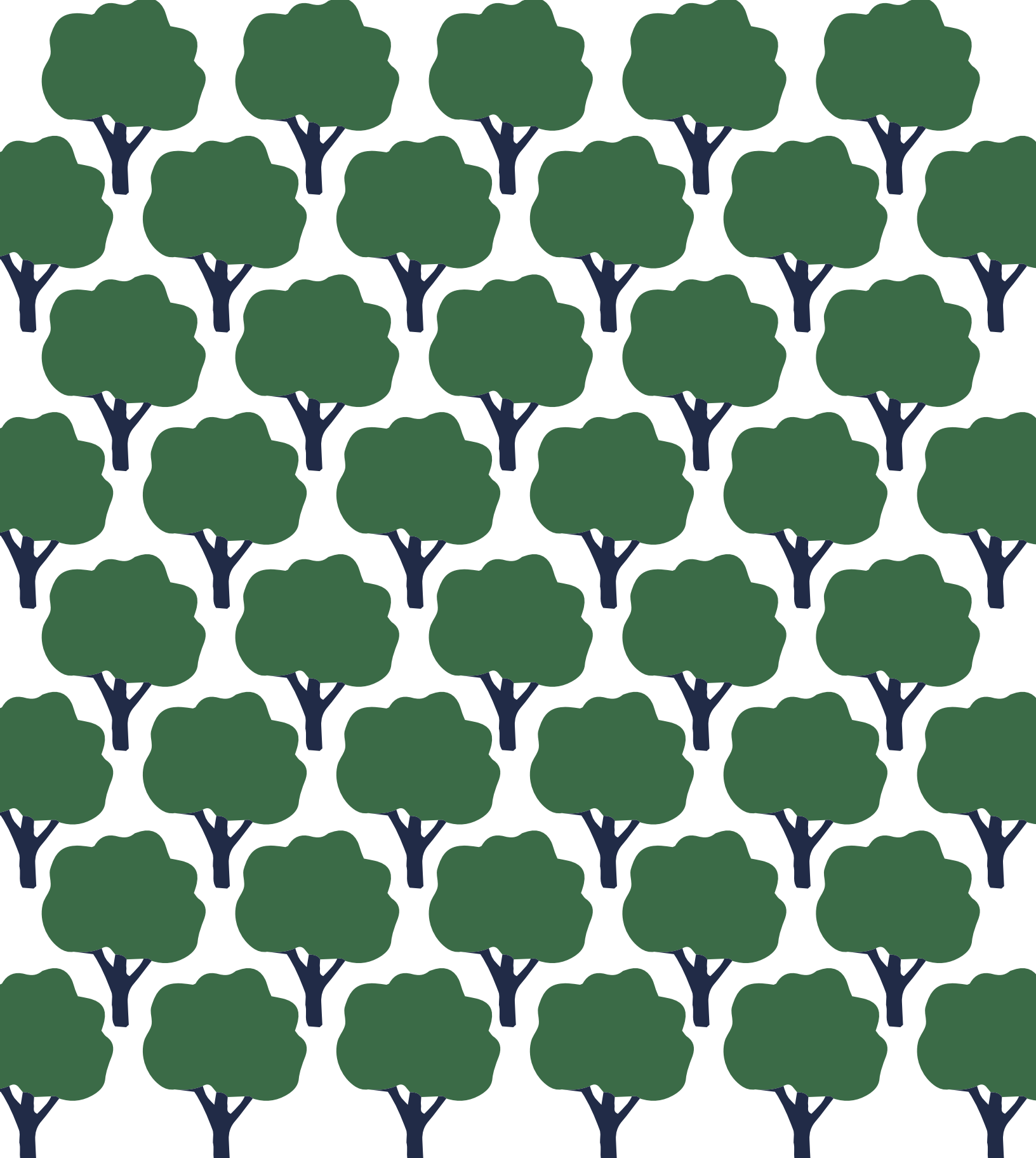




9001 SAWTELLE AVE
YUBA CITY

**1.54 ACRES AG
LAND FOR SALE**

 **TURTON**
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

79,715 SQUARE FEET | **1.54** ACRES | **\$80,000** PURCHASE PRICE | **AG** ZONING

BITESIZED AG LAND WITH CUP OPPORTUNITY FOR INDUSTRIAL, STORAGE OR SHOP USE

Turton Commercial Real Estate, on behalf of Sutter County, is pleased to offer to market 9001 Sawtelle Avenue (the "Property") at a price of \$80,000 or \$1.00 per square foot. The Property is 79,715 SF / 1.54 AC of agricultural land in the town of Tudor, an unincorporated community 10 miles south of Yuba City. The Property benefits from its location in proximity

to Highway 99 and Highway 113 (Tudor Road). Previously used as a road supply warehouse by Sutter County, the Property offers an opportunity to acquire a bitesized parcel of land in Tudor. With its AG zoning, this property presents an exceptional opportunity with potential for commercial farming, industrial, storage, shop use, or to develop into an attractive rural homestead.

The fertile soil and favorable climate of Yuba City provide an ideal environment for growing a wide variety of crops, including almonds, walnuts, peaches, plums, tomatoes, and more. Nearby parcels farm almonds, plums and walnuts.*

*To be verified by independent sources.





1 THE OPPORTUNITY
9001 SAWTELLE AVE



THE SACRAMENTO REGION IS THE FARM-TO-FORK CAPITAL OF AMERICA AND SUTTER AND YUBA COUNTIES ARE WORLD LEADERS IN THE PRODUCTION OF RICE, WALNUTS, ALMONDS AND PLUMS.

THE LOCATION

YUBA CITY
10 MILES NORTHEAST

MARYSVILLE
12 MILES NORTHEAST

GRIDLEY
20 MILES SOUTHEAST

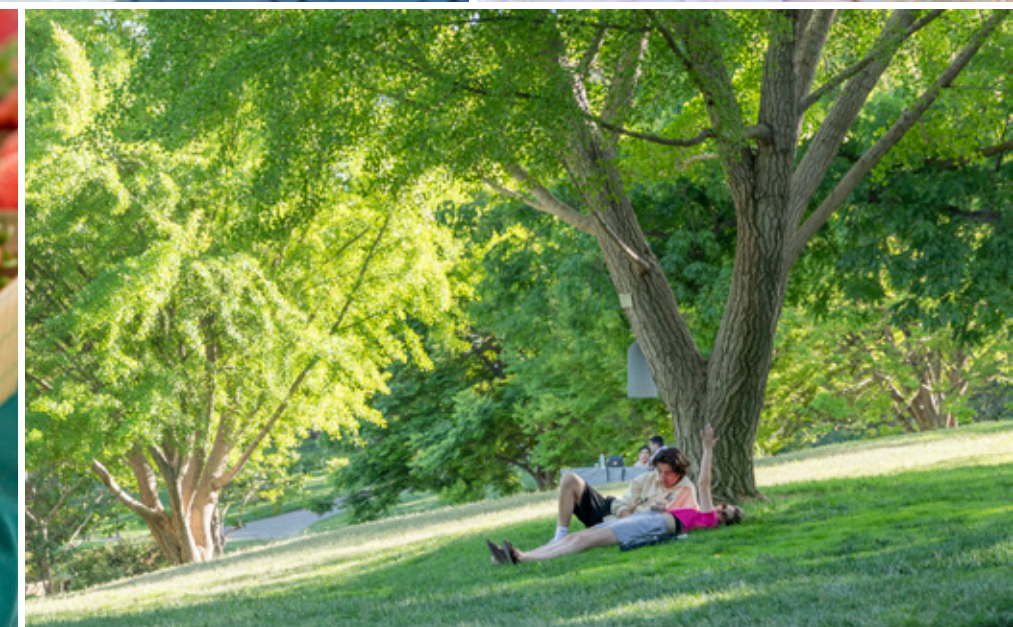
SACRAMENTO
45 MILES SOUTHEAST

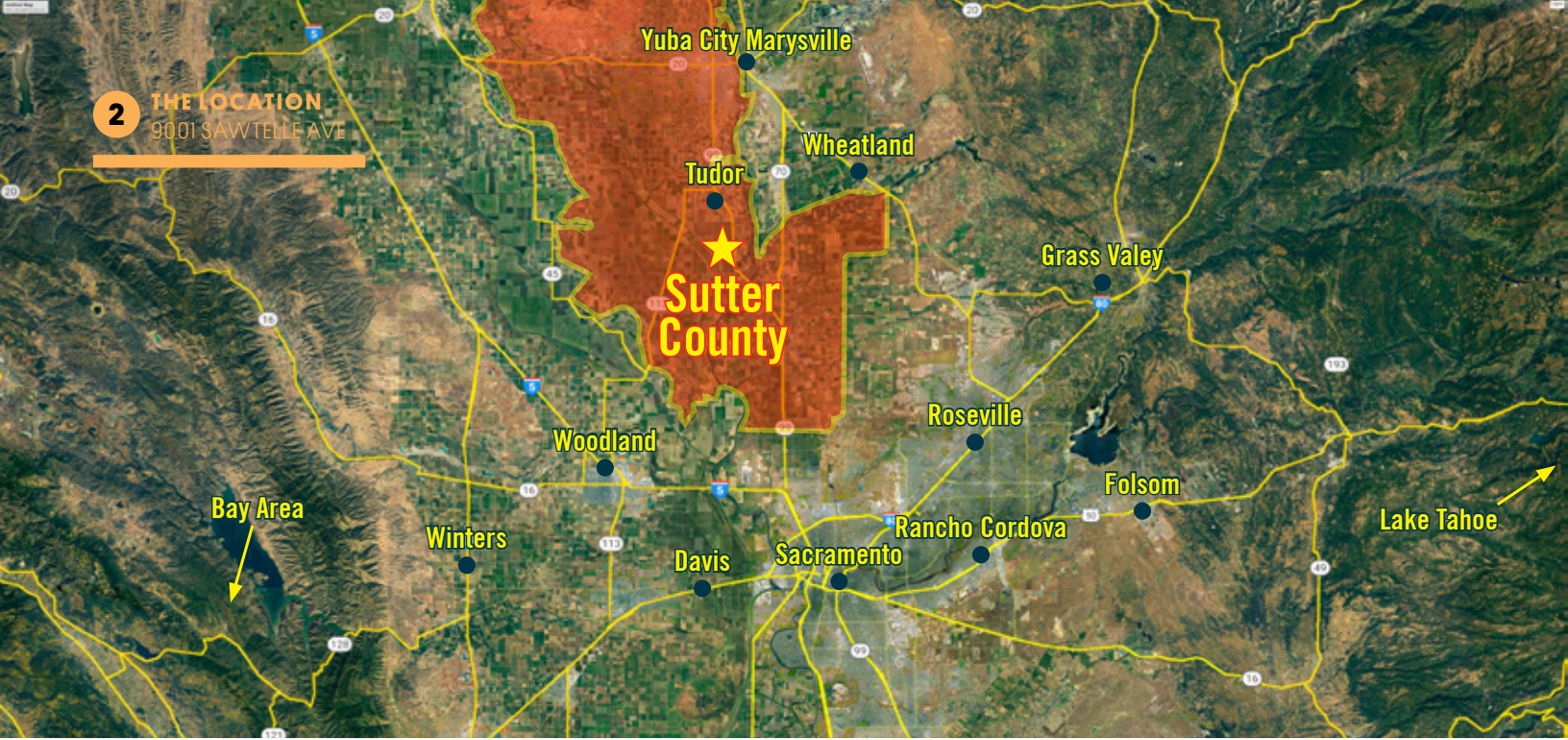
TUDOR, CALIFORNIA - RURAL SERENITY WITH URBAN CONVENIENCE

Tudor, a charming town in Northern California, lies just 10 miles southwest of Yuba City, blending urban convenience with rural allure. Surrounded by the fertile lands of the Sacramento Valley, Tudor thrives as an agricultural hub, boasting a tight-knit community and a variety of local businesses. From family-owned eateries serving farm-fresh dishes

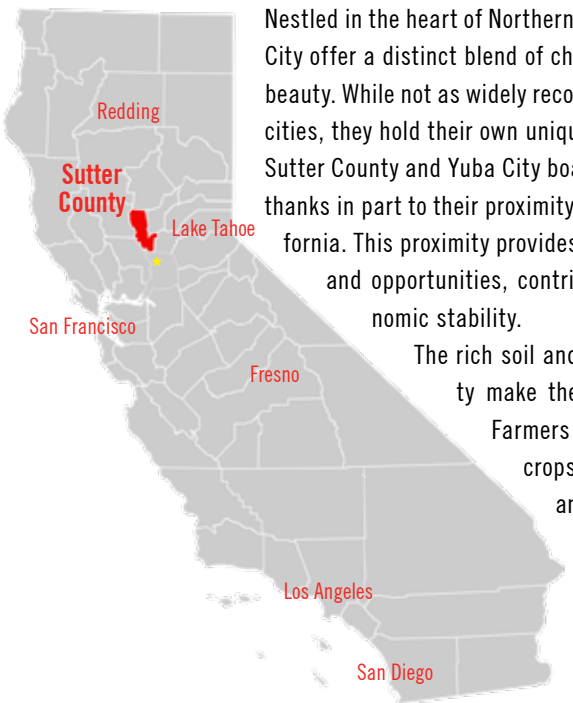
to cozy cafes and unique boutiques, Tudor offers a delightful blend of amenities. The town's strong sense of community is evident through regular events like farmers' markets and harvest festivals. Agriculture is the lifeblood of Tudor, with residents deeply involved in farming and ranching activities. The region's favorable climate supports a diverse

range of crops, proudly showcased through farm tours and roadside stands. In essence, Tudor epitomizes rural California living, inviting visitors to embrace its serene ambiance and rich agricultural heritage.





SUTTER COUNTY'S CENTRAL LOCATION



Nestled in the heart of Northern California, Sutter County and Yuba City offer a distinct blend of charm, economic vitality, and natural beauty. While not as widely recognized as some of the state's larger cities, they hold their own unique appeal.

Sutter County and Yuba City boast a stable economic environment, thanks in part to their proximity to Sacramento, the capital of California. This proximity provides access to governmental resources and opportunities, contributing to the region's overall economic stability.

The rich soil and favorable climate of Sutter County make them ideal for agricultural pursuits. Farmers in the region cultivate a variety of crops, including rice, almonds, walnuts, and peaches. Agriculture not only provides a significant source of income and employment but also supports related industries such

as food processing and distribution. But what truly sets Sutter County and Yuba City apart is their natural surroundings. Surrounded by picturesque landscapes and recreational opportunities, they appeal to outdoor enthusiasts seeking adventure in the nearby Sierra Nevada mountains, serene escapes to Lake Tahoe, or exploration in the natural beauty of Yosemite National Park.

Affordability is also a significant draw. Unlike neighboring regions with exorbitant housing costs, Sutter County and Yuba City offer more reasonable living expenses without sacrificing access to cultural and entertainment amenities. This affordability, coupled with job growth in sectors like professional services, hospitality, and healthcare, has attracted newcomers seeking a high quality of life without the high price tag.



SALES COMPS



#1: WINSHIP RD, YUBA CITY, CA

Land SF: Gross: 1,782,040 SF
Land AC: Gross: 40.91 AC
Zoning: M1-Industrial
Improvements: Raw land
Proposed Use: Industrial, Industrial Park, Truck Terminal, Warehouse
Sale Date: Mar 7, 2022
Sale Price: \$1,700,000 (\$0.95/SF - \$41,555/AC)

Notes: 40.19 acres of land sold on 3/7/2022 for \$1,700,000 or \$41,554 per acre. The property is currently being used as an orchard but it is zoned M1 and the buyer plans to develop the property for self storage.

#2: 4339 ARBOGA RD, OLIVEHURST

Land SF: Gross: 2,047,320 SF
Land AC: Gross: 47.00 AC
Zoning: M-1
Proposed Use: Agricultural
Sale Date: Oct 28, 2021
Sold Price: \$1,100,000 (\$0.54/SF - \$23,404/AC)

Notes: 47 acres of land zoned M-1 sold on 10/28/2021 for \$1,100,000 or \$23,404 per acre. The property is located in the flight line to the Yuba County Airport which could not be obstructed so the property could not be used for residential development. The buyer redirected proceeds from a 1031 exchange and plans to use the property for agricultural use.

#3: 4529 ARBOGA RD, OLIVEHURST

Land SF: Net: 784,080 SF
Land AC: Net: 18.00 AC (20.0 AC – Gross)
Zoning: M-1
Improvements: Raw land
Proposed Use: Industrial, Mixed Use, Truck Stop
Sale Date: Oct 21, 2021
Sale Price: \$900,000 (\$1.14/SF - \$50,000/AC)
For Sale: \$1,100,000 (\$1.40/SF - \$61,111/AC)

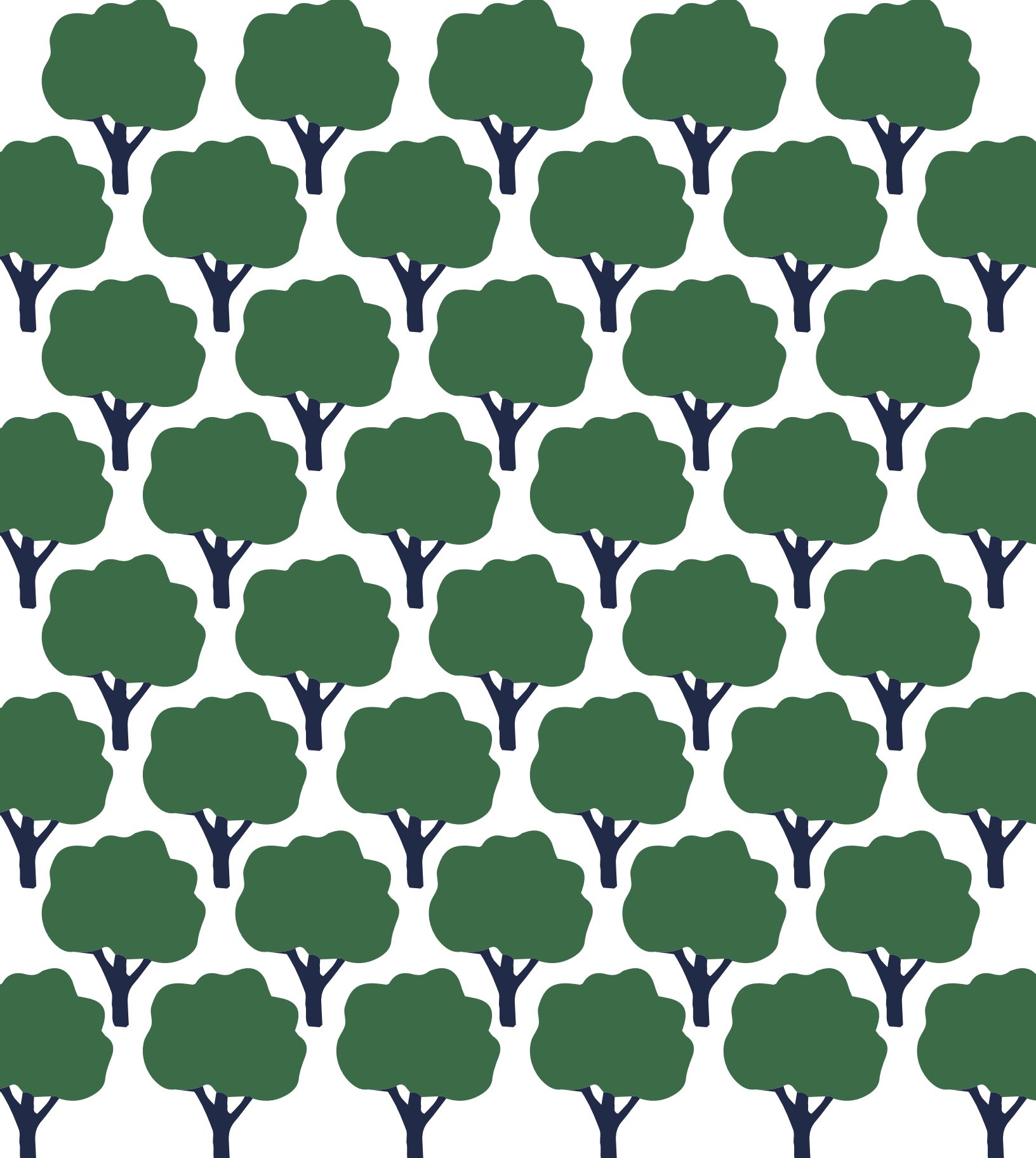
Notes: The property was in raw land improvements with utilities to the site. The property is located close to the Olivehurst airport on the west side and Hwy 65 and 70 to the east. The property was not approved for any specific development at the time of sale. The property was on the market for 4 months with an initial asking price of \$1,050,000. The transaction was in escrow for approximately 30 days. The seller was motivated to divest the property because they wanted to purchase another property and reported they think it sold below market value. At the time of sale, the seller reported that the buyer will occupy approximately 20% of the property as an owner/user using as a truck stop and lease or sell the remaining 80% of the property. As of this assessment, the current owner is actively marketing the entire property for sale for \$1,100,000.

#4: 1151 PACIFIC AVE, RIO OSO

Land SF: Gross: 1,023,660 SF
Land AC: Gross: 23.5 AC
Zoning: AG
Improvements: Raw land
Proposed Use: Unknown
Sale Date: Jul 14, 2022
Sale Price: \$815,000 (\$0.80/SF - \$34,681/AC)

#5: 1637 PLUMAS ARBOGA RD, ARBOGA

Land SF: Gross: 1,563,804 SF
Land AC: Gross: 35.9 AC
Zoning: AG
Improvements: Raw land
Proposed Use: Unknown
Sale Date: Jan 26, 2022
Sale Price: \$3,627,000 (\$2.32/SF - \$101,031/AC)



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