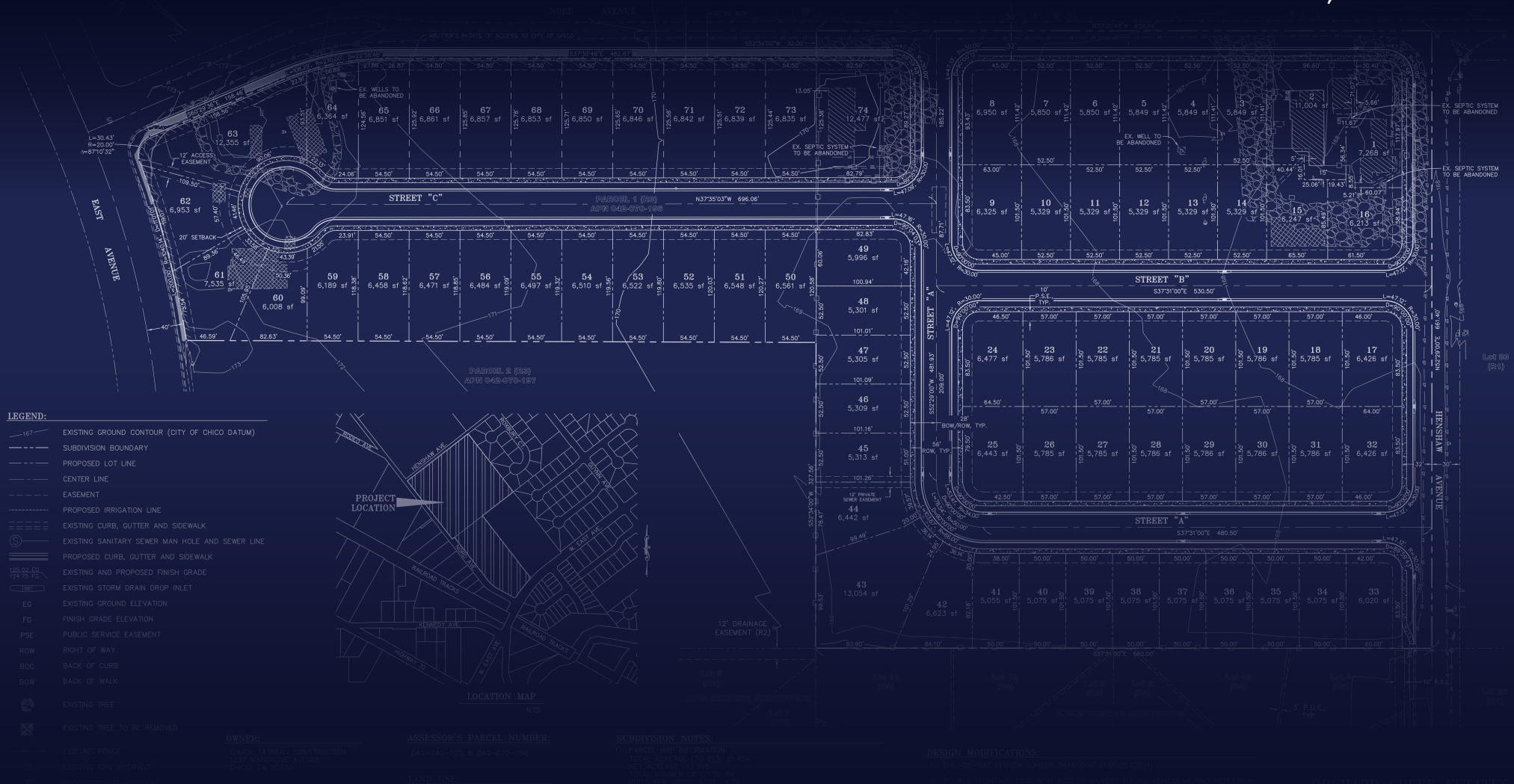




INNOVATION
PROPERTIES
GROUP

Orchard Creek Estates

Nord Avenue at Henshaw Avenue
Chico, California



Nord Avenue at Henshaw Avenue, Chico CA 95973

Orchard Creek Estates – 70 Subdivided Lots

Paper Lots: \$4,400,000 Finished Lots: \$9,450,000

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The Hills Apartments

Nord Avenue at Henshaw Avenue, Chico, CA

Land Area:	15.45 Acres
Parcel Numbers:	042-740-020 & 042-070-196
Average Lot Size:	6,394 SF
Lots/Acre:	4.7
Approved Utilities	
Sewer:	City of Chico
Power:	PG & E
Water:	California Water Service Company
Storm Drain:	City of Chico

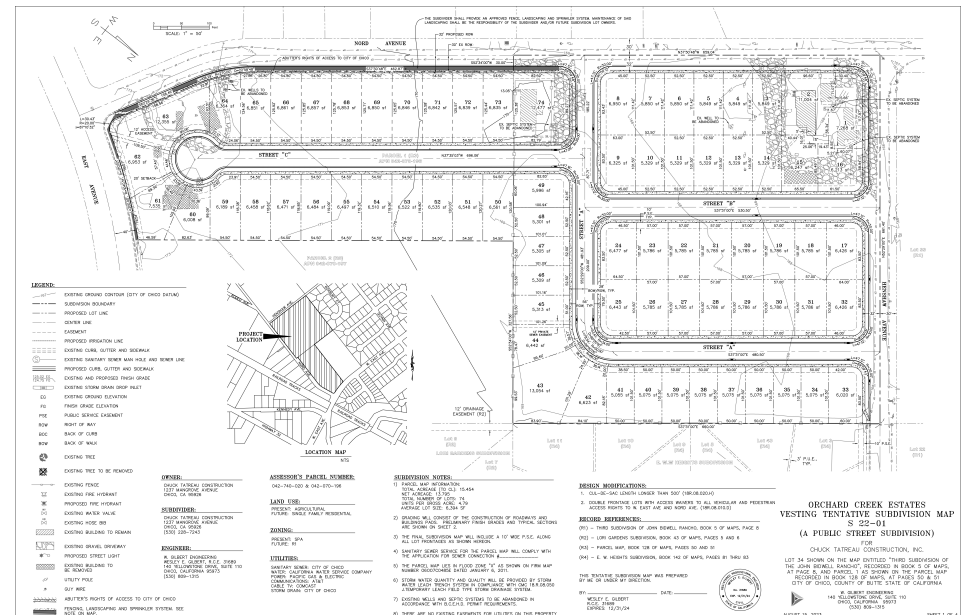
Subdivided into lots, with a density of 4.79 dwelling units per acre. Can be delivered as is, as paper lots, or as finished lots with streets, curbs, gutters, sidewalks with utility stubs at each lot. Current developer envisioned homes of 1,500 to 1,680 square feet, with completed home sales values just under \$500,000.

Comparable Sales of Homes in Oroville with lot sizes under 1 acre:

Average Price:	\$481,518	High: \$1,475,000	Low: \$ 165,000
Average SF:	1,690 SF	High: 4,088 SF	Low: 912 SF
Average Lot Coverage:	23%	High: 64%	Low: 2%

Comparable Land Sales

Property Address	Property City	Land Area SF	Sale Price	Sale Date	Price Per AC Land	Price Per SF Land	Proposed Use	Zoning	Proposed Units
Humboldt Rd	Chico	490486	\$6,000,000	5/11/2023	\$532,859.25	12.23	Senior Housing	R2	1324
2805 Cohasset Rd	Chico	290981	\$2,047,500	10/6/2022	\$306,511.77	7.04	Mixed Use Senior Housing	00	128
Eaton Rd & Moresman Ave	Chico	797148	\$10,200,000	6/27/2022	\$557,377.05	12.80	155 SFR not subdivided	RMU	155
122 Mono Ave	Oroville	313196	\$1,000,000	3/25/2022	\$139,082.24	3.19	Apartment development	R2M	na







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For market information

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