

BANKRUPTCY SALE **±56.19 ACRES VACANT LAND**

RED BLUFF, CALIFORNIA





ONLINE AUCTION PLUS® OVERVIEW

This online Auction Plus event is for ±56.19 acres of vacant land in Red Bluff, California.

The Future of Real Estate's **Auction Plus**® sale format allows buyers to include any contingencies along with their bid(s).

This seller is highly motivated and has set the minimum bid at **\$499,000**.

EXECUTIVE SUMMARY

The Future of Real Estate FRE is pleased to present the Online Auction Plus bankruptcy sale event for a well-located ±56.19 acre vacant /undeveloped land offering in the city of Red Bluff, Tehama County, California.

Due to its close proximity to the I-5 Freeway and paved access from the east and the west to the site, future development of this property would make for an ideal mixed use plan.

Near and contiguous to existing residential, multifamily and single family detached, industrial and commercial uses.





PROPERTY DESCRIPTION

The subject property consists of 3 contiguous parcels of undeveloped land totaling ±56.19 acres.

The site is generally flat and has R-4 zoning (General apartment-professional) which is a flexible mixed use zoning which allows for multi-housing, professional services and associated retail uses.

Interested buyers are encouraged to consult with the city of Red Bluff for additional information.

LOCATION OVERVIEW

The property benefits from its close proximity to the I-5 Freeway to the east and the Red Bluff Municipal Airport to the west.

Just east of South Jackson Road, just west of the I-5 Freeway, and north and south of Vista Way. Vista Way is improved and paved to the east boundary of the subject property. Southridge Drive is paved and improved along the north-east portion of the subject property.

Red Bluff is approximately 130 miles north of Sacramento and 30 miles south of Redding, in northern California.



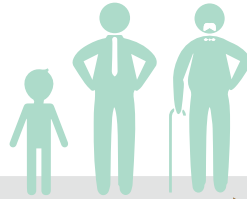
DEMOGRAPHICS RED BLUFF, CALIFORNIA

2016 statistics



POPULATION

14,111



MEDIAN AGE

36.5



MEDIAN HOUSEHOLD INCOME

\$31,119



MEDIAN PROPERTY VALUE

\$158,000

TOP EMPLOYMENT BY OCCUPATION

Sales: **12.7%**

Construction: **9.6%**

Office & Administrative: **9%**

Food Preparation: **8.7%**

Personal Care: **8.5%**



TOP EMPLOYMENT BY INDUSTRY

Healthcare & Social Assistance: **16.8%**

Retail Trade: **15.5%**

Accommodation & Food Service: **13.2%**

Construction: **10.8%**

Public Administration: **7.9%**



RED BLUFF, CALIFORNIA YEAR-ROUND ACTIVITIES





ONLINE AUCTION PLUS[®]

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Red Bluff, California

Bids Starting at just **\$499,000**

for more information & auction details
visit **www.LEEbid.com/301**



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