

OFFERING MEMORANDUM

# REDDING DEVELOPMENT LAND

11050 CAMPERS CT, REDDING, CA

**km** Kidder  
Mathews

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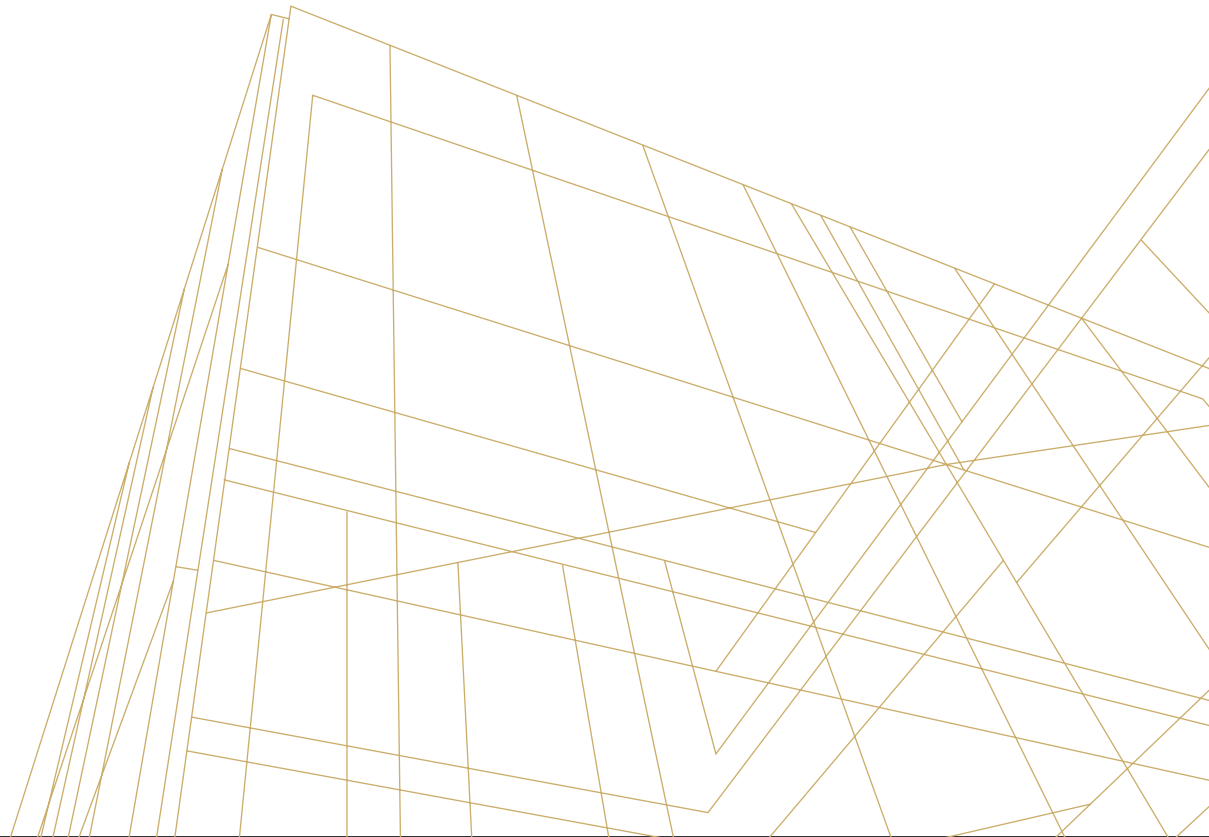
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*Exclusively  
listed by*

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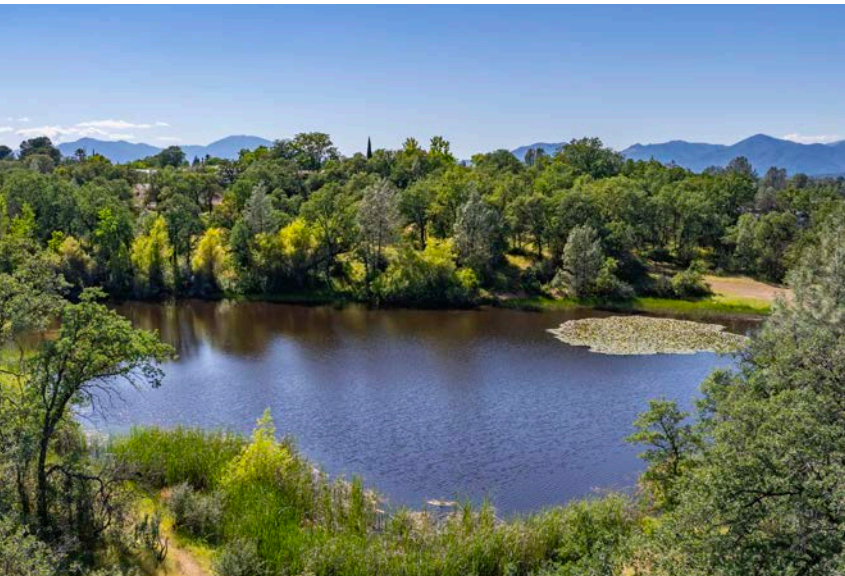
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

# EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW



*Located in north Redding along Campers Court with direct access to I-5 and Highway 299, this 17-acre infill parcel offers a range of residential development pathways in one of Northern California's most attainable housing markets.*

Zoned RM-9 (Residential Multiple Family), the site supports up to approximately nine dwelling units per acre and is suitable for multifamily housing, higher-density single-family development, and manufactured home communities (MHC) with use permit approval. A tentative map for 50± MH spaces was approved in 2008, providing meaningful precedent for the site's development viability.

At 17 acres, the parcel gives a developer or MHC operator meaningful room to work with. An on-site pond adds a natural amenity element worth noting, and the site's freeway proximity places future residents within a short drive of established retail, dining, healthcare, and the recreational amenities that make Redding an increasingly attractive destination for retirees, remote workers, and workforce households.

Redding continues to draw residents seeking a lower-cost California lifestyle without trading away access to outdoor recreation, quality healthcare, and regional employment. The city's largest employers, including Mercy Medical Center, Shasta Regional Medical Center, and Shasta County, anchor a stable economic base that supports consistent housing demand across income levels. As affordability pressures persist throughout the state, demand for workforce housing, manufactured housing communities, and attainable multifamily product has intensified. Redding's median home prices remain well below major California markets, multifamily vacancy rates have stayed extremely tight, and the city's 2045 General Plan anticipates continued household growth requiring an estimated 1,400-1,600 additional units in the coming years.

For MHC operators and multifamily developers alike, this parcel offers a ground-up development opportunity in a market with genuine demand for attainable housing. At \$565,000, the land cost is a modest component of any project budget, leaving significant room for development economics to work across a range of product types.

ADDRESS	11050 Campers Ct Redding, CA
LAND SIZE	17.00 AC
ZONING	RM-9 (Residential Multiple Family)
SALE PRICE	\$565,000
PRICE PER ACRE	\$33,235

# INVESTMENT *HIGHLIGHTS*

17-acre infill parcel in north Redding, CA

1.5-acre on-site pond

Zoned RM-9 (Residential Multiple Family), supporting up to approximately 9 dwelling units per acre

Permitted uses include apartments, higher-density single-family, and manufactured home communities (use permit required for MHC)

Tentative map for 50± MH spaces received prior approval in 2008

Direct access via Campers Court; immediate proximity to I-5 and Highway 299

Established retail, grocery, and dining within a 10-minute drive

Priced at \$565,000



## WHY WE LIKE THIS OPPORTUNITY

### FLEXIBLE ZONING WITH MULTIPLE DEVELOPMENT PATHS

RM-9 zoning supports a variety of residential uses, including apartments, higher-density single-family, and manufactured home communities. That flexibility gives an investor or developer room to adapt to market conditions during the entitlement process and reduces the risk of being locked into a single product type.

### ESTABLISHED MANUFACTURED HOUSING COMMUNITY DEVELOPMENT PATHWAY

The City of Redding has confirmed that a manufactured home community is a permissible use under RM-9 zoning with approval of a use permit. A tentative map for 50± mobile home spaces received prior approval in 2008, establishing meaningful precedent for the site's development potential. For MHC operators evaluating ground-up development in Northern California, sites with this combination of zoning support and prior entitlement activity are worth paying attention to.

### REDDING'S HOUSING DEMAND

Multifamily vacancy rates in Redding have hovered near 2%, and the city's own planning documents anticipate a need for 1,400-1,600 additional housing units over the coming years. A stable base of institutional employers, including two major medical centers and several thousand public sector jobs, supports consistent demand for workforce and attainable housing across the income spectrum. California's broader affordability crisis has also accelerated in-migration from higher-cost coastal markets, and Redding's relative cost advantage continues to attract the retirees, remote workers, and working families who are the natural residents of a well-positioned MHC or multifamily community.

### INFILL LOCATION AT AN ATTAINABLE BASIS

The site sits near the I-5 and Highway 299 interchange with direct freeway access and proximity to established north Redding retail and services. At \$565,000 for 17 acres, the land basis leaves meaningful room for a developer to structure project economics across a range of product types.



# RM-ZONED LAND

*The RM-9 (Residential Multiple Family – 9 du/ac maximum) zone is intended to accommodate medium-density multifamily residential development while promoting compatible neighborhoods and efficient use of land and infrastructure.*

The zone allows a variety of housing types, including apartments, townhomes, condominiums, and manufactured home parks, subject to development standards and design requirements to ensure quality, safety, and compatibility with surrounding uses.

## Permitted Residential Uses

Apartments and multifamily dwellings	Manufactured home parks (subject to standards)
Townhomes	Senior housing and group homes (small and large)
Condominiums	Accessory Dwelling Units (ADUs) (per state law and local standards)
Cluster developments	

## Accessory & Ancillary Uses

Home occupations (subject to standards)	Residential support services
Recreational facilities for residents (e.g., pools, clubhouses)	Accessory buildings and uses customarily incidental to permitted residential uses

## DEVELOPMENT STANDARDS

MAX. DENSITY	9 dwelling units per acre
MIN. LOT AREA	7,000 SF per dwelling unit
MIN. LOT WIDTH	50'
MIN. FRONT & REAR SETBACK	20'
MIN. INTERIOR SIDE SETBACK	10'
MIN. STREET SIDE SETBACK	15'
MAX. BUILDING HEIGHT	35' (2.5 stories)

## Parking Requirements (Typical)

1.5 spaces per 1-bedroom unit
2.0 spaces per 2-bedroom unit
2.0 spaces per 3+ bedroom unit
Guest parking required per city standards

## Other Regulations

Landscaping and screening required per city standards
Site plan review required
All development subject to City of Redding Zoning Code and design review requirements

All zoning information, including permitted uses, overlay districts, and future development potential, is deemed reliable but not guaranteed. Broker/Agent has not verified zoning. Buyer is responsible for independently verifying all zoning regulations, land use restrictions, and building codes with the local municipality.

# LOCATION OVERVIEW

# REDDING, CALIFORNIA

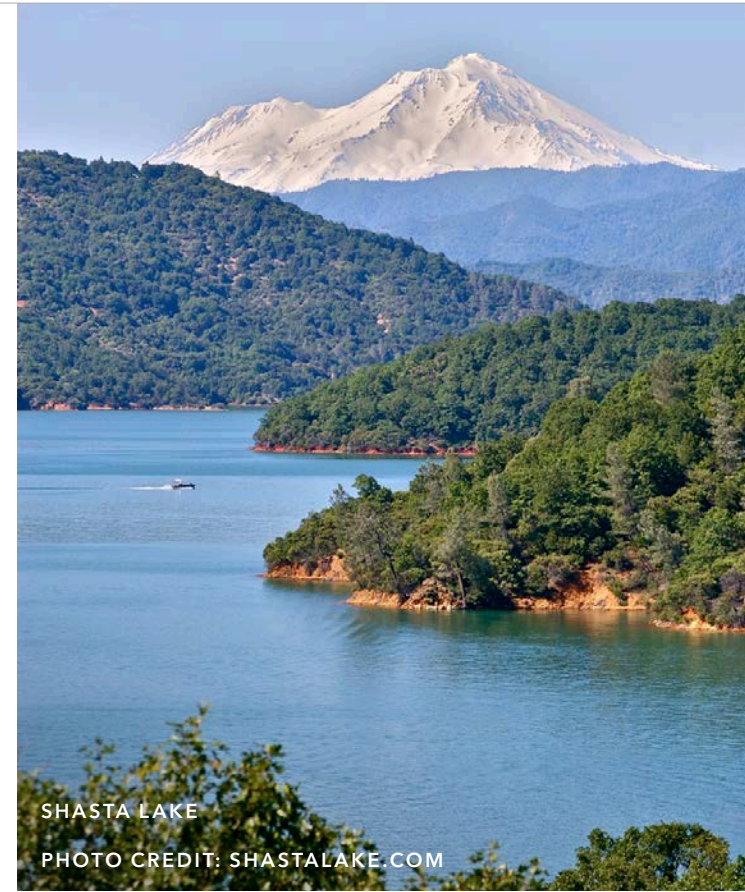
*Redding is the economic and healthcare hub of far Northern California, serving as the commercial center for Shasta County and the broader Shasta Cascade region.*

The city's largest employers anchor a stable, diversified economy: Mercy Medical Center and Shasta Regional Medical Center together employ more than 2,600 people, and Shasta County, the City of Redding, and Shasta College collectively add several thousand more jobs to the regional base. That institutional employment foundation supports consistent demand for workforce housing across income levels. With nearly 300 sunny days per year, Redding ranks among the sunniest cities in California and serves as a gateway to Shasta Lake, Whiskeytown National Recreation Area, and Lassen Volcanic National Park. The Sacramento River Trail and the iconic Sundial Bridge have helped establish Redding as a recreational destination in its own right, drawing residents and visitors who value outdoor access as a meaningful part of daily life.

Housing demand in Redding is supported by a straightforward dynamic: the city offers California residency, strong amenities, and outdoor recreation at a fraction of the cost of coastal markets. As the statewide median home price has frequently exceeded \$800,000, Redding's median has remained in the mid-\$300,000s to low-\$500,000s depending on

product type. That affordability gap continues to attract retirees, remote workers, and households relocating from higher-cost regions, translating into sustained demand for attainable rental housing, manufactured housing communities, and workforce-oriented multifamily product. Multifamily vacancy rates in the market have remained extremely tight, and the City of Redding's 2045 General Plan anticipates continued household growth with a need for approximately 1,400-1,600 additional housing units over the coming years.

The subject property sits in north Redding near the I-5 and Highway 299 interchange, one of the city's primary commercial corridors. Trader Joe's, Costco, Raley's, and Walmart are all within a 10-minute drive, along with a full complement of dining, healthcare, and everyday services. The surrounding neighborhood includes established residential development, and the site's infill position means that area infrastructure is already in place. For future residents, the combination of freeway access, nearby amenities, and Redding's outdoor lifestyle creates a livable setting at a price point that remains attainable for a broad cross-section of Northern California households.



SHASTA LAKE  
PHOTO CREDIT: SHASTALAKE.COM



LASSEN VOLCANIC NATIONAL PARK  
PHOTO CREDIT: VISITCALIFORNIA.COM

# LOCATION OVERVIEW

**20 MIN**  
TO SHASTA LAKE

**20 MIN**  
TO WHISKEYTOWN NATIONAL RECREATION AREA

**1 HOUR**  
TO LASSEN VOLCANIC NATIONAL PARK



## DEMOGRAPHICS

### Population

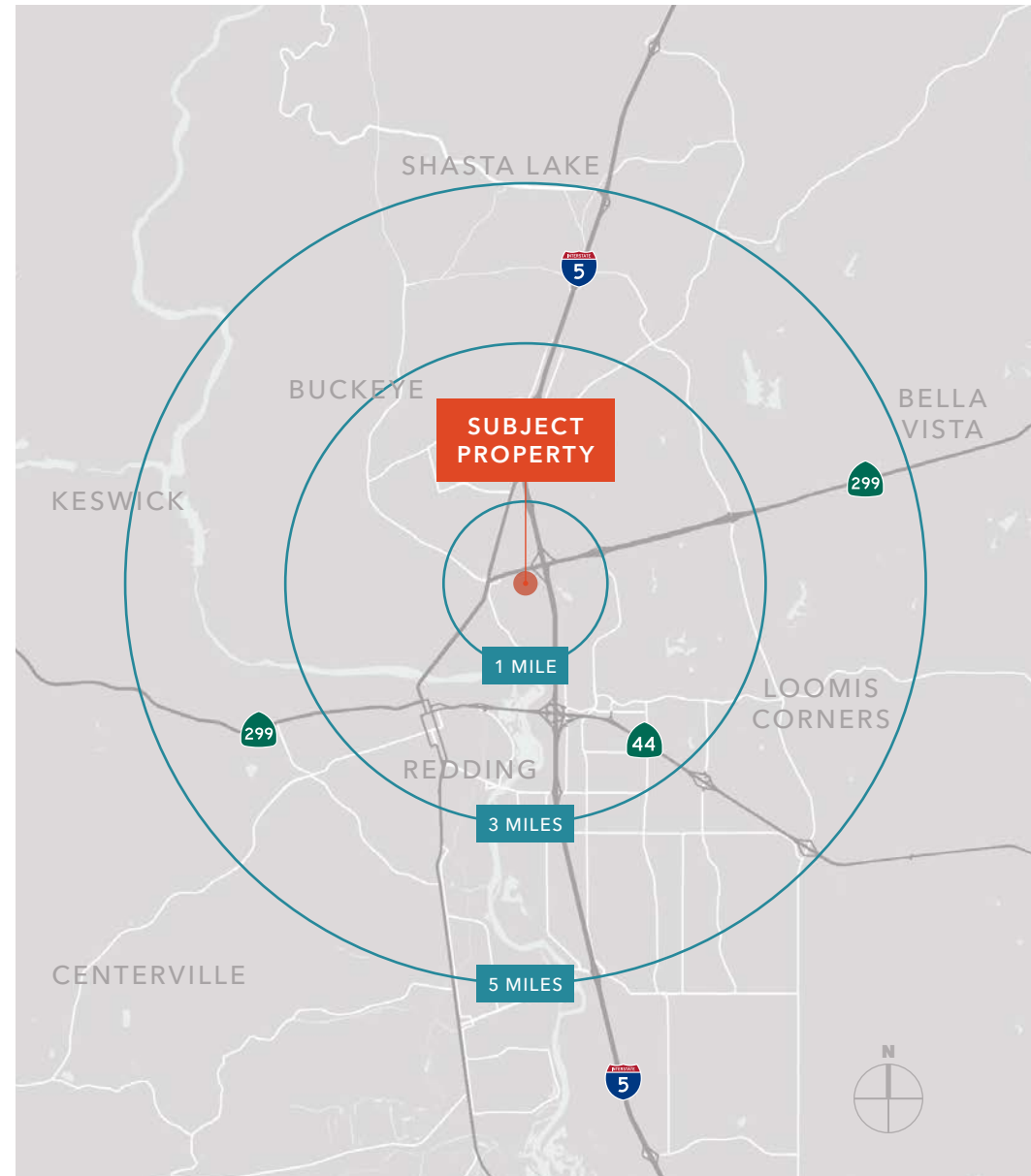
	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,925	44,895	92,968
2020 CENSUS	8,578	46,245	95,814
2025 ESTIMATED	8,583	46,097	95,108
2030 PROJECTED	8,420	45,866	94,314

### Households

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,957	19,130	37,196
2020 CENSUS	4,273	19,825	38,593
2025 ESTIMATED	4,127	19,684	38,302
2030 PROJECTED	4,043	19,706	38,147

### Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$61,287	\$68,988	\$76,983
2030 MEDIAN PROJECTED	\$60,888	\$68,119	\$76,253
2025 AVERAGE	\$79,753	\$87,353	\$97,552
2030 AVERAGE PROJECTED	\$78,980	\$86,305	\$96,593



# FINANCIALS

PRICING  
OVERVIEW

*\$565K*

SALE PRICE

*\$33,235*

PRICE PER ACRE

*17.00*

TOTAL ACRES



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