

# For sale

Two parcels ±36.39 acres

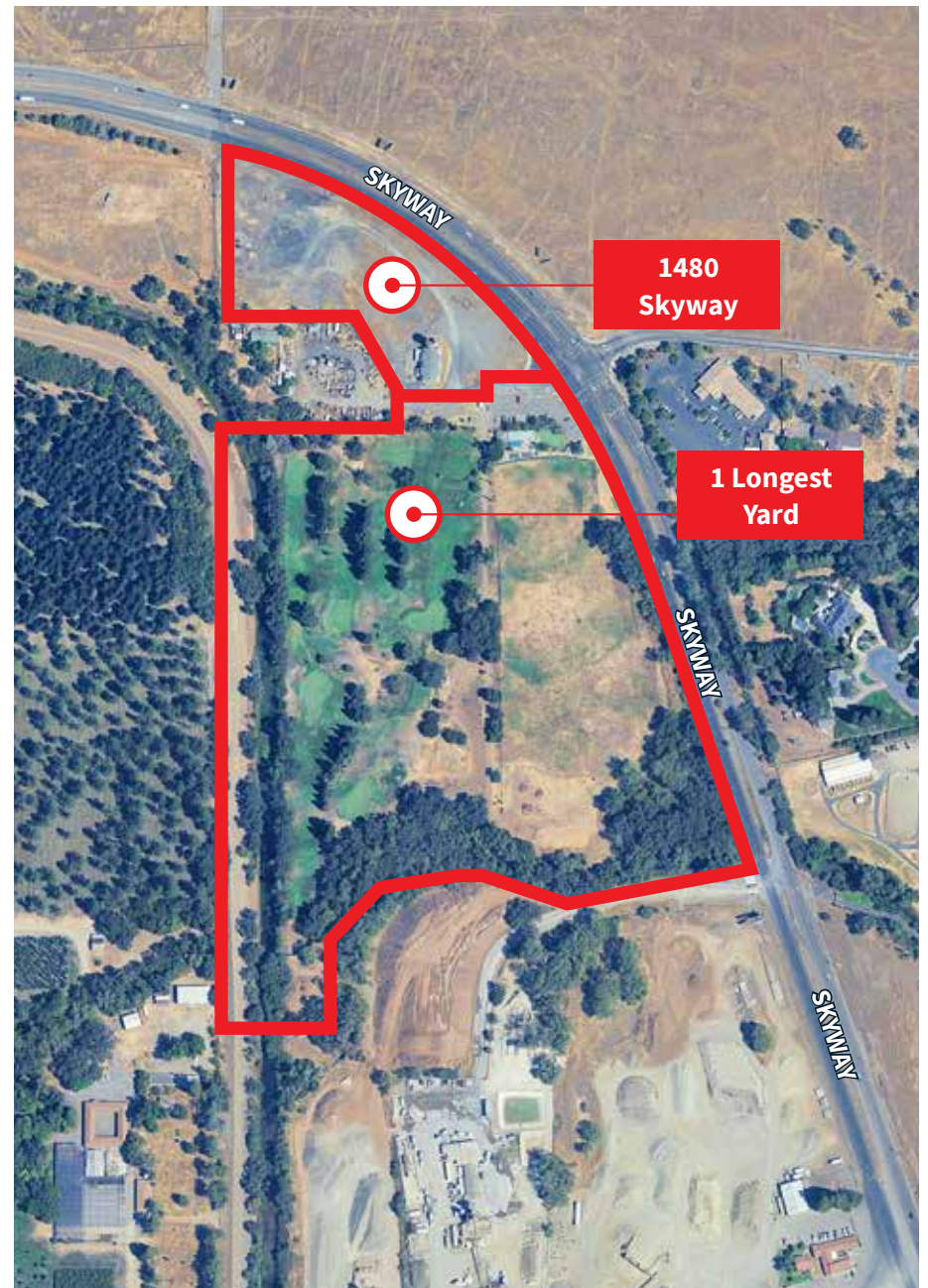
Sale Price: \$9,995,000  
(\$6.30 per land SF)

1 Longest Drive & 1480 Skyway  
Chico, CA 95928

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Senior Managing Director  
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Associate  
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Broker - CBCNorcal  
RE Lic. 01429436



## Property features

The properties consist of two parcels totalling approximately 36.39 acres with  $\pm 2,300'$  of street frontage on Skyway.

Located in the City of Chico (under Butte County jurisdiction), only minutes from Highway 99, and approximately 9 miles from Chico Regional Airport.

Future use for 1 Longest Drive will likely require a re-zone to commercial, industrial, or other compatible zoning for redevelopment.

Please confirm all intended uses with the Butte County Planning Division:

P: (530) 552-3701

E: dsplanning@buttecounty.net

*See page 3 for partial list of permitted uses for both locations.*

*Buyer to verify parcel sizes, street frontage and existence of all utilities.*

## Highlights

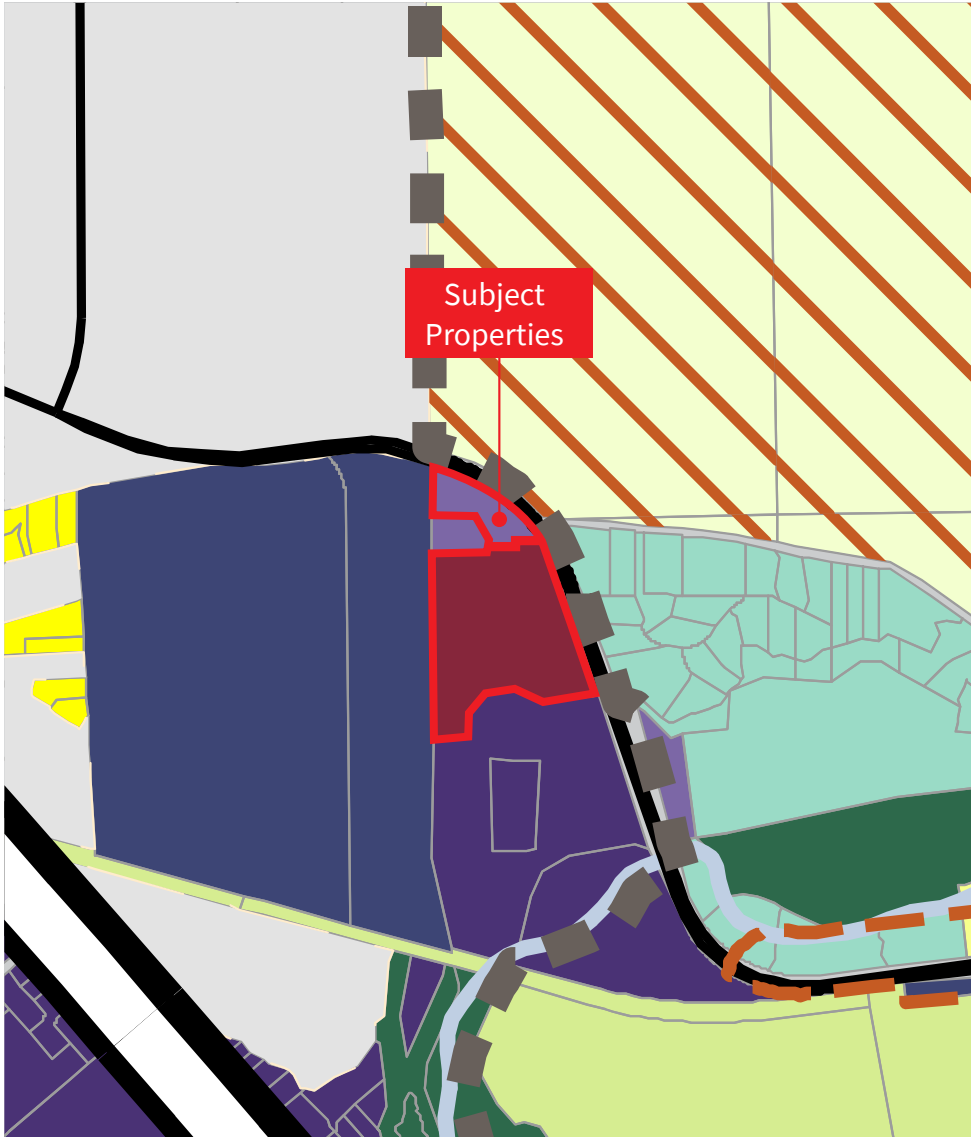
### 1480 Skyway

- APN: 040-020-178-000
- Size:  $\pm 5.51$  acres
- Building SF:  $\pm 3,496$
- Zoned: GI (General Industrial)
  - » The GI zone also permits agricultural, timber processing and heavy manufacturing with the approval of a Conditional Use Permit.
- Natural gas: transmission line located less than one mile from the property
- Electrical: PG & E
- Current use: vacant

### 1 Longest Drive

- APN: 040-020-172-000
- Size:  $\pm 30.88$  acres
- Building SF:  $\pm 1,440$  (clubhouse)
- Zoned: REC 1 (Recreational Commercial)
  - » REC zone allows for unique recreation and tourism-related uses to serve County residents and visitors.
- Water source: on-site well
- Natural gas: transmission line located less than one mile from the property
- Electrical: PG & E
- Current use: 6-hole golf course with a driving range

# Zoning map (Butte County)



General Industrial
  Recreation Commercial

## Partial list of permitted uses

### Zoned: GI (General Industrial)

Construction, maintenance and repair services	Public/mini storage
Equipment sales and rentals	Utilities (minor)
Freight/truck terminals and yards	Vehicle repair
General manufacturing	Vehicle service and maintenance
Heavy equipment storage	Warehousing, wholesaling and distribution
Click <a href="#">here</a> for the full list of Butte County uses for GI zoning	

### Zoned: REC-1 (Recreation Commercial)

Outdoor education	Hunting and fishing clubs
Utilities (minor)	
Click <a href="#">here</a> for the full list of Butte County uses for REC-1 zoning	

# Chico demographics (10 mile radius)



## Place of Work

2024 Businesses .....	2,956
2024 Employees .....	28,012



## Population

2024 Population .....	44,478
2029 Population - five year projection .....	44,104
2020 Population .....	44,600
2010 Population .....	41,402
2010-2020 - annual population growth rate .....	0.75%
2024-2029 - annual population growth rate .....	(0.17%)



## Education

2024 Population 21 and over .....	34,487
High School Diploma - 25 and over .....	3,959 (12.61%)
Bachelor's Degree - 25 and over .....	8,965 (28.54%)



## Households

2024 Households .....	19,183
2029 Households - five year projection .....	19,265
2010 Households .....	17,120
2020 Households .....	19,086
2020-2024 - annual household growth rate .....	0.12%
2024-2029 - annual household growth rate .....	0.09%
2024 Average Household Size .....	2.26



## Household Income

2024 Average Household Income .....	\$105,321
2029 Average Household Income - five year projection .....	\$123,844
2024 Median Household Income .....	\$70,875
2029 Median Household Income - five year projection .....	\$83,333
2024 Per Capita Income .....	\$45,907
2029 Per Capital Income - five year projection .....	\$54,698



## Housing Units

2024 Housing Units .....	20,831
2024 Vacant Housing Units .....	1,648
2024 Renter Occupier Housing Units .....	10,692 (55.74%)
2024 Owner Occupied Housing Units .....	8,491 (44.26%)

## CHICO MARKET HIGHLIGHTS

**The Subject Property** is located on the southeastern edge of Chico in an area that is the commercial regional hub serving three counties, close to major power retailers including Home Depot, Lowes, Walmart, Costco and the Chico Marketplace Mall. Well positioned at a signalized corner, the site is at ground-zero of Chico's next growth area. A new U.S. Forest Service Feather River Work Center and Fire Station facility is under construction immediately to the west of the property. The Stonegate subdivision, a little further to the west, is planned for more than 400 homes, 200 apartment units and 60 acres of commercial property. The new Inspire Charter High School is breaking ground nearby, and a second school is also planned for the immediate area. The Tuscan Ridge project to the east, has been approved for 165 homes and 16 acres of commercial lots. The Subject Property is also within two miles of Meriam Park, a massive commercial mixed use development now considered a second downtown (<https://www.meriampark.com>).

**Chico, California**, has a population of more than 120,000 people in the Greater Chico Urban Area (217,000 in the Metro Area); this "university town" serves as the medical, retail and cultural hub of a three-county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California.

The city is located about 90 miles north of Sacramento and 180 miles north of San Francisco. Businesses from the major urban areas look at Chico as a great opportunity for remote workers or offices, with the advantage of lower operating costs.

Chico is proud to be the home of California State University, Chico, Sierra Nevada Brewery, and Bidwell Park, one of the 13th largest municipal parks in the country. Other major cities in the Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning.

Chico State has ranked in the Top 10 Western Regional Public Universities by U.S. News and World for more than two decades, and specializes in business, engineering, computer science, education, nursing, agriculture and other major disciplines that support the needs of a growing business economy.

Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

# Photos



1480 Skyway



Properties located at traffic-controlled intersection



1 Longest Drive

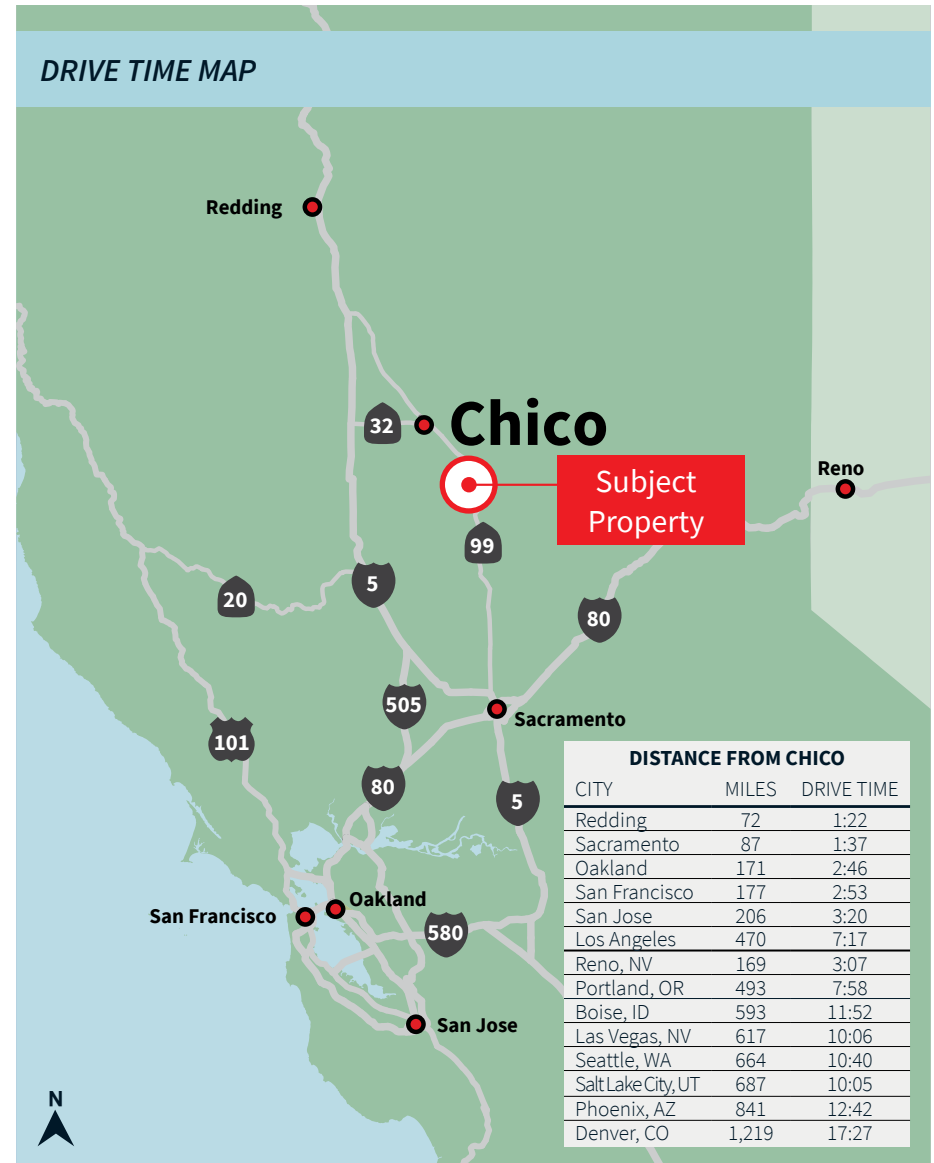
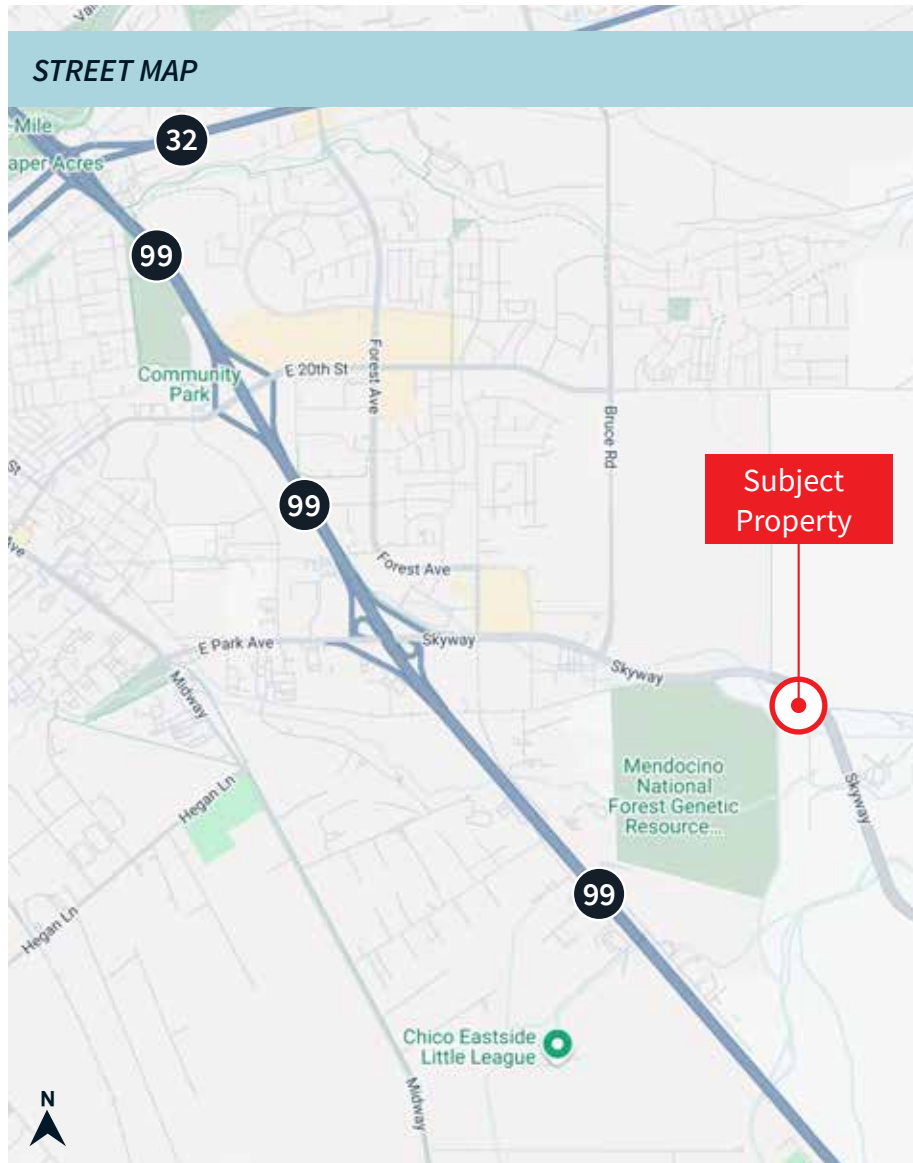


# Vicinity neighbors



MAP NOT TO SCALE

# Location maps



MAP NOT TO SCALE

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