



.23 +/- ACRES HIGHWAY 99 COMMERCIAL FRONTAGE

1826 HWY 99 GRIDLEY CA, 95948

Listed Price: \$320,000

EXECUTIVE SUMMARY

Wow!!! Prime Commercial Lot With 740 Sq. Ft. Commercial Modular Office Building Attached To Property. Property Is In Gridley City Limits. 115+ Feet Road Frontage/Highway 99. Average Traffic Count Exceeds 25,000 Cars Per Day. Seller Can Get Very Creative: Owner Carry, Subordinate, Exchange, Take Personal Property As Down Payment Or Whatever?

This Northern California property represents an excellent opportunity for builder developer entry into this booming Commercial market. In total there is .23+/- acres of Commercial/Industrial Highway 99 frontage on this busy corridor with multiple access points. The City of Gridley is very developer friendly and looking to expand. Owning its own power company it offers rates 20% lower than PG&E.

Average Daily Traffic Count (ADT) is well over 25,000+ cars/day & growing with this highly visible property. Housing demand is excellent with most buyer profiles coming from the greater Sacramento & the Bay area in search of more desirable living within the common budget of \$450,000-\$800,000.

QUALITY OF LIFE

The community offers an outstanding quality of life. Gridley residents and businesses enjoy wonderful weather, affordable real estate, and incredible recreational opportunities. The area continues to see a strong mass migration of people wanting out of the metropolitan cities, due to Covid and their ability to telecommunicate for work. Many are moving to Gridley to raise their children, providing them with an superior Educational School system.

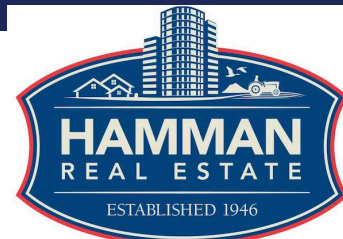
With Sacramento only sixty miles south, State Route 99 is a high volume corridor for area residents, businesses, truck transportation, and recreational travelers. Businesses benefit from the City's "Can Do" attitude, outstanding labor market, availability of affordable sites, cost effective municipal electric, water, and sewer utility services. Located in Butte County California approximately 55 minutes from Sacramento (In between Chico & Yuba City) the area boasts substantial growth opportunities.

Gridley is a City of 10,000+/- residents in the heart of the beautiful Sacramento Valley. Conveniently located within 2-3 hours of the Bay Area and the Lake Tahoe/Reno area, residents have the advantage of living in a community with clean air, good water while having quick access to metropolitan areas.

Personally sold Over 1/2 BILLION dollars in Real Estate!!!

Kory Hamman

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1791 State Highway 99, Gridley, CA, 95948

Short Commute Times



	Beds	Full Baths	Half Baths
	Bldg Sq Ft	Lot Sq Ft 10,019	Yr Built

OWNER INFORMATION			
Owner Name		Tax Billing Zip	
Tax Billing Address		Tax Billing ZIP + 4 Code	
Tax Billing City & State		Owner Occupied	

COMMUNITY INSIGHTS			
Median Home Value		School District	GRIDLEY UNIFIED
Median Home Value Rating		Family Friendly Score	
Total Crime Risk Score (for the neighborhood, relative to the nation)		Walkable Score	
Total Incidents (1 yr)		Q1 Home Price Forecast	
Standardized Test Rank		Last 2 Yr Home Appreciation	

LOCATION INFORMATION			
Census Tract		Elementary School District	Gridley Un
Mailing Carrier Route		Flood Zone Code	
Zoning		Flood Zone Panel	
Neighborhood Code		Flood Zone Date	
School District	Gridley	Within 250 Feet of Multiple Flood Zone	No
Comm College District Code	Butte Jt		

TAX INFORMATION			
APN	025-260-010	Water Tax Dist	
Tax Area			
Legal Description	1826 HWY 99		

ASSESSMENT & TAX			
Assessment Year			
Assessed Value - Total			
Assessed Value - Land			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Tax Year	Total Tax	Change (\$)	Change (%)
2022			
2023			
2024			

CHARACTERISTICS			
Lot Acres	0.23	Effective Year Built	
Lot Sq Ft	10,019	County Use Code	Commercial - Retail Store
Gross Area		Universal Land Use	Retail Trade
Year Built		# of Buildings	1

SELL SCORE			
Value As Of			

LISTING INFORMATION			
Listing Number		Original Listing Price	
Status		Selling Date	
Status Change Date		Selling Price	
Listing Date		Listing Office Name	
Listing Price		Selling Broker Name	

LAST MARKET SALE & SALES HISTORY			
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Recording Date	
Settle Date	
Sale Price	
Document Number	
Sale Type	

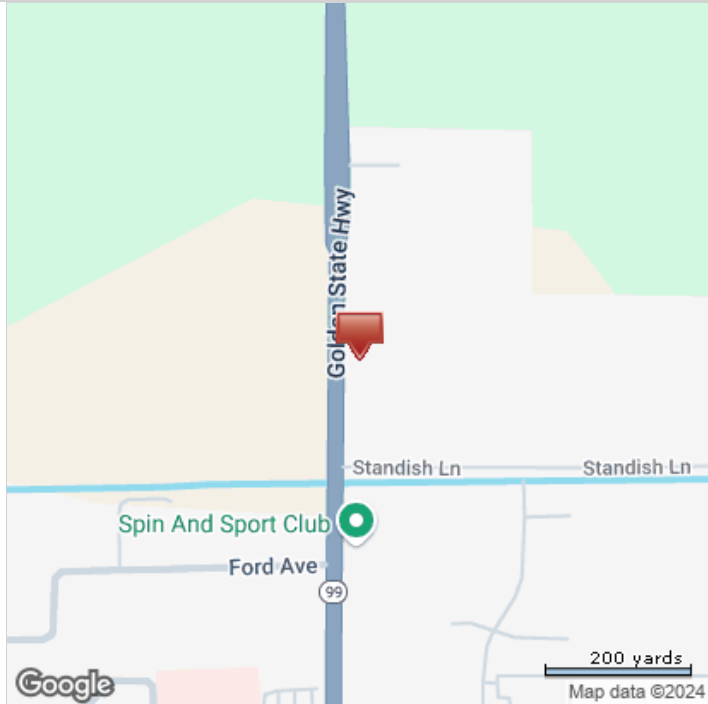
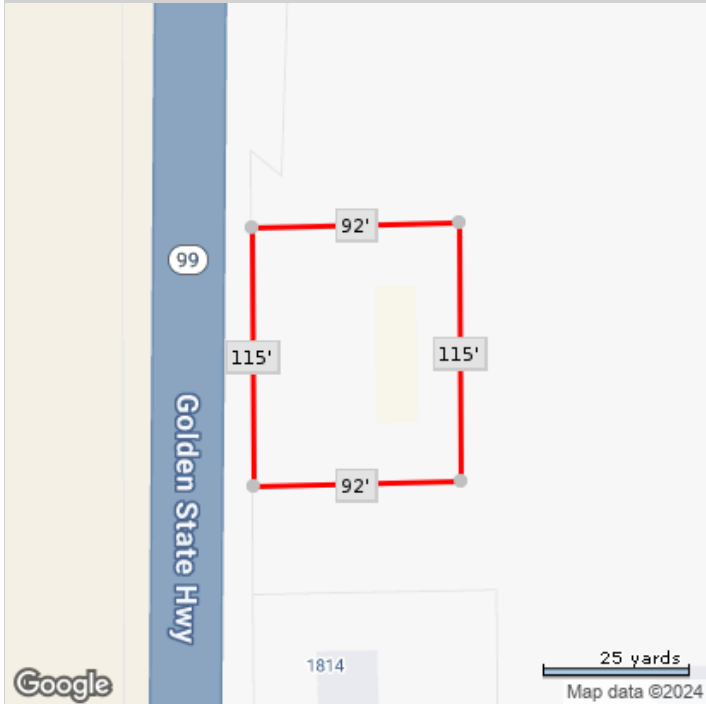
Deed Type	
Owner Name	
Seller Name	
Title Company	

Recording Date	
Settle Date	
Sale Price	
Nominal	
Owner Name	
Seller Name	
Document Number	
Deed Type	
Title Company	

MORTGAGE HISTORY

Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Borrower Name	
Mortgage Purpose	
Mortgage Type	
Interest Rate Type	

PROPERTY MAP



*Lot Dimensions are Estimated

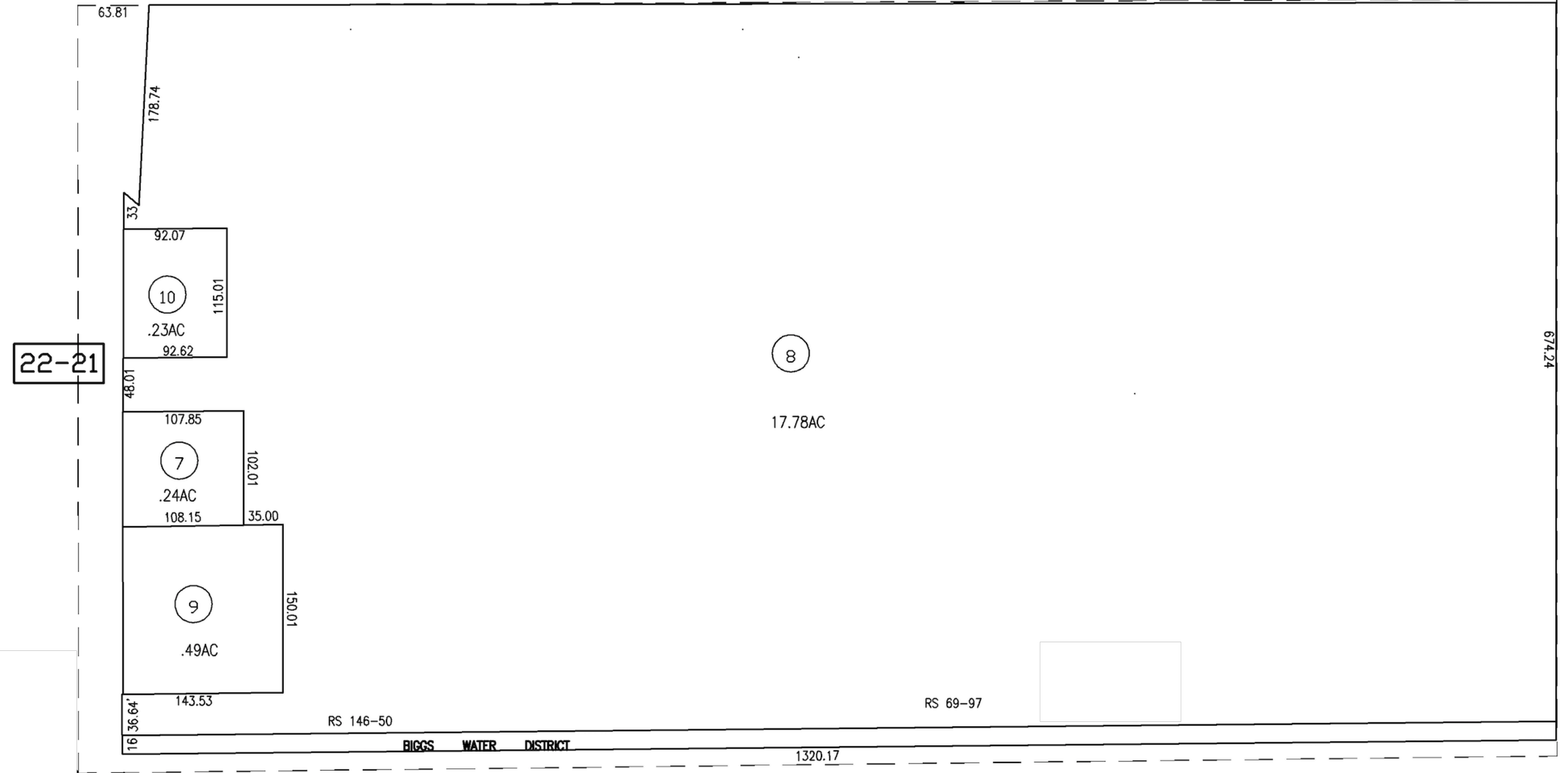
S 1/2 OF THE SW 1/4 OF THE NW 1/4
OF SEC 31 T.18N. R.3E. M.D.B.&M.

20

25-26



1"=100'



22-21

20

20

10-24

NOTE: These parcels are for assessment purposes
only and may not constitute legal parcels.

Assessor's Map No. 25-26
County of Butte, Calif.
REVISED: 7-99