



COLDWELL BANKER
LIFESTYLE PROPERTIES

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*****Prior City APPROVED “Oro Bay Development”
2,400 Lot Subdivision!*****

3063 Oro Dam Blvd West, Oroville, Ca 95965

(Lake Oroville Area) Butte County

Includes AP#030-260-053 at 162.36+/- Acres and AP#030-260-054 at 258.84+/- Acres



\$12,000,000 or just over (\$28,500 PER ACRE)

Oroville, Ca. 421 ACRE IMPRESSIVE LAND TRACT! (Prior site of the large-scale ambitious 2,400 lot “Oro Bay Subdivision” and city limit annexation project proposal where the city approved “The Development Agreement” for this project October 5th, 2010; but has since expired). Comprising 2 adjacent parcels backing Oroville’s popular Thermalito Afterbay, a 4,300 surface acre water recreation area. This is the largest parcel of its size off Oroville’s main thoroughfare; (Oro Dam Blvd/State ROUTE 162) between Highway 70 & Highway 99. Oroville’s scenery is quickly changing with development. Nothing compares to this magnitude and size within close proximity to the city limits off SR162. This land tract sits 1,100+/- feet to the west of

the Oroville City Limits, which is also the edge of the existing Linkside Place Subdivision. Table Mountain Golf Course sits 2,100+/- feet to the east. There is an estimated 3,200 feet of lineal paved road frontage on SR162. Water line stops at the Linkside Place Subdivision. Power at street frontage. This is an impressive swath of land with an old dilapidated home sitting down a long drive once fed off the existing well. This would make an impressive custom ranch site. Fishing, Boating and Duck Hunting literally just south behind this land. Parcels are 162.36+/- and 258.84+/- acres. They aren't making land anymore, and this is in the route of future development. Great property for that 1031, land bank buyer, individual with a strong business mindset and capabilities, or "conservationist."

Currently zoned RR5; As it was when the city approved the "prior" development agreement.

Priced at just over \$28,500 per acre.

Seller May Carry with 50% down on negotiated terms; inquire for details.

ALL PRIOR DEVELOPMENT DOCUMENTATION, SURVEY, TENTATIVE TITLE REPORTS, ETC., WILL BE PROVIDED TO INDIVIDUALS WHO CAN VERIFY PURCHASING ABILITY.

Prior conceptual idea:



This image regarding this conceptual site plan can actually be seen on the City of Oroville planning-development site; see image embedded in City site here.

<https://www.cityoforoville.org/services/planning-development-services-department/planning-division>

LOCATION: Located at the base of the Sierra Nevadas in Butte County just 1,100+/- feet from the Oroville, Ca., city limits. 70 Miles north of Sacramento, Ca., 150 miles northeast of San Francisco, Ca., 25 miles south of Chico, Ca., 4 miles into the town of Oroville, Ca. Property is located with a direct link between Highway 70 & Highway 99.

Oroville population: 19,893

Butte County Population 208,309

There have been a large scale amount of new apartment developments popping up in locations throughout Oroville. The fires that raged through Butte County in recent years have displaced many Butte County residents due to the fire in Paradise, Ca. and Berry Creek, Ca. **Oroville is in desperate need of a nice housing development!**

EMPLOYERS: Oroville Hospital (New Oroville Hospital Expansion Project in the works), Multiple Manufacturing Industries, Pacific Coast Producers, Feather Falls Casino, Gold Country Casino are primary employers.

AREA RECREATION: Lake Oroville, The Forebay & Afterbay (close to this land), The Feather River, Bidwell Canyon Marina & Lime Saddle Marina are a few of the many outdoor recreational offerings in the Oroville, Ca. area.

PRIOR PROJECT: A little about this prior project. Started in 2006 just prior to the 2007/2008 market crash. This started as a full blown subdivision idea backed by investors eager to get this off the ground. GDA Engineering surveyed the site and assisted in getting the project together over the next couple years. The Development Plans were submitted and after city meetings, going back and forth with entities, jumping through hoops, the market was taking a course towards a market crash and according to the current owner who sold to the investors prior, the investors who were involved prior to the market crash began pulling out on the main developers out of San Francisco. The City did Approve a "Conditional Oro Bay Development Agreement" October 1st, 2010 which had timeframes that had come and gone.

*****This project was never followed through on and the idea would have to be re-approached and started over again. Again, all documentation for this can be provided to prospects with verification of ability to purchase.*****

MORE PHOTOS AND MLS SHEET:

<https://matrix.crmls.org/matrix/shared/z3rV0N5jp1Hd/3063OroDamBoulevard>

PROPERTY MAP:

Mapright Map:

<https://id.land/ranching/maps/a3ca5a3889c0b973d76d7bed18de1484/share/unbranded>

LIST OF SOLD HOMEs BUTTE COUNTY LAST 180 DAYS BUILT 2022 AND NEWER:

https://matrix.crmls.org/Matrix/Printing/PrintPreview.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQAAAEQAAAAGAgAAAAQ2MDczBgMAAAABNgYEAAAAAjUwBgUAAAABNgYGA AAAATYNagYHAAAAATINCAYIAAAAAzExNAYJAAAAAzEwMAYKAAAAATAKBgsAAAAB MA0DBgwAAAABMg0UBg0AAAABMQ0HBg4AAAABMQ0LBg8AAAAGI2TDncOhDQIL&L=1&AsSelf=0&PJO=0%7C0%7C0%7C0%7C0%7C2%7C1%7C1%7C166%7C

CITY OF OROVILLE WAS THE MAIN PLAYER ON THIS PROJECT:

City of Oroville - Town Hall Site:

(530)538-2401

<https://www.cityoforoville.org>

Butte County Development Services:

(530)552-3700

<https://www.buttecounty.net/251/Development-Services>

Explore Butte County/Afterbay:

<https://www.explorebuttecounty.com/places/thermalito-afterbay>

Explore Downtown Oroville:

<https://www.downtownoroville.com>

Explore Lake Oroville:

<https://www.lakeoroville.net/>

Request more info:

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Coldwell Banker Lifestyle Properties

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