0.17%)



Education

2024 Population 21 and over	34,487
High School Diploma - 25 and over	3,959 (12.61%)
Bachelor's Degree - 25 and over	8,965 (28.54%)



Households

2024 Households	19,183
2029 Households - five year projection	19,265
2010 Households	17,120
2020 Households	19,086
2020-2024 - annual household growth rate	0.12%
2024-2029 - annual household growth rate	0.09%
2024 Average Household Size	2.26



Household Income

2024 Average Household Income	\$105,321
2029 Average Household Income - five year projection	\$123,844
2024 Median Household Income	\$70,875
2029 Median Household Income - five year projection	\$83,333
2024 Per Capita Income	\$45,907
2029 Per Capital Income - five year projection	\$54,698



Housing Units

2024 Housing Units	20,831
2024 Vacant Housing Units	1,648
2024 Renter Occupier Housing Units	10,692 (55.74%)
2024 Owner Occupied Housing Units	8,491 (44.26%)

CHICO MARKET HIGHLIGHTS

The Subject Property is located on the southeastern edge of Chico in an area that is the commercial regional hub serving three counties, close to major power retailers including Home Depot, Lowes, Walmart, Costco and the Chico Marketplace Mall. Well positioned at a signalized corner, the site is at ground-zero of Chico's next growth area. A new U.S. Forest Service Feather River Work Center and Fire Station facility is under construction immediately to the west of the property. The Stonegate subdivision, a little further to the west, is planned for more than 400 homes, 200 apartment units and 60 acres of commercial property. The new Inspire Charter High School is breaking ground nearby, and a second school is also planned for the immediate area. The Tuscan Ridge project to the east, has been approved for 165 homes and 16 acres of commercial lots. The Subject Property is also within two miles of Meriam Park, a massive commercial mixed use development now considered a second downtown (<https://www.meriampark.com>).

Chico, California, has a population of more than 120,000 people in the Greater Chico Urban Area (217,000 in the Metro Area); this "university town" serves as the medical, retail and cultural hub of a three-county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California.

The city is located about 90 miles north of Sacramento and 180 miles north of San Francisco. Businesses from the major urban areas look at Chico as a great opportunity for remote workers or offices, with the advantage of lower operating costs.

Chico is proud to be the home of California State University, Chico, Sierra Nevada Brewery, and Bidwell Park, one of the 13th largest municipal parks in the country. Other major cities in the Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning.

Chico State has ranked in the Top 10 Western Regional Public Universities by U.S. News and World for more than two decades, and specializes in business, engineering, computer science, education, nursing, agriculture and other major disciplines that support the needs of a growing business economy.

Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

Photos



1480 Skyway



Properties located at traffic-controlled intersection



1 Longest Drive

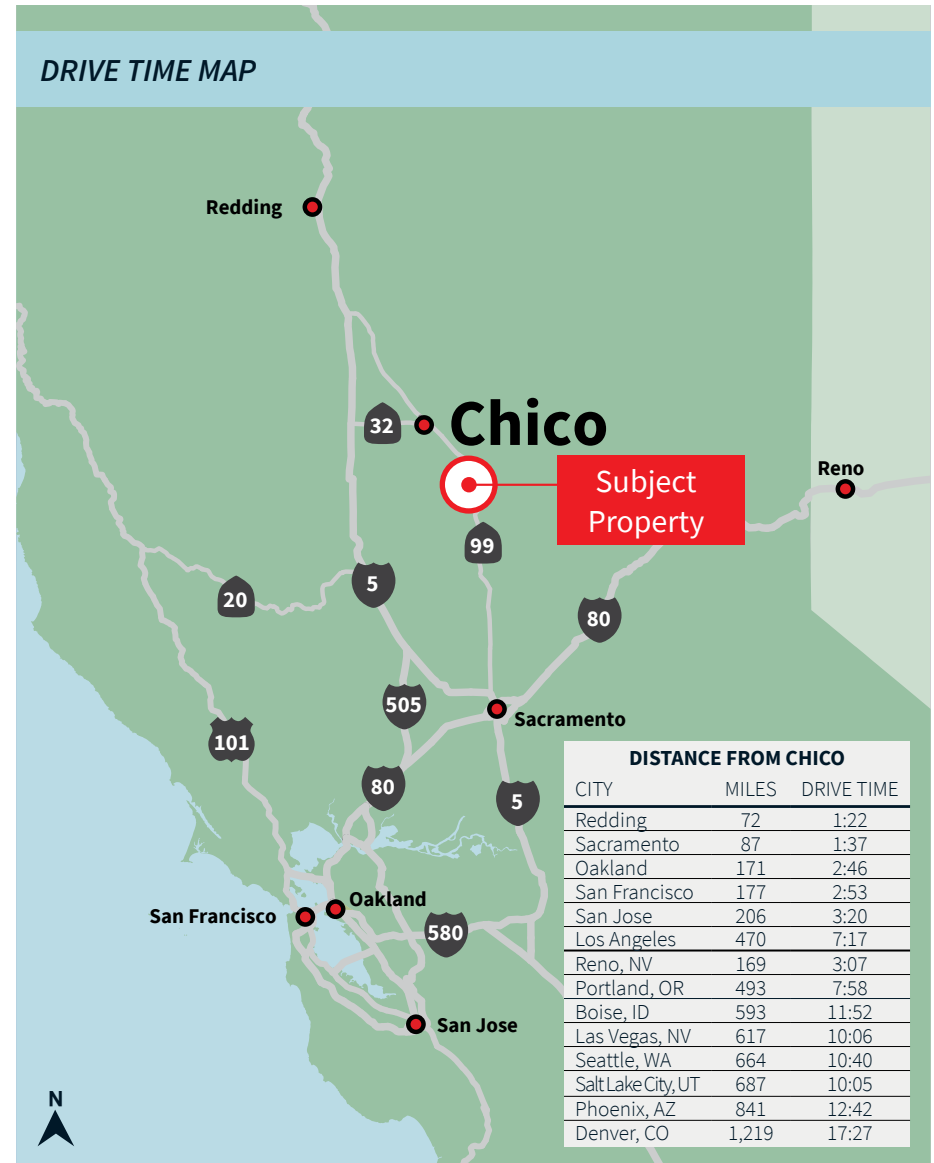
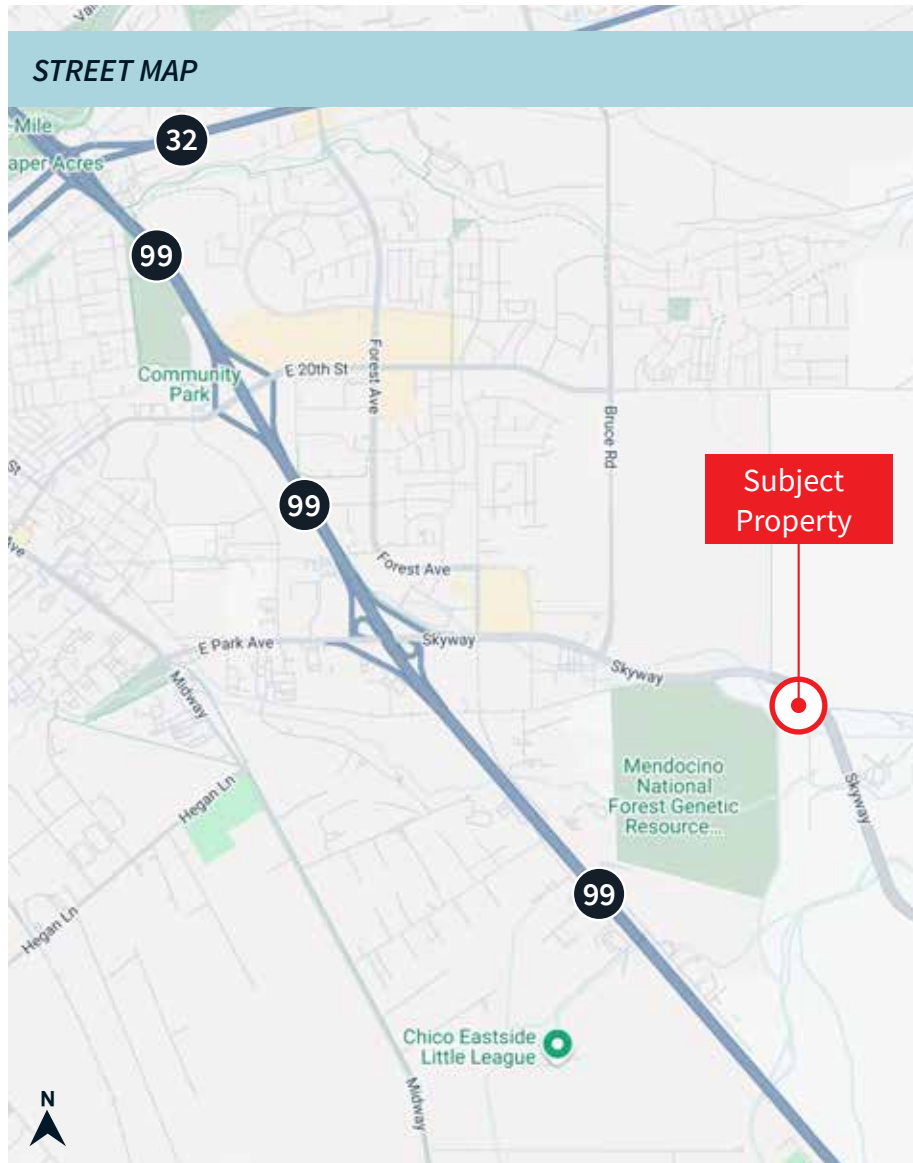


Vicinity neighbors



MAP NOT TO SCALE

Location maps



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