

HAMMAN

REAL ESTATE

Industrial * Income Property * Commercial * Vacation Property * Farm Land * Development

Established in 1946

23.4+/- Acres of Residential Development Potential



EXECUTIVE SUMMARY

Exceptional Development Opportunity in Gridley, CA

This project presents a prime opportunity for builders and developers to enter one of Northern California's most promising housing markets. Strategically located in an area with excellent infrastructure and accessibility, the site offers a unique competitive pricing advantage that sets it apart from other regions.

Developer-Friendly City with High Demand

The City of Gridley is actively welcoming new development and expansion. With a pro-growth outlook and streamlined city support, it's an ideal environment for residential builders. Demand for housing is strong, particularly from buyers relocating from the greater Sacramento and Bay Area markets. These buyers are seeking high-quality homes within an attainable price range of \$500,000–\$800,000.

In addition to external demand, there is significant pent-up interest from local residents eager to purchase new homes. The shift toward remote work, accelerated by the COVID-19 pandemic, has fueled a broader migration trend away from urban centers—and Gridley is reaping the benefits.

Why Gridley? Quality of Life Meets Opportunity

Gridley offers an outstanding quality of life with a small-town atmosphere and big-city conveniences. Families are drawn to the area for its strong school system, clean air, and safe, community-oriented lifestyle. The city's location along the historic Highway 99 Business Corridor provides excellent connectivity, just 60 miles north of Sacramento and under 2.5 hours from both the Bay Area and Lake Tahoe/Reno.

Residents and businesses enjoy

Affordable real estate

Year-round mild weather

Exceptional recreational amenities

Cost-effective municipal utilities (electric, water, sewer)

A skilled, local labor force

Pro-business leadership with a "can-do" attitude Project

Project Potential

Situated in Butte County, the site is ideally suited for residential subdivision. Assuming a density of five lots per acre, the property could accommodate approximately 117+/- new homes—a significant opportunity to meet current market demand

- Location:** City of Gridley on the North West side of town, between Justeson Road & Macedo Ave.
- Description:** 4-Parcels within the City of Gridley Sphere of Influence.
- APNs:** 009-270-021; 009-280-004; 009-280-009; 009-340-076
- Size:** 23.40+/- Acres in total size.
- Access:** Good Ingress/Egress with 5-points leading to main roads.
- Current Use:** Property is currently a walnut orchard, but highest and best use would be a housing subdivision.
- List Price:** **\$750,000**

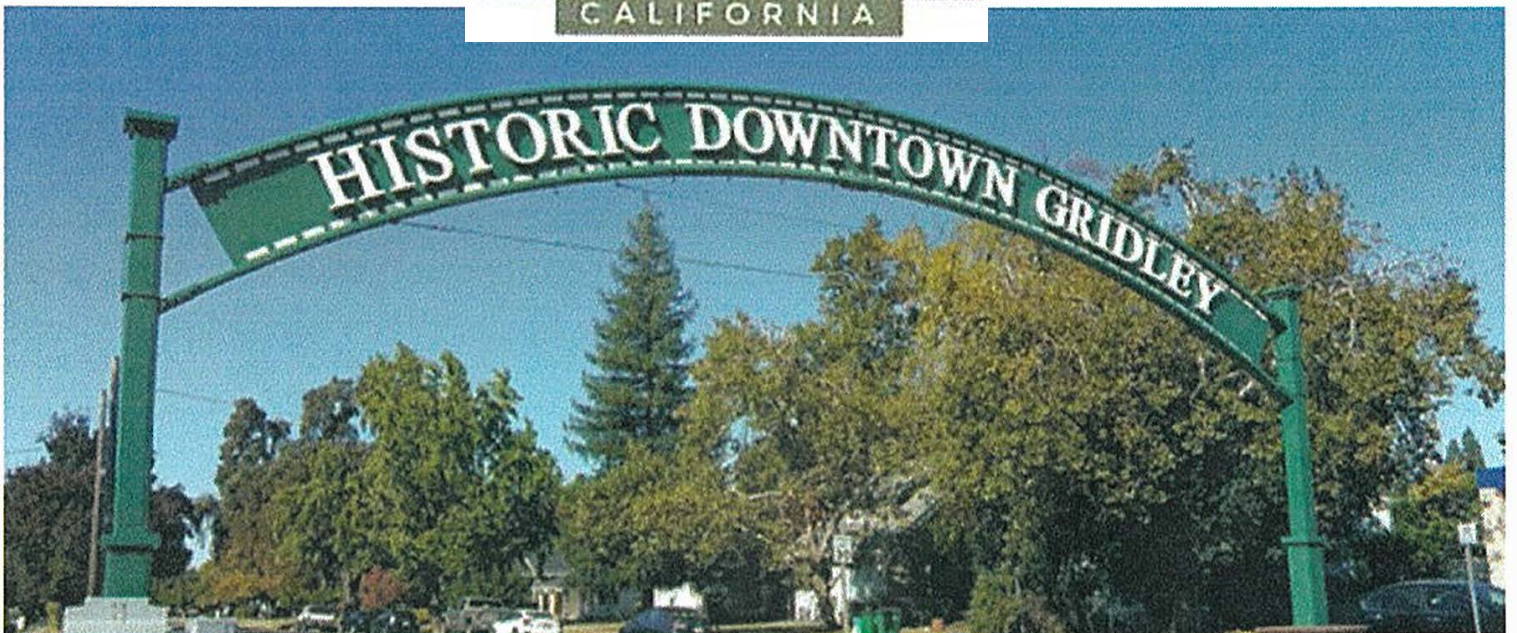
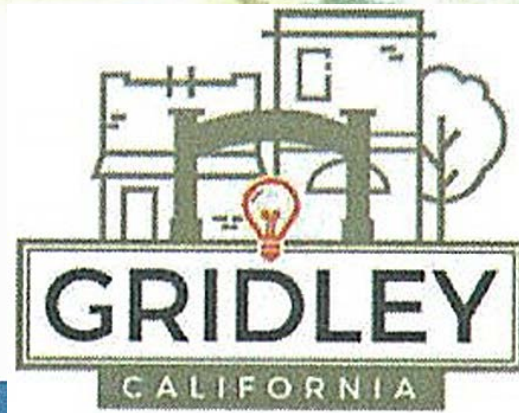
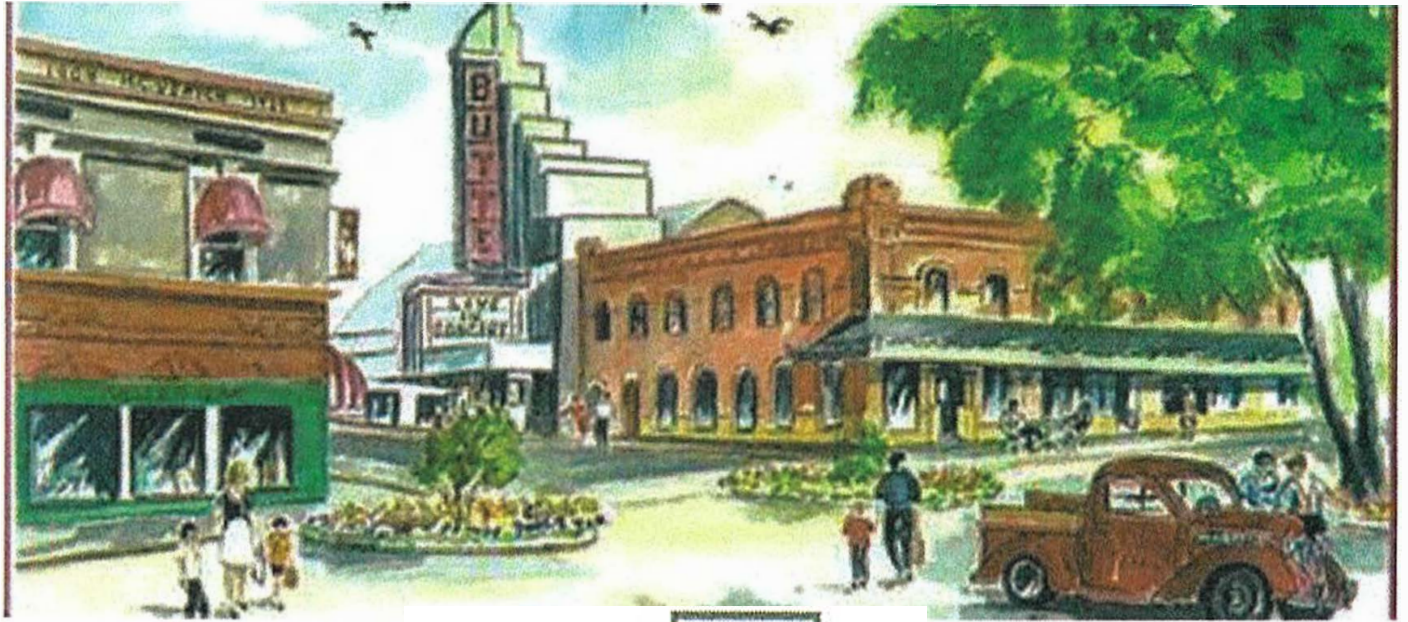


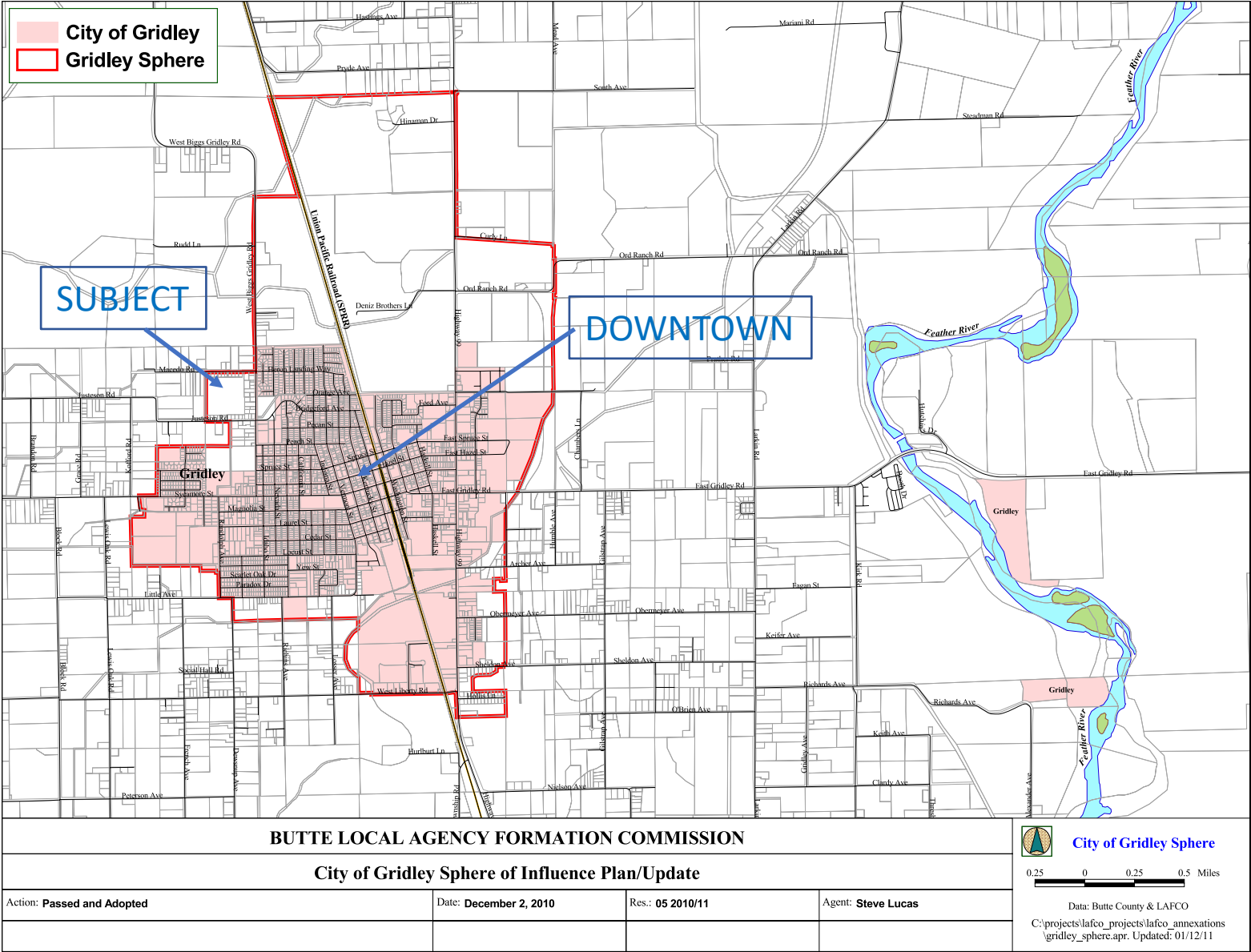
For More Information, Contact Listing Agent

Kory Hamman
Hamman Real Estate, Broker/EMS
Lic # 01158025
1791 Hwy 99
Gridley, CA 95948
(530) 228-1940 cell
koryhamman@yahoo.com

OVER 3/4 BILLION IN SALES AND GROWING!!!



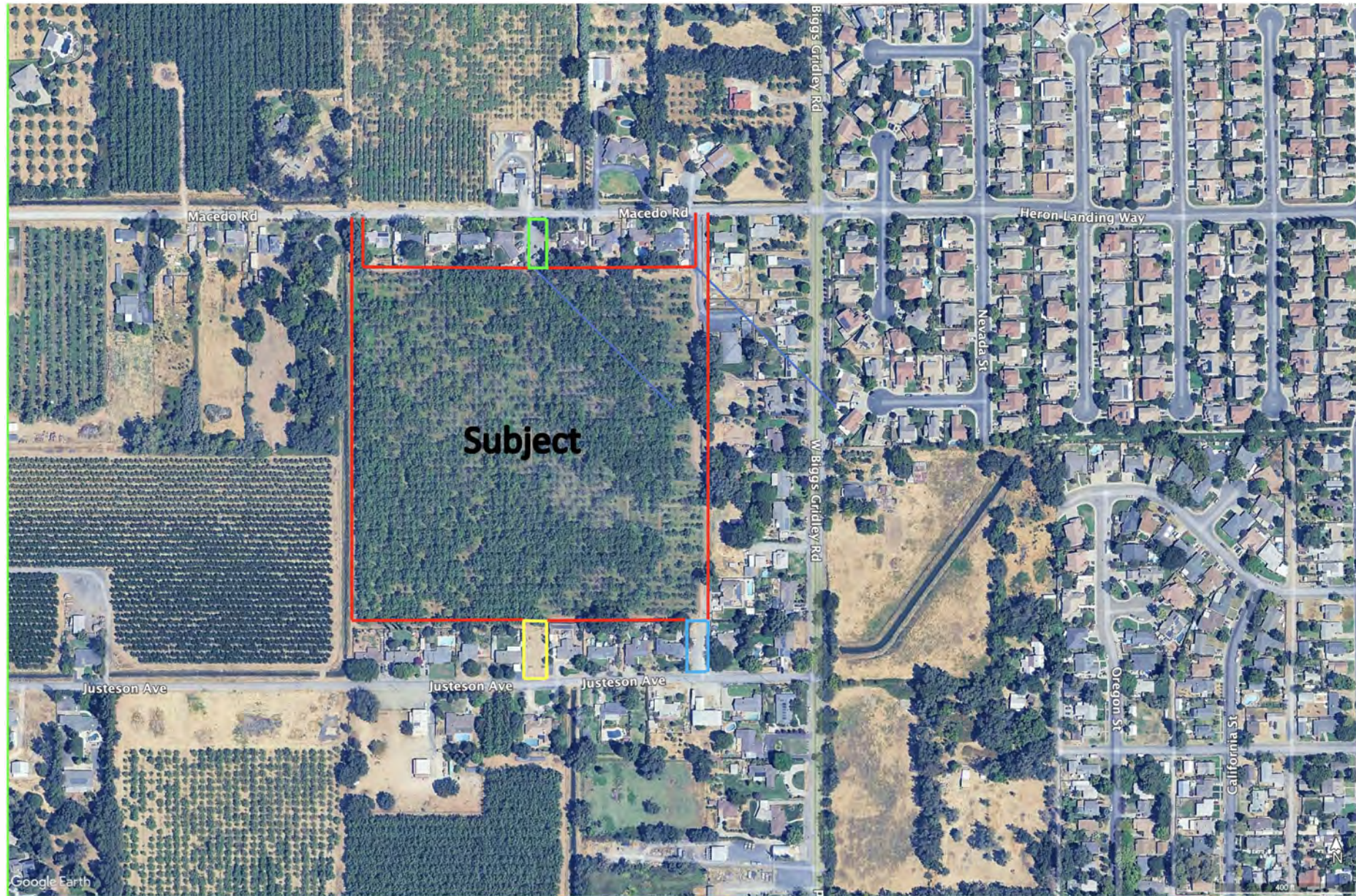




Short Commute Times



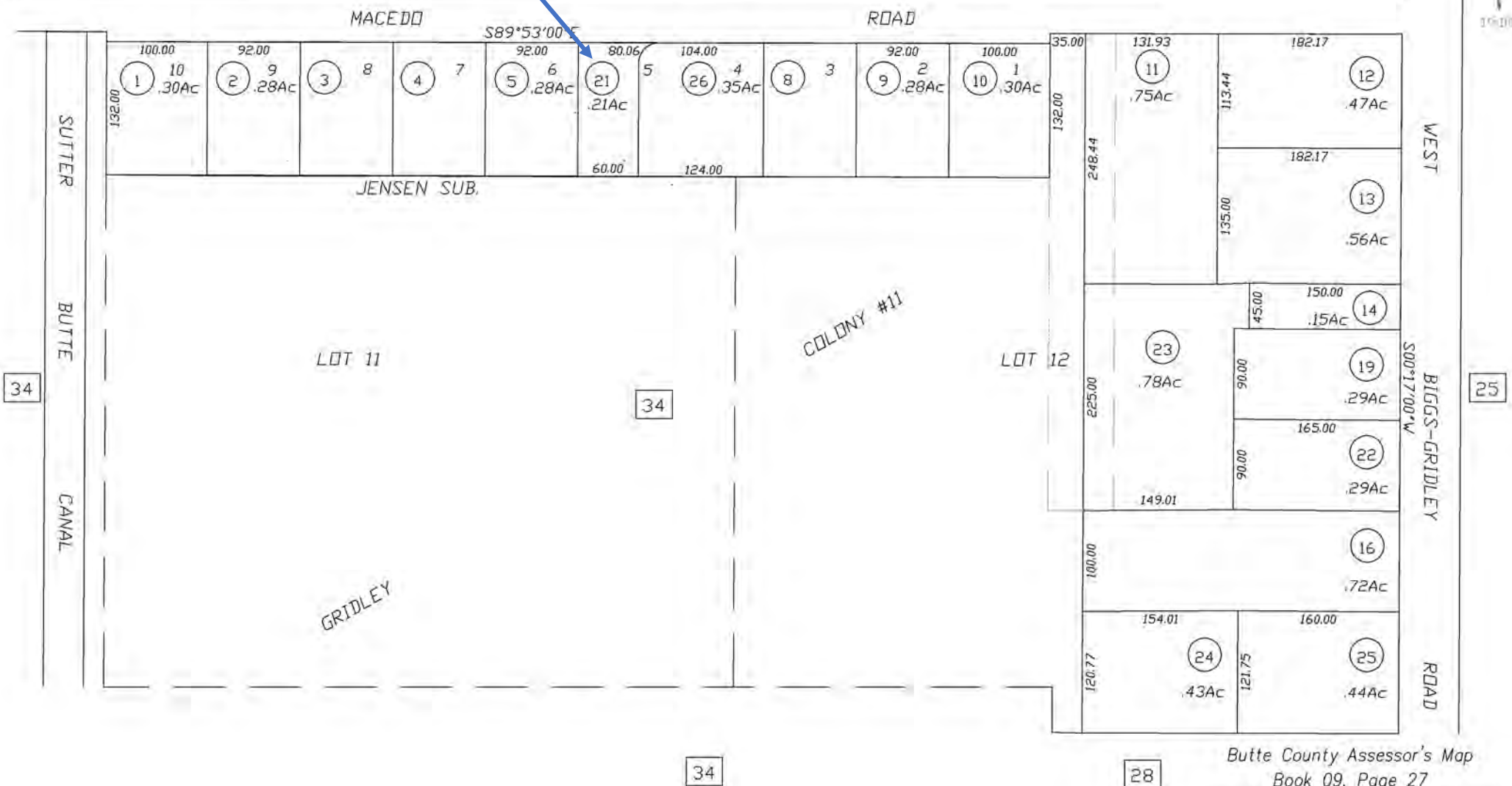
5 ACCESS POINTS ON TO JUSTESON AND MACEDO ROADS



009-270-21

PTN. SEC. 35, T.18N. R.2E. M.D.B.&M.

09-27



JENSEN SUB., 24 M.D.R. 19/20
GRIDLEY COLONY NO. 11, 6 M.D.R. 56 8-16-1907

1791 Hwy 99, Gridley, CA 95948 Phone: (530) 846-2567

All Assessors' maps are prepared for local property assessment purposes only. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

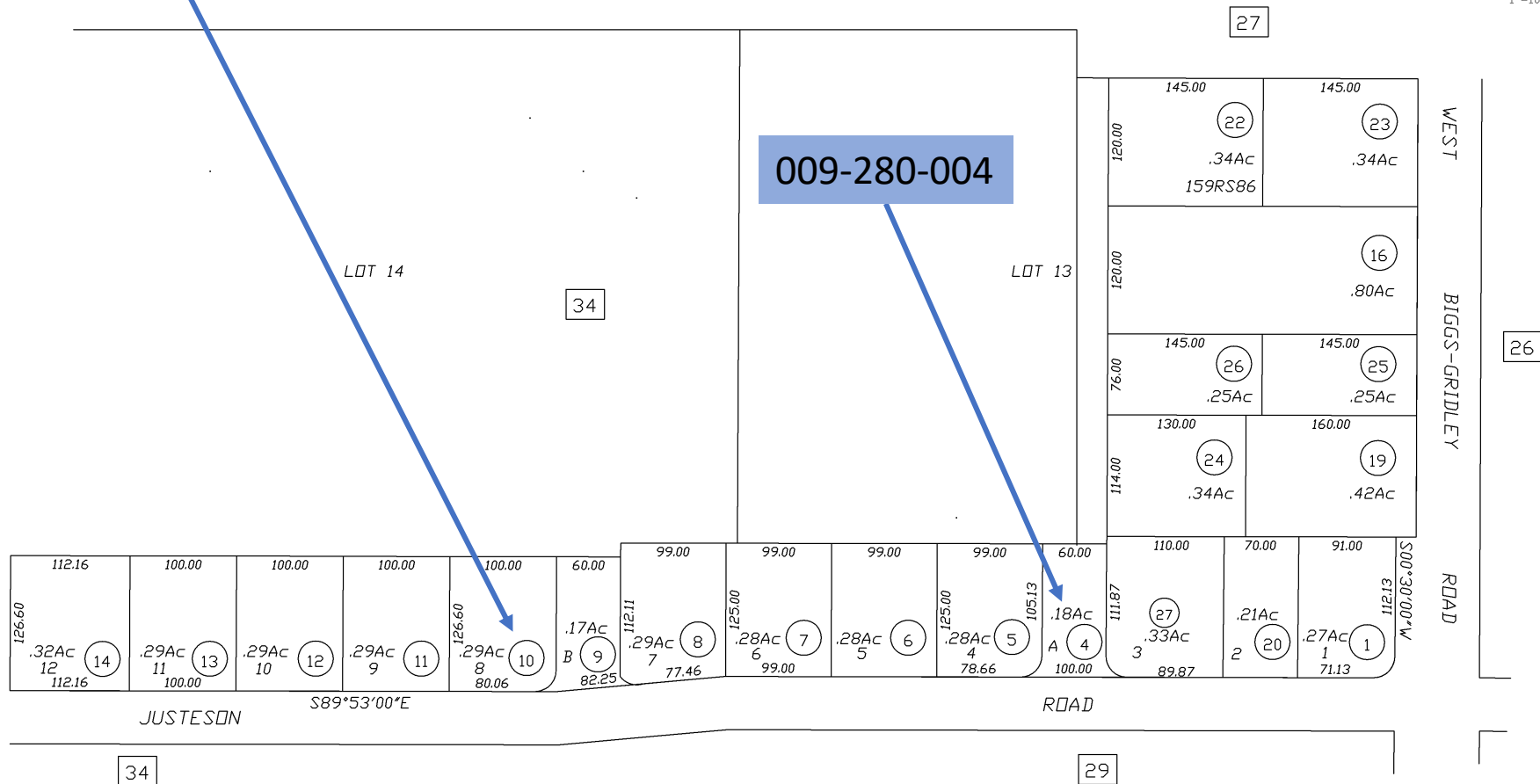
Butte County Assessor's Map
Book 09, Page 27

CREATED BY:	DB	CREATED ON	10-02-2006
REVISED BY:	TD	REVISED ON	11-06-2015
		EFFECTIVE	2016-17 ROLL
		Prior Book	22, Page 33
		Compiled By	The Butte County Assessor's Office

009-280-010

PTN. SEC. 35, T.18N. R.2E. M.D.B.&M.

09-28



JENSEN SUB. #2, 32 M.D.R. 14, 08-07-1964
GRIDLEY COLONY NO. 11, 6 M.D.R. 56 8-16-1907

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Butte County Assessor's Map
Book 09, Page 28

CREATED BY	DB	CREATED ON	10-02-2006
REVISED BY	DB	REVISED ON	12-06-2011
EFFECTIVE 2012-13 ROLL			
Prior Book 22, Page 34			
Compiled By The Butte County Assessor's Office			

009-340-076

