

Location, Location, Location

**CALIFORNIA
TOP BROKERS INC.**



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Key Features

- ◆ 73,180.8 SF / 1.68 AC
- ◆ Easy Freeway Access
- ◆ 35,000 Daily Hwy Traffic
- ◆ 3200 Exit I-5 daily
- ◆ Fast growing area
- ◆ Same exit as Pilot Flying J Travel Center
- ◆ I-5 Signage available
- ◆ Across road from the new La Quinta Hotel.
- ◆ Prime location for fast food or multiple projects.



\$1,050,000.00

Location, location, location; GREAT Highway exposure this 1.68 AC (73,180.8 SF) parcel of land right off HWY I-5 exit to Orland / Chico (HWY 32). This parcel is zoned Highway Commercial. Located West of Hwy I-5, East of Commerce Lane, and North of Newville Road. Great location with easy access from freeway. Orland is growing very rapidly at this intersection. Current companies within walking distance are: Burger King, Starbucks, CVS, Dutch Brothers Coffee, 76 Gas, Arco Gas AM/PM, Walgreens, Subway, and Dollar Tree. Across Newville Road is the New Pilot/Flying J Travel Center which opened March of 2016.

Across from Pilot is Commerce Plaza and within the next few months they will be ground breaking for a new La Quinta Hotel. In a year a new Theater, mini-bowling and food are in line. This is a prime parcel for fast food, hotel, restaurants, retail and alike. Sewer, water, electrical, curbs and storm drain are all in place. Parcel is in the City of Orland which has a fantastic open mind about growth. City fees are low and they are willing to expedite your project.

Daily traffic is above 35,000 on I-5. Every day about 3200 cars and trucks pull out of I-5 in this exit. This is a fantastic opportunity for a company with vision to make their move now. Land price has increased by more than 50% around this intersection during last 16 months and is growing monthly as new companies are committing their interest for available lands.

