

INTERO

A Berkshire Hathaway Affiliate

Commercial

ANDERSON PROJECT FOR SALE

Anderson, Shasta County, CA

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EXECUTIVE SUMMARY

This project consists of:

Project A: 127 Acres – With final map approval for 98 single family lots.

Project B: 320 Acres – With preliminary land plan for 645 lots.

Project C: 400 Acres – For future phases and additional development

Parcels can be purchased jointly or individually.

Individual Pricing Per Project:

Project A (127 Acres): \$1,598,000

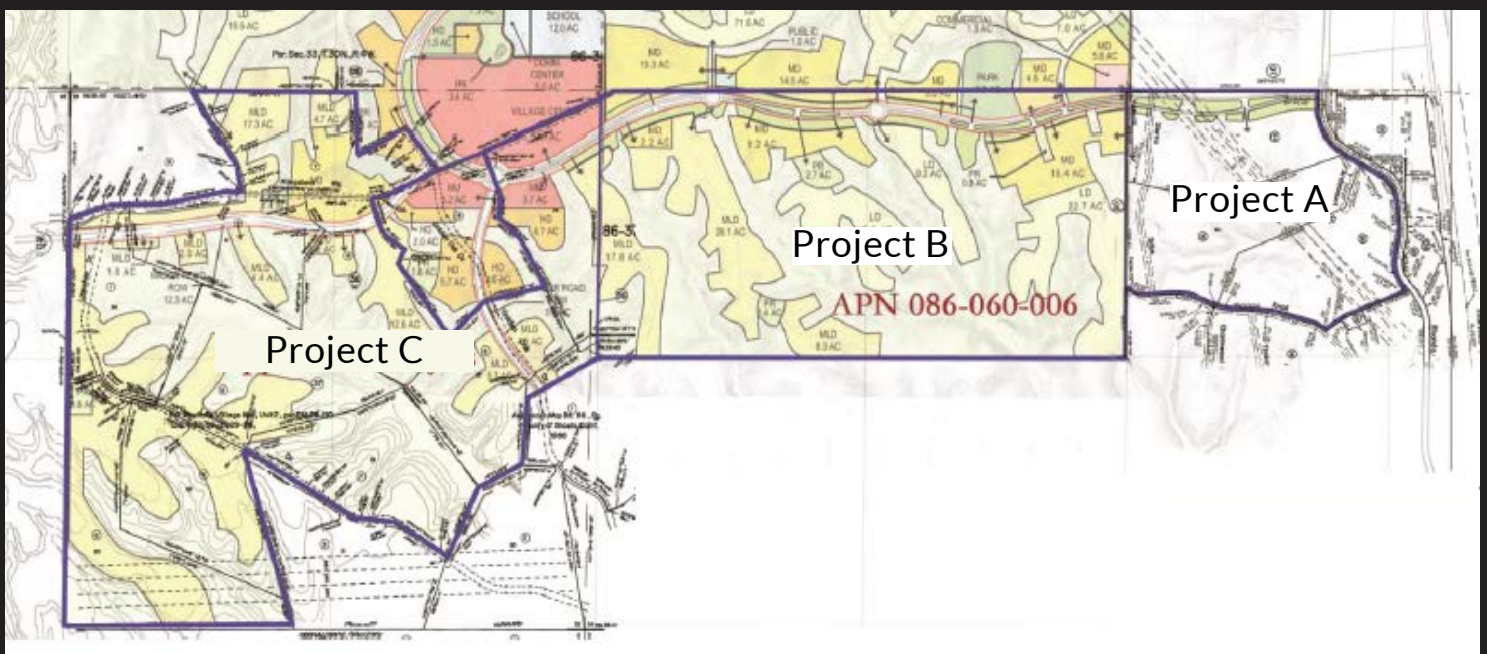
Project B (320 Acres): \$3,997,000

Project C (400 Acres): \$4,400,000

Total Acreage 847: \$9,995,000

PROPERTY HIGHLIGHTS

- Development Opportunity in fast growing Northern California
- Increasing Demographics
- Excellent Price Point Community



PROPERTY DETAILS



Project A

(127 Acres) Accessor Parcel Numbers:

- 086-080-024
- 086-080-025
- 086-360-004
- 086-080-026

Project B

(320 Acres) Accessor Parcel Numbers:

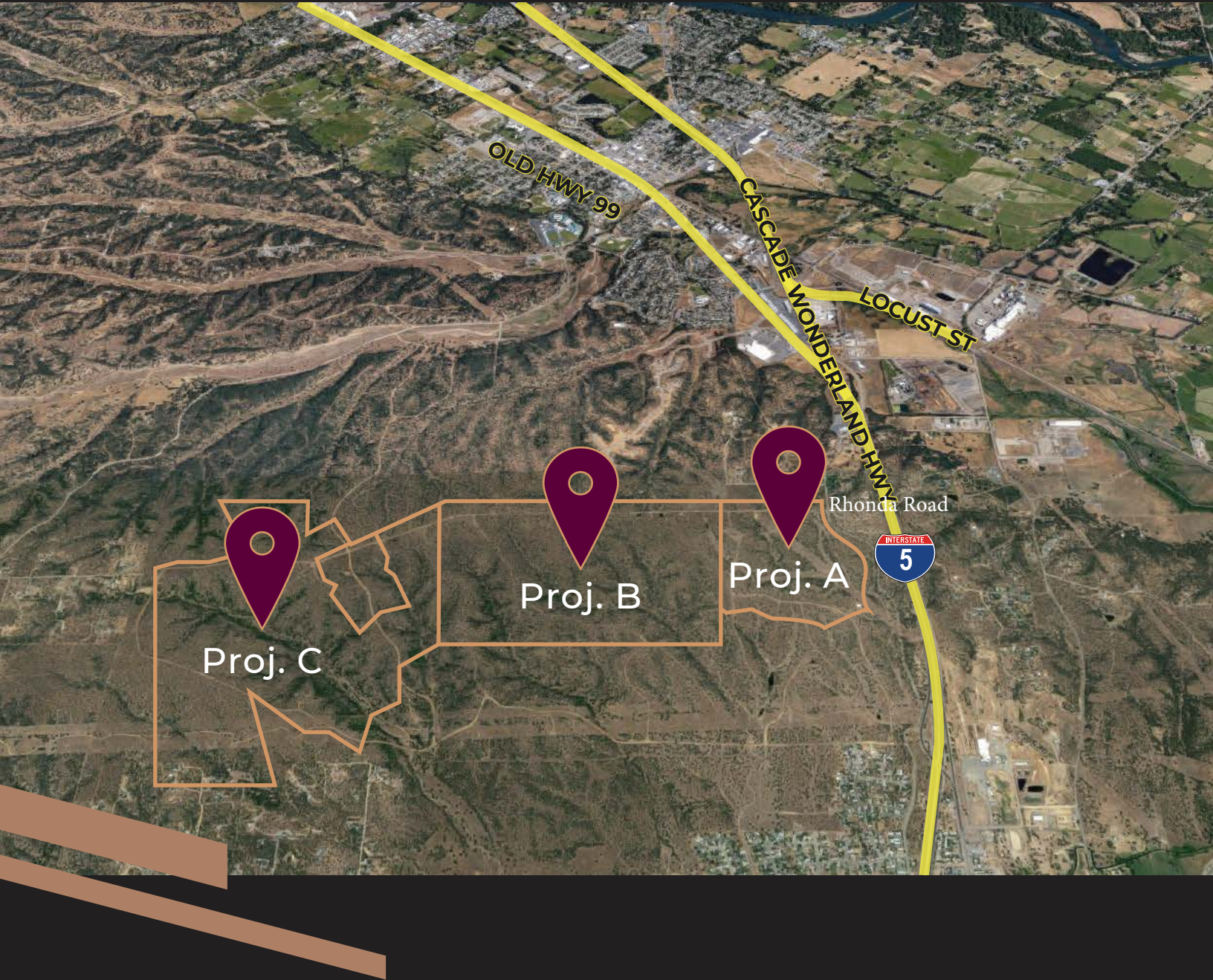
- 086-060-006

Project C

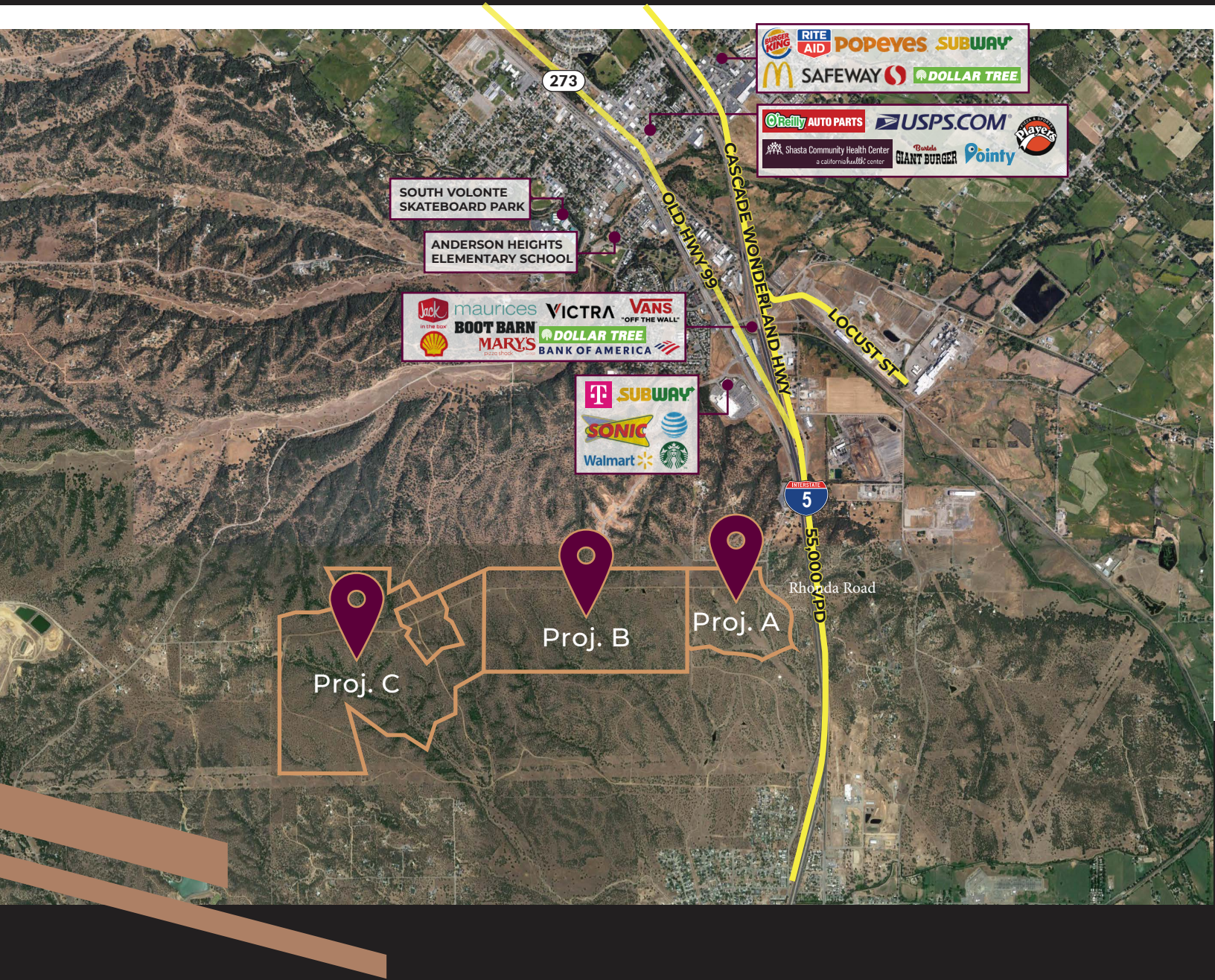
(400 Acres) Accessor Parcel Numbers:

- 086-090-009
- 086-360-007
- 086-370-005
- 086-370-008
- 086-080-010
- 086-360-002
- 086-360-001
- 086-370-004
- 086-360-005
- 086-370-006

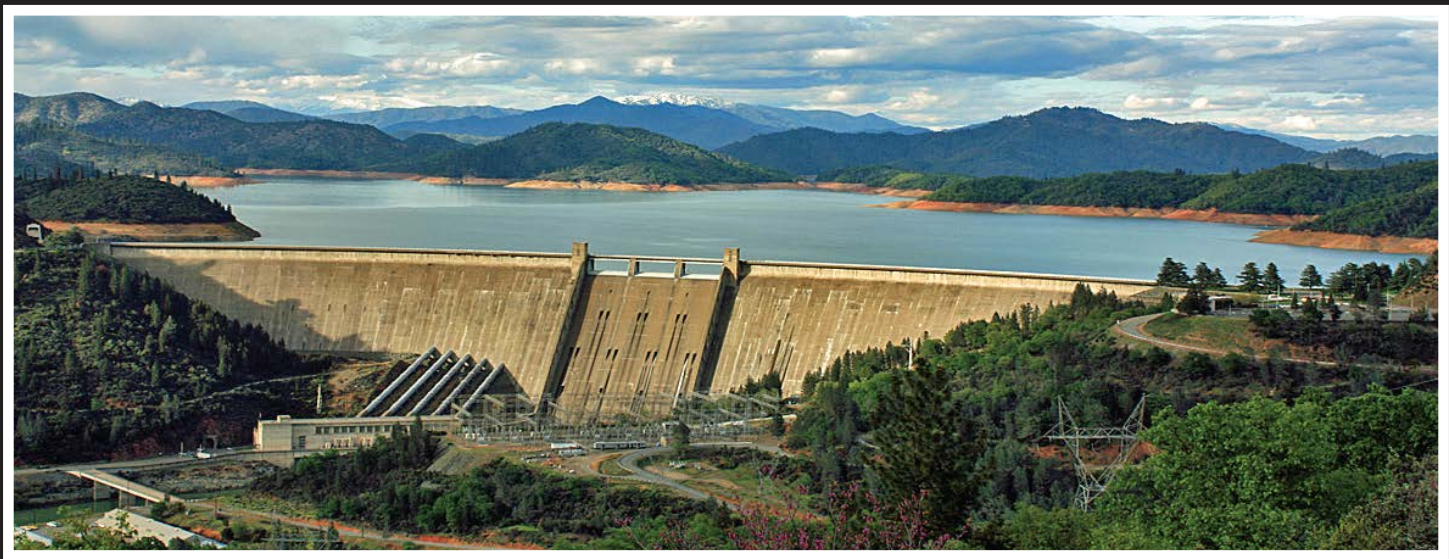
LOCATOR MAP



TRADE MAP



LOCATION | SHASTA COUNTY

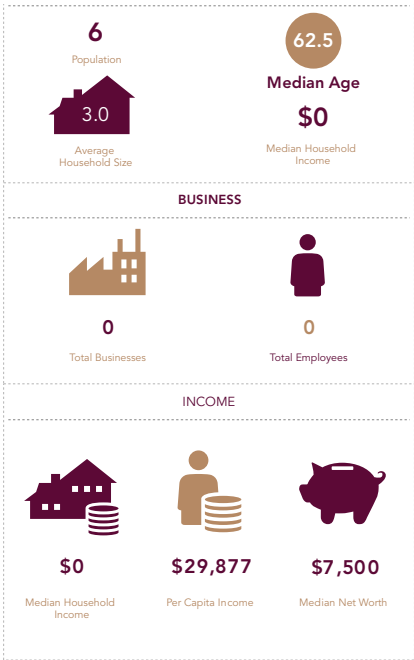


Shasta County, officially the County of Shasta, is a county in the northern portion of the U.S. state of California. As of the 2010 census, the population was 177,223. The county seat is Redding.

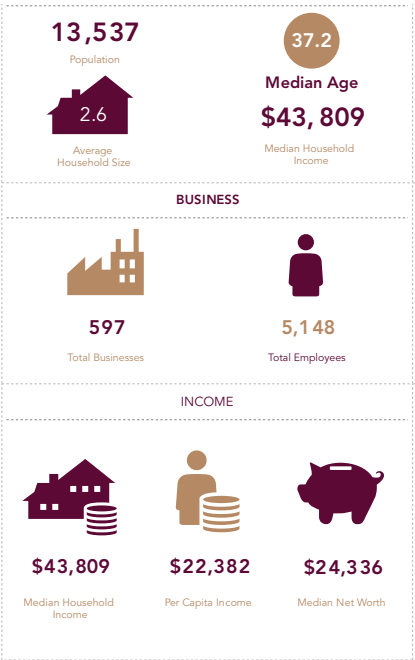
Shasta County comprises the Redding, California Metropolitan Statistical Area. The county occupies the northern reaches of the Sacramento Valley, with portions extending into the southern reaches of the Cascade Range.

Points of interest in Shasta County include Shasta Lake, Lassen Peak, and the Sundial Bridge.

1 MILE



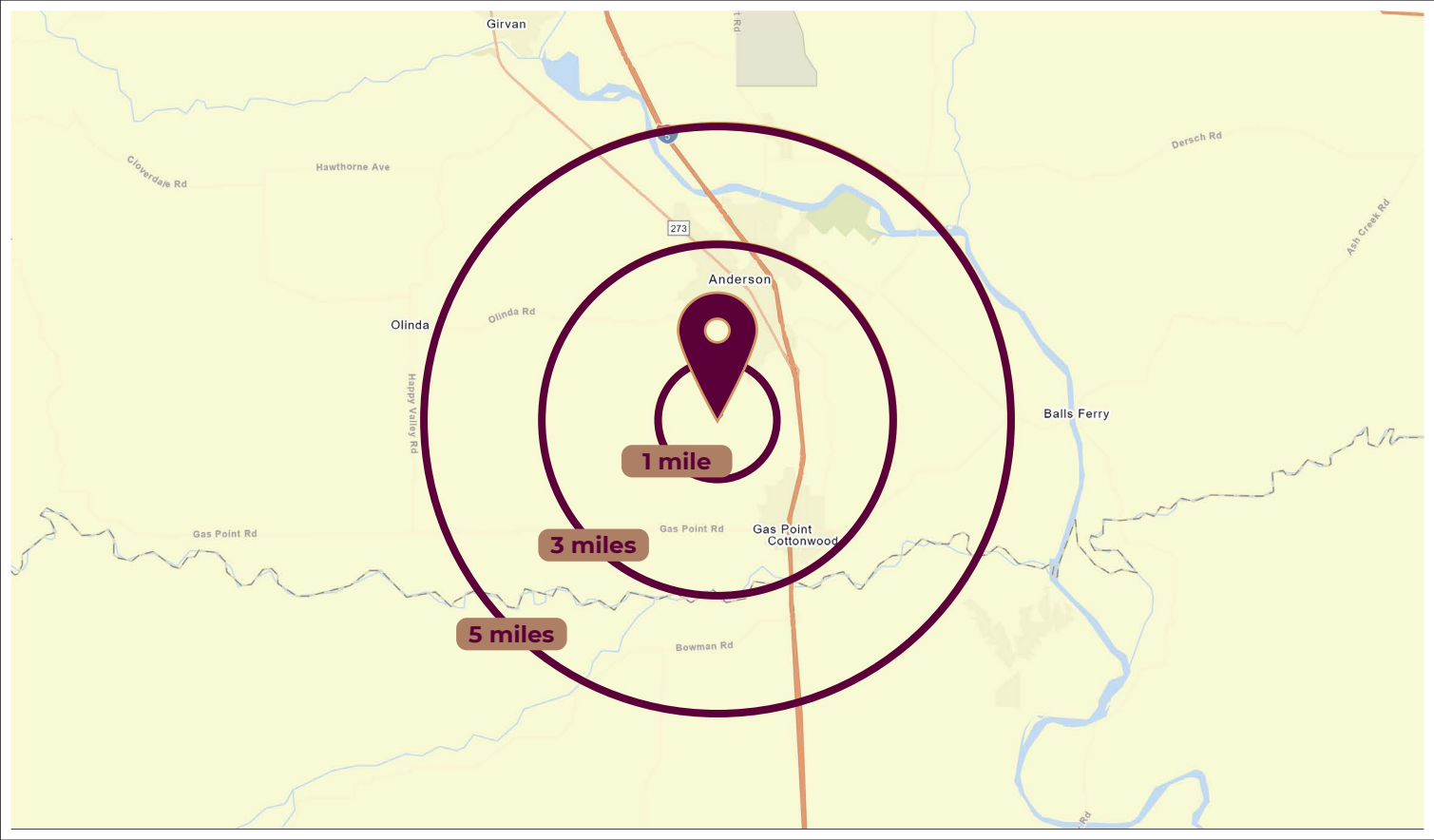
3 MILES



5 MILES



DEMOGRAPHICS | ANDERSON, CA



2019 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6	13,537	26,111
Households	2	5,186	10,169
Families	2	3,563	6,987
Average Household Size	3	2.61	2.56
Owner Occupied Housing Units	2	2,739	6,223
Renter Occupied Housing Units	1	2,447	3,946
Median Age	62.5	37.2	41.1
Median Household Income	\$-	\$43,809	\$49,966
Average Household Income	\$84,553	\$58,360	\$66,151

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6	13,621	26,144
Households	2	5,226	10,189
Families	2	3,587	6,994
Average Household Size	3	2.61	2.56
Owner Occupied Housing Units	2	2,788	6,286
Renter Occupied Housing Units	1	2,438	3,903
Median Age	65	38	41.9
Median Household Income	\$-	\$46,313	\$52,694
Average Household Income	\$89,574	\$62,945	\$72,310

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CONTACT



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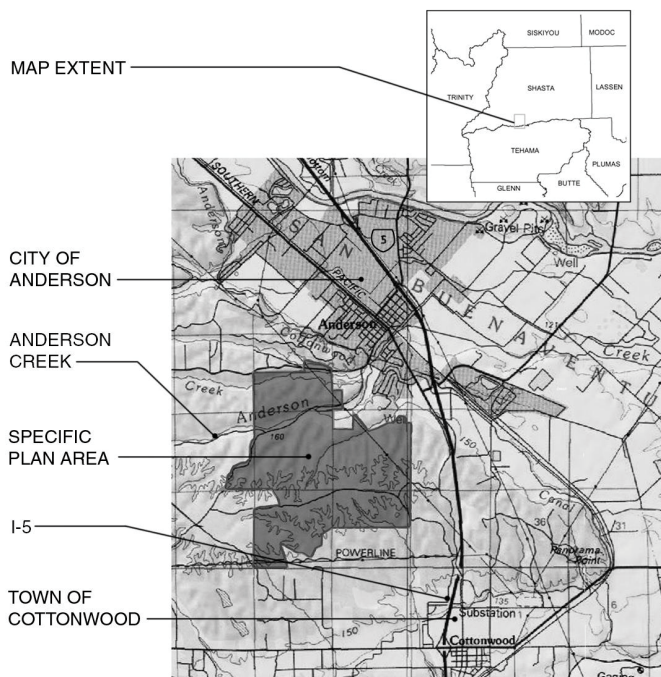
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STEPHENS' FAMILY PROJECT

Stephens' Family Projects *Shasta County, California* *+ Land Development +*



Mt. Shasta



1 Vineyards Development Project – 5,530 Residential Units

LOCATION:

Shasta County, California
9 miles south of Redding
160 miles north of Sacramento

REGION:

Hub of commerce for 9 counties
Population of 180,000

AMENITIES:

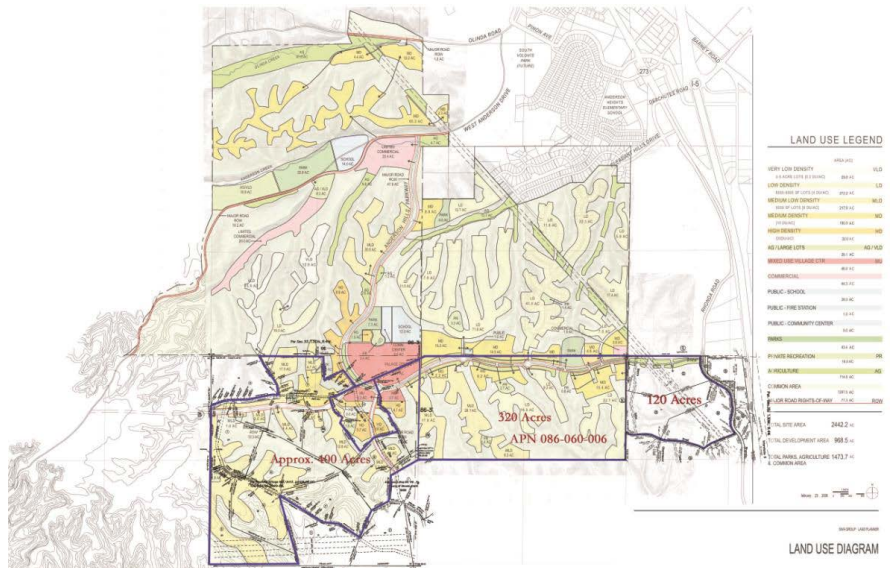
World class fishing (trout and salmon)
Hiking, biking, equestrian trails,
Mountain climbing, campsites, rafting
Regional parks, museums, historical sites
Mt. Shasta (14,179 ft), Mt. Lassen
Shasta Lake, Sacramento River

SERVICES:

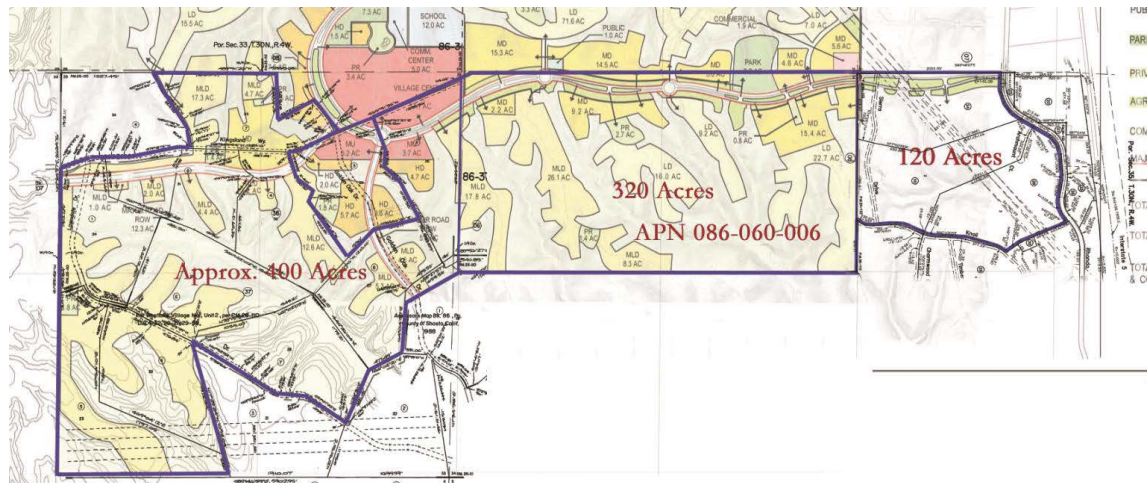
Regional Airport (Redding)
Interstate 5 (San Diego to Seattle)
Shasta Regional Medical Center
Mercy Medical Center

Stephens' land (shown outlined in blue) is part of the 2010 approved and adopted *Vineyards Specific Plan*, shown to the right, including a California Certified Environmental Impact Report. It serves as the primary gateway to the entire Specific Plan development project. →

This Specific Plan includes up to 5,530 residential units, and over 50 acres of commercial land development. It is 2,442 acres of land, adjacent to the City of Anderson, of which about 100 acres (115 final lots + public roads and open space) has been developed, with a few dozen homes constructed and occupied. Full documentation is available.



Approximately 720 acres of the Stephens' 840 acres of land are within the boundaries of the Vineyards Specific Plan. 120 acres at the entry of the project have been environmentally surveyed, but need processing of a Shasta County Tentative Map. The Stephens' land will require infrastructure financing for roads, water and sewer. →



The 720 acres portion (320 acres plus approximately portion 400 acres) of the Stephens' land is approved for 3,268 residential units in Low Density, Medium Low Density, Medium Density and High Density configurations (192, 1,072, 1,698 and 306, respectively). The 120 acre project entry portion is proposed → for a minimum of 96 additional lots. Both water and sewer connections for project development are available nearby. Shasta County welcomes the development.

The project civil engineer has determined that available lots in Shasta County have dwindled to less than 450 lots, which could be depleted within 18 months, signaling a growing demand for new lots.

Assuming an average home size of 1,800 sf, at a current sales price of \$218/sf.



96 proposed lots on 120 acres as a gateway to Vineyards. County road, water and sewer connections are available.



Completed Vineyards homes



Highly successful nearby shopping center



with fully occupied line shops