

## PROPERTY HIGHLIGHTS

- Located on the Northern Tip of Grand Island (Sacto Co.)
- Riverfront Property at the Steamboat Slough Drawbridge
- Confluence of Steamboat Slough w/Sacramento River
- Fronts Hwy. 160 for 500+/- Feet – Fronts Sacramento River
- Site is at Levee Grade and Level (Ready to Build)
- DW (Delta Waterways) Zoning – Single-Family Home Allowed
- Private Boat Dock Possible (By Conditional Use Permit)
- Has Domestic Sized Well and Electrical Power nearby
- Only 10 miles to Interstate 5 & 15 Minutes to Elk Grove, CA

STEAMBOAT SLOUGH

SACRAMENTO RIVER

# THE POINTE – WATERFRONT DEVELOPMENT LAND STATE HIGHWAY 160, COURTLAND, CA 95615



**CONTACT:**

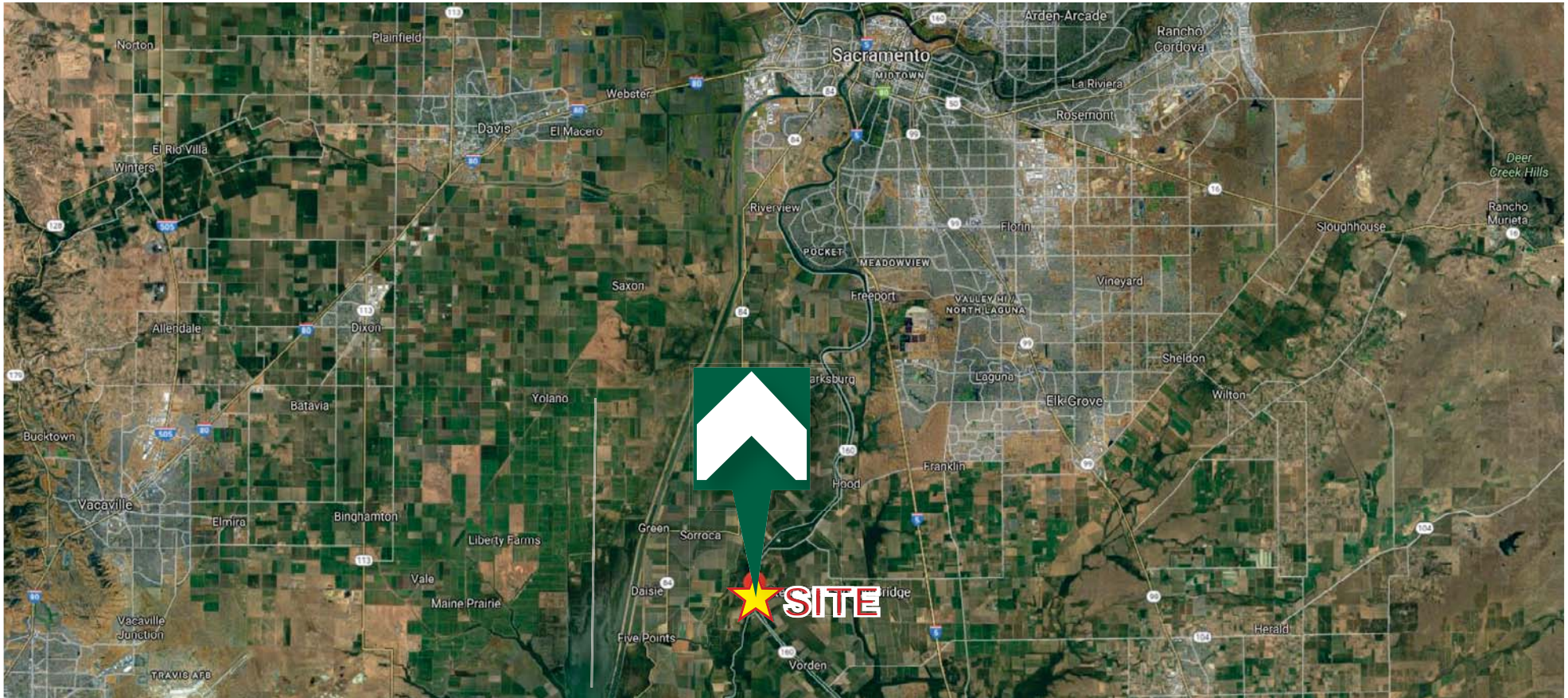
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# The Pointe - Courtland, CA

## Location Details



### Description:

The Pointe is a usable  $\pm 2.05$  acre vacant parcel of land that is zoned Delta Waterways which permits by right, a single family residence and private boat dock, subject to certain development standards. This waterfront is at the same virtual grade of the levee.

### Location:

The Pointe is situated on the S. bank of Steamboat Slough on the northern tip of Grand Island. This vacant parcel is bordered by the Sacramento River on the east and State Highway 160 on the west and situated along the Delta Farms and Wine Trail.



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# The Pointe - Courtland, CA

Aerial



**OPTIONAL:**  
**For Sale or Lease**  
±6,129 SF  
Restaurant with  
Boat Dock and  
Beachfront Deck  
Seating

**The Pointe**  
APN: 142-0030-037  
±2.05 AC

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## Property Pictures



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