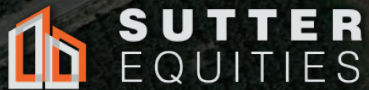


NEWVILLE RD



# 7.82 Acres For Sale

4426 Commerce Lane &  
6400 West Walker Street  
Orland, CA 95963



COMMERCE LN

W WALKER ST



# PROPERTY HIGHLIGHTS



PRICE:  
**\$3,100,000**

SIZE:  
**7.82 Acres**

PRICE PER ACRE:  
**\$396,419**

## ABOUT THIS PROPERTY:

- Bldg. Size: 10,250 sq ft
- Lot Size: 7.82 ac / 340,639 sq ft
- Zoning: M-L: Limited Industrial
- APN: 045-170-013
- Recently Annexed into the City of Orland
- Municipal Water / Sewer Service Available
- I-5 Exposure
- Positioned Adjacent to the South of the new Pilot Travel Center (Gas Station / Truck Stop)
- Property is located within the Orland Opportunity Zone



# PROPERTY PHOTOS







ORLAND CITY LIMITS

COMMERCE LN

W WALKER ST

ORLAND CITY LIMITS

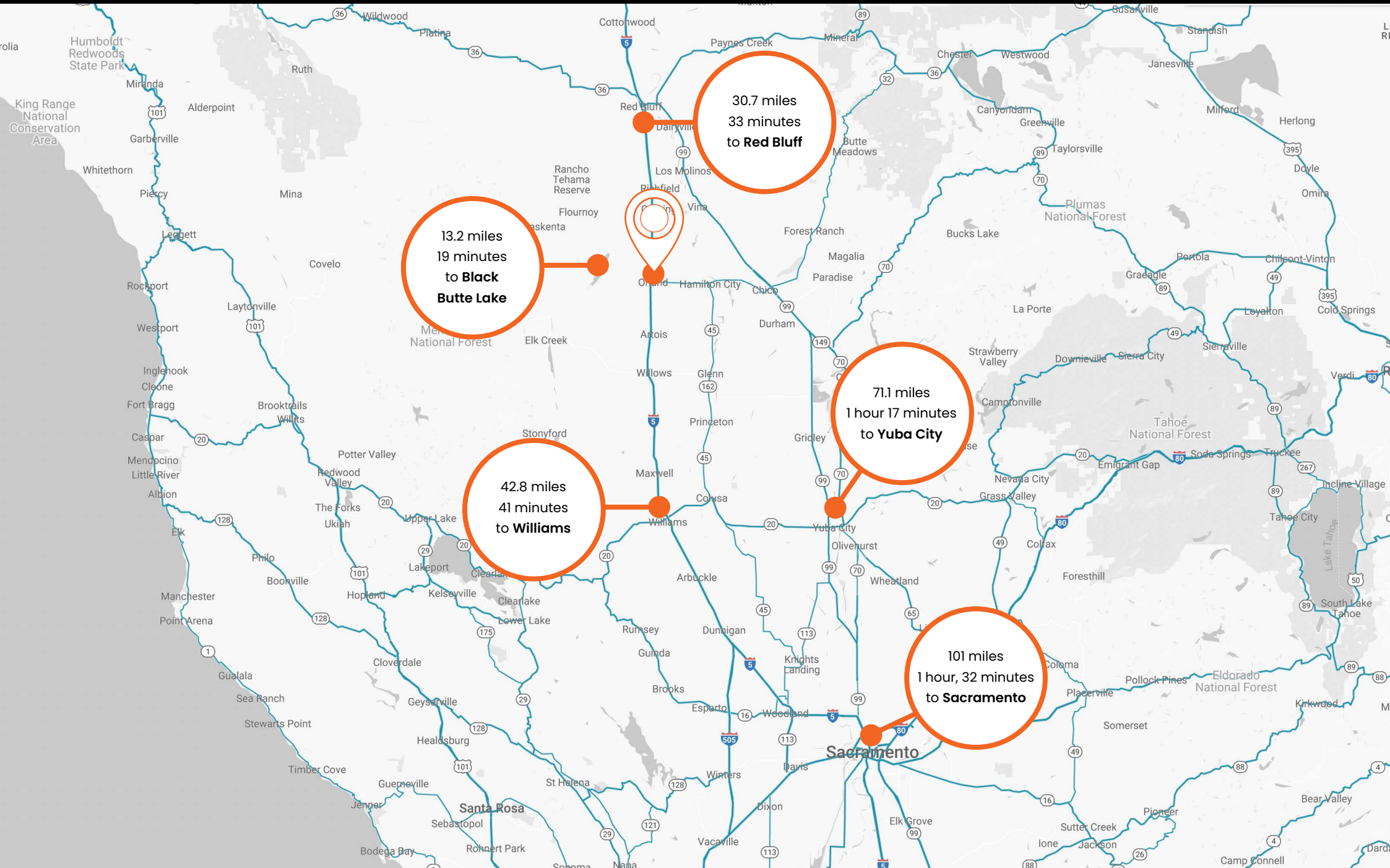


## Property is within Orland City Limits.

Orland has:

- City Utilities
- Pro-business City Council
- Freeway access & visibility





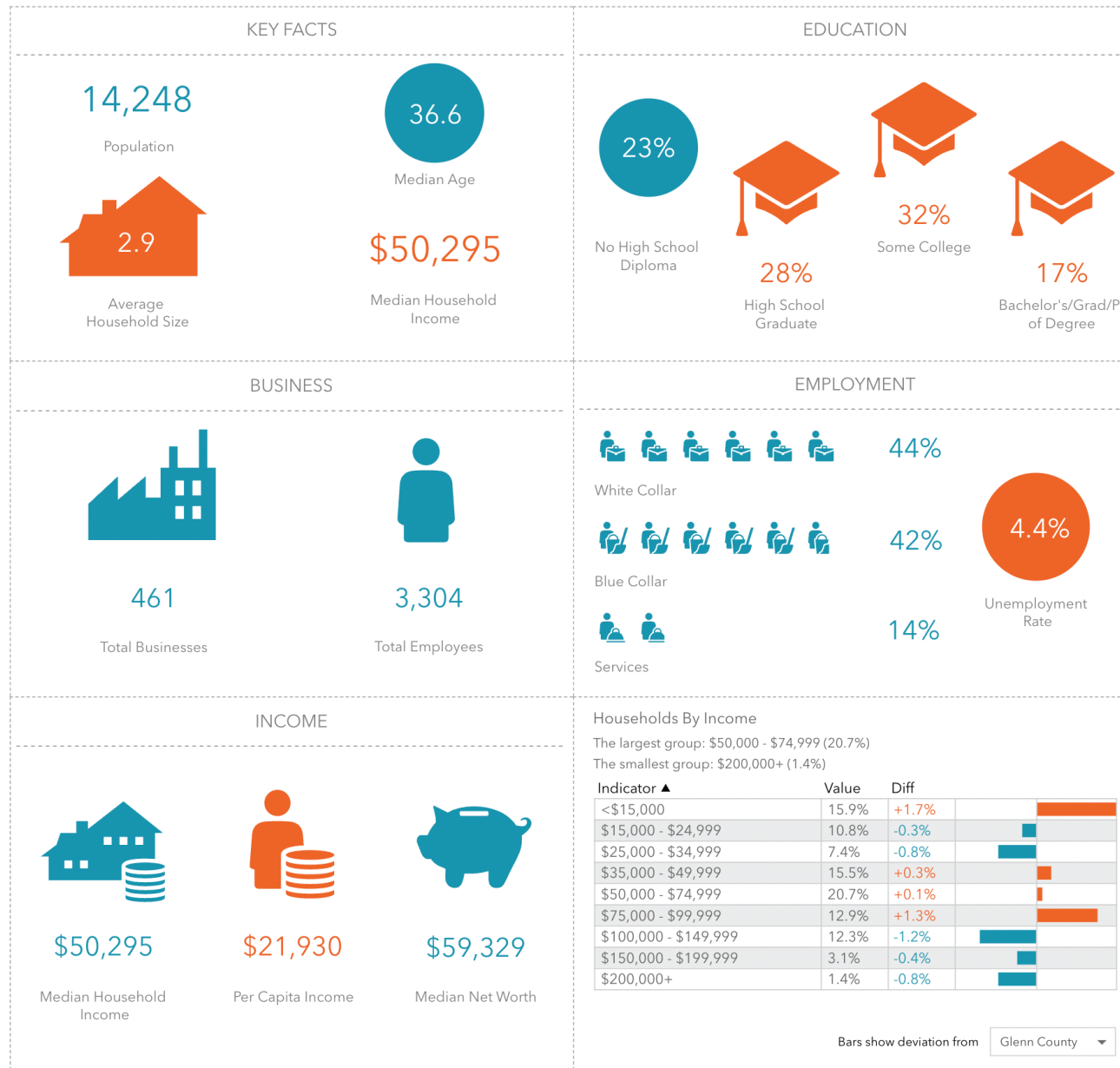


# NEARBY AMENITIES



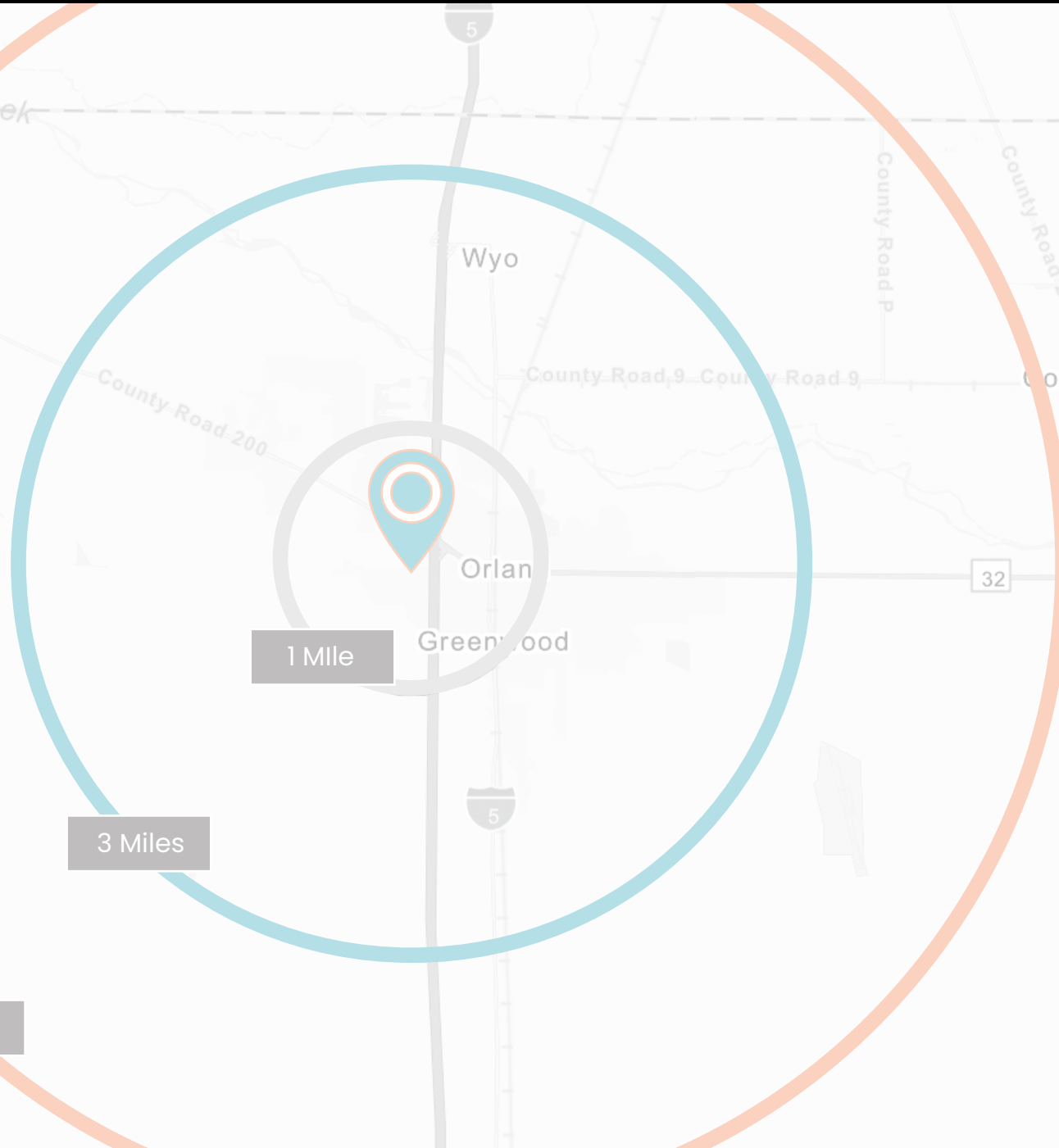


# DEMOGRAPHICS (5 MILE RADIUS)



# DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	4,786	12,529	14,248
Households	1,623	4,336	4,918
Families	1,162	3,121	3,543
Average Household Size	2.95	2.87	2.88
Owner Occupied Housing Units	888	2,645	3,090
Renter Occupied Housing Units	735	1,691	1,829
Median Age	33.4	35.8	36.6
Median Household Income	\$45,434	\$48,760	\$50,295
Average Household Income	\$58,136	\$61,749	\$63,723
2027 Summary			
Population	4,827	12,522	14,223
Households	1,645	4,346	4,922
Families	1,176	3,124	3,542
Average Household Size	2.93	2.86	2.87
Owner Occupied Housing Units	895	2,644	3,084
Renter Occupied Housing Units	751	1,701	1,838
Median Age	34.4	37.0	37.7
Median Household Income	\$49,260	\$54,142	\$55,383
Average Household Income	\$64,217	\$69,602	\$72,112





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**Dan Ashby**  
Agent

916.716.3015

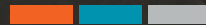
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