

\$865,620

0 Foothill Boulevard, Oroville, CA 95966

SFAR MLS# 226080123

Listing ID: SN26139817



For Sale - 32 Acres - Zoned R4

Ideal For Developers, Builders & Investors Seeking Large Residential Project

Rare opportunity to acquire 32 acres, two legal parcels, being sold together as one exceptional development opportunity featuring over 1,000 feet of frontage on Foothill Boulevard. Zoned R-4 (High-Density Multi-Family Residential), this prime development site is ideally located near Oroville Hospital & surrounded by existing residential & multi-family development. Public water (SFW&P) & public sewer serve area; electric & natural gas available in street/area but not currently connected to property. Enjoy panoramic valley & city-light views, excellent visibility, & convenient access within one of Oroville's established growth corridor. Ideal for developers, builders, & investors seeking a large residential project. Competitively priced at approximately \$26,900 per acre. Buyers to verify zoning, permitted uses, density, utility availability, development standards & all other information with City of Oroville and utility co.



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