

# 10.10± ACRE COMMERCIAL DEVELOPMENT SITE

Redding, CA

## HIGHLIGHTS

- Excellent visibility from high traffic stretch of I-5
- Last freeway exit with services before Shasta Lake
- Commercial zoning & past development work done



 **PEOPLES**™  
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# Property Overview

# \$999,000

Situated at the last highway exit with services before Shasta Lake, which is less than 4 miles north, this commercially zoned development site has excellent visibility and access from Interstate 5 via Old Oregon Trail. According to Caltrans data, traffic counts on I-5 at the Subject's exit are around 21,600 to 23,500 average daily trips, with peak monthly levels of 28,500 to 29,500 daily trips. The site is about 9 miles north of the Redding, CA.

Mostly level with some past grading work completed, this site is ready for development and can support a number of attractive uses that would take advantage of its location at doorstep of some of California's best recreational opportunities (boating and watersports, fishing, hiking, off-roading, camping, mountain biking, climbing, etc.).

<b>Address</b>	14410 Old Oregon Trail Redding, CA 96003
<b>County</b>	Shasta County
<b>Parcel Number</b>	307-240-022
<b>Size</b>	10.10 Acres (per Assessor)
<b>Zoning</b>	C-2-DR (Community Commercial Design Review)
<b>Property Taxes</b>	\$15,309 for the 2025-26 tax year



# Zoning & Utilities



<b>Access</b>	Driveway off Holiday Road
<b>Water</b>	Well needed
<b>Electricity</b>	Pacific Gas & Electric
<b>Structures</b>	None
<b>Site Improvements</b>	Some grading work completed
<b>Zoning</b>	C-2-DR (Community Commercial Design Review)
<b>Jurisdiction</b>	Shasta County

## Permitted Uses (With Design Review Approval)

Commercial Development,  
Retail Stores and Shops,  
Restaurants, Professional Offices,  
Commercial Businesses,  
Hotels and Motels, Gas Stations,  
Truck Service Stations, Storage  
Auto Services, Churches,  
Recreational Facilities, Schools,  
Entertainment Uses

**See All Uses Here:** [https://library.municode.com/ca/shasta\\_county/codes/code?nodeId=TIT17ZO\\_CH17.44COCODI](https://library.municode.com/ca/shasta_county/codes/code?nodeId=TIT17ZO_CH17.44COCODI)



# Location



## Services at Shasta Lake:

- Huff's at Bridge Bay
- Bridge Bay at Shasta Lake Marina & Houseboats
- Shasta Marina at Packers Bay
- Shasta Dam Visitor Center
- Silverthorn Resort
- Holiday Harbor Resort & Marina
- Bailey Cove Campground
- Lake Shasta Caverns

Mt. Shasta

PROPERTY

## Mountain Gate Services:

- Lake Shasta Rentals
- Dry Dock Boat & RV Storage
- Fawndale Lodge & RV Resort
- Wonderland RV Park

## City of Shasta Lake Services:

- Farmers Marketplace
- Sunshine Market
- Fall River Brewing
- McDonalds
- Napa Auto Parts
- Rite Aid
- Arco
- Circle K

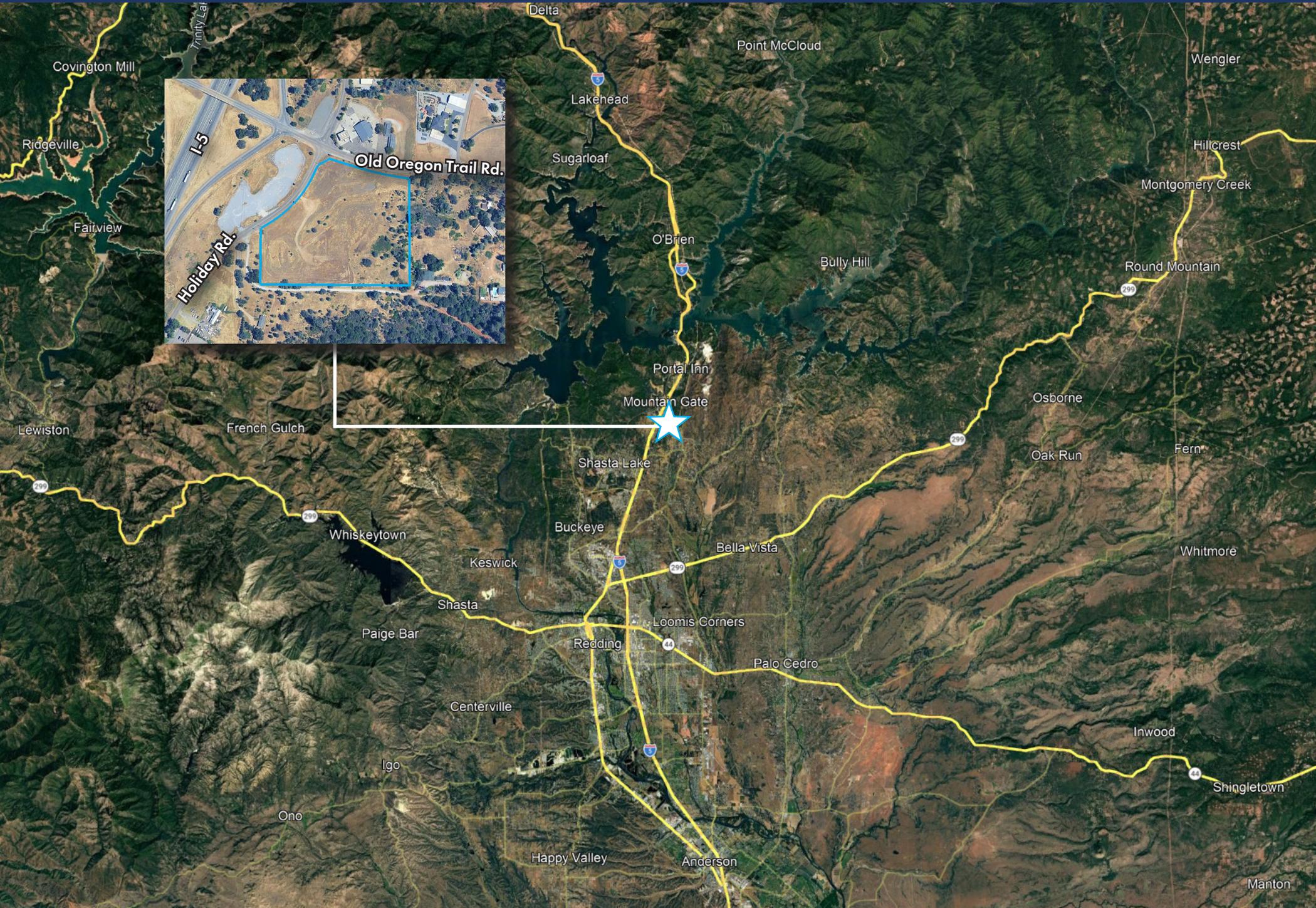
## City of Redding Services:

- Fine & Chain Dining
- Redding Regional Airport (RDD)
- National Flag and Boutique Hotels
- Costco, Target, Walmart Supercenter
- Lowes & Home Depot
- Shasta College
- Multiple Golf Courses
- Two Full Hospitals, several other healthcare providers

Downtown Redding



# Location



# Terms

## Price

\$999,000

## Tours

By Appointment Only

**DO NOT ENTER PROPERTY**

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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives.

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