



FOUR-PARCEL DEVELOPMENT OPPORTUNITY

Lost Ln • Dogwood • Buckeye Terrace

REDDING, CALIFORNIA



Conceptual development vision. Not an approved plan, survey, entitlement, or representation of parcel boundaries.

\$675,000 | APPROXIMATELY 48+ ACRES* | FOUR APNs • ONE SALE

*Known acreage totals approximately 48 acres; acreage for APN 113-210-018 was not supplied and must be verified.

Investment Snapshot

A rare opportunity to acquire four related Redding parcels in a single transaction, combining reported single-family and multifamily zoning across multiple access points. The offering may appeal to residential developers, land investors, builders, and groups pursuing a phased or mixed-density strategy, subject to full due diligence and governmental approvals.

PRICE	PARCELS	KNOWN AREA	OFFERING
\$675,000	4	~48 acres	One sale

Why the assemblage stands out

- Four APNs marketed together, allowing a buyer to evaluate a coordinated land strategy.
- Reported RS-2 and RN-10 zoning creates potential for more than one residential product type.
- Approximate known land basis of about \$14,063 per known acre; actual basis changes when APN 113-210-018 acreage is confirmed.
- Potential for phased development, lot disposition, land banking, or entitlement work, all subject to feasibility.
- Redding location provides a regional employment, healthcare, retail and recreation hub for Northern California.

The opportunity in one sentence

Acquire a sizeable, multi-parcel residential land position at an entry price intended to leave room for due diligence, entitlement, infrastructure and development planning.

Property Breakdown

APN	Address	Approx. Area	Reported Zoning	Marketing Interpretation
113-210-004	255 Lost Ln	~30.00 ac	RS-2	Single-family residential; verify density and standards
113-210-013	4321 Dogwood	~12.75 ac	RS-2	Single-family residential; verify density and standards
113-210-018	466 Buckeye Terrace	Not provided	RN-10 + RS-2	Multifamily and single-family zoning reported by seller
113-210-019	460 Buckeye Terrace	~5.25 ac	RN-10 + RS-2	Multifamily at reported 10 units/acre plus RS-2 area

Acreage and zoning are based on information supplied for marketing preparation. APN 113-210-018 acreage was not provided. Buyers should confirm legal descriptions, gross/net acreage, split-zone boundaries, density calculations, overlays, setbacks, slope constraints and permitted uses directly with the appropriate agencies.

Preliminary pricing metrics

Offering price	\$675,000
Known acreage	Approximately 48.00 acres
Price / known acre	Approximately \$14,063
Price / parcel	\$168,750 average

Important area note

Because the area of APN 113-210-018 is unknown, “48+ acres” is the most supportable current marketing description. The final OM should be updated when a title report, assessor record or survey confirms the fourth parcel acreage.

CONCEPTUAL MULTIFAMILY SCENARIO

Residential Development Vision



Conceptual multifamily rendering for discussion only. No project approvals, unit count, access or utilities are represented.

Potential positioning

- Garden-style apartments or townhome-style rental product on portions reported as RN-10.
- Lower-density detached or attached housing on portions reported as RS-2.
- Amenity and open-space planning that responds to terrain, trees, drainage and wildfire-resilience requirements.
- Phased delivery designed around infrastructure capacity and market absorption.

Illustrative density is not calculated in this OM because the RN-10 acreage allocation within the split-zoned parcels has not been supplied. Any unit yield must be established by a licensed land planner/civil engineer and confirmed by the City of Redding or other governing jurisdiction.

Optional Commercial Vision



Conceptual neighborhood retail rendering. Retail is not represented as allowed by the reported residential zoning.

Why show a retail concept?

A small neighborhood-serving commercial node can help prospective buyers visualize a long-range mixed-use strategy. However, the reported zoning is RS-2 and RN-10. Retail use may require a General Plan amendment, rezoning, conditional approvals, environmental review, infrastructure analysis and other discretionary actions. No approval is implied.

Potential tenant categories after approvals

- Neighborhood market or specialty grocer
- Coffee, café and casual food
- Personal services and wellness
- Small-format professional or medical services
- Daily-needs retail serving nearby residents

Conceptual Master Vision



Illustrative aerial vision; not parcel-accurate and not an approved master plan.

Possible planning framework

- Concentrate higher-density residential near the most practical access and infrastructure points.
- Use lower-density housing and landscape buffers to transition toward surrounding neighborhoods.
- Preserve meaningful open-space corridors where topography, drainage, habitat or wildfire planning suggests.
- Evaluate a neighborhood retail node only through an explicit entitlement and market-feasibility process.
- Sequence grading, utilities and absorption through a phased development plan.

Redding Market Context

Redding serves as a principal economic and service center for the North State, with major healthcare, government, retail, education, construction and outdoor-recreation demand drivers. For land investors, the strategic question is not merely gross acreage—it is the relationship among attainable density, infrastructure cost, site constraints, absorption and entitlement timing.

Buyer audiences

- Regional and Northern California homebuilders
- Multifamily developers and merchant builders
- Land investors and entitlement specialists
- Affordable/workforce housing groups
- Private capital seeking a long-hold land position

Official diligence resources

- City of Redding GIS maps: zoning, land use, aerial imagery and related layers.
- City of Redding Zoning Ordinance: Title 18 standards and permitted-use framework.
- Shasta County Assessor online inquiry: parcel and assessment information.
- Shasta County Open Data Portal: current parcel GIS datasets and other public layers.

Web resources (accessed August 10, 2026):

cityofredding.gov/government/departments/information_technology/gis_maps/ •
cityofredding.gov/government/departments/development_services/planning/zoning_ordinance.php •
shastacounty.gov/assessor/page/online-assessment-inquiry • shastacounty.gov/information-technology/page/open-data-portal

WHAT A BUYER SHOULD CONFIRM

Due Diligence Roadmap

TITLE & LAND

- Vesting, legal descriptions and parcel contiguity
- Easements, encumbrances, mineral/timber rights
- Gross and net acreage; APN 113-210-018 acreage

PLANNING & ENTITLEMENTS

- Governing jurisdiction and zoning map confirmation
- Split-zone boundaries and density methodology
- General Plan designations, overlays and discretionary approvals
- Subdivision potential and development standards

CIVIL & UTILITIES

- Legal/physical access and roadway improvements
- Water, sewer, storm drainage, power and telecom
- Topography, grading, retaining and off-site improvements

ENVIRONMENTAL & HAZARDS

- Biological/cultural resources and wetlands
- Flood, drainage, geotechnical and seismic conditions
- Wildfire hazard, evacuation, defensible space and insurance

MARKET & FINANCE

- Product/price/rent study and absorption
- Impact fees, school fees and infrastructure costs
- Development schedule, phasing and capital stack

Offer Structure & Next Steps

Suggested offer framework

- Purchase price: \$675,000 for all four APNs, subject to definitive agreement.
- Proof of funds and buyer background submitted with offer.
- Buyer-controlled feasibility period sufficient for title, planning, civil, environmental and utility review.
- Escrow, deposit structure, closing date and allocation of costs to be negotiated.
- Property sold in its current condition, subject to contract terms and required disclosures.

Recommended immediate actions

1	Obtain preliminary title reports and legal descriptions for all four APNs.
2	Confirm parcel acreage, particularly APN 113-210-018.
3	Request a written zoning verification and map showing split-zone areas.
4	Commission a desktop civil/utility and constraints study.
5	Develop a test-fit and residual land-value model before final underwriting.

IMPORTANT NOTICE

Confidentiality & Disclaimer

This Offering Memorandum has been prepared solely for informational and marketing purposes. It is not an appraisal, survey, engineering report, environmental report, title report, legal opinion, zoning verification, securities offering, or representation of future performance. Information has been obtained from the seller, public sources and other materials believed reliable, but no representation or warranty, express or implied, is made as to accuracy or completeness.

All acreage, zoning, density, access, utilities, development concepts, costs, timelines, permitted uses and renderings are preliminary and subject to independent verification. Renderings are artistic concepts only; they are not parcel-accurate and do not depict approved plans, existing improvements, surveyed boundaries or guaranteed development potential. Retail concepts may require rezoning, General Plan amendments and discretionary approvals. Prospective buyers must conduct their own investigations and consult qualified legal, tax, planning, engineering, environmental, insurance and financial professionals.

The seller and broker reserve the right to modify, withdraw or reject any proposal, to negotiate with any party, and to terminate discussions at any time. Any transaction is subject only to a fully executed definitive agreement. Equal Housing Opportunity. © 2026. Marketing package prepared August 10, 2026.

Listing contact

Inder Ghusar
530-788-4351 | IGusar@gmail.com
California DRE #01792515
LPT Realty Inc.