

## DANIEL MUELLER

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**CENTURY 21**

Select Real Estate, Inc



AVAILABLE  
**FOR SALE**

**8592 LA PORTE RD**

**BROWNSVILLE, CA 95919**

**+/+5,000 SF Motel on -/+2.5 Acres**

**\$1,250,000.00 - 9.32% Cap Rate**

**Brownsville Motel Investment Opportunity - Adjacent to Brownsville Airpark**

# THE PROPERTY

8592 LA PORTE RD. BROWNSVILLE, CA 95919

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



NORTHERN CALIFORNIA  
YUBA COUNTY  
BROWNSVILLE  
APN 050-330-040



**Brownsville Motel**  
14 Rooms + Acreage



AGRICULTURAL / RURAL  
RESIDENTIAL (A/RR)



Visit Link



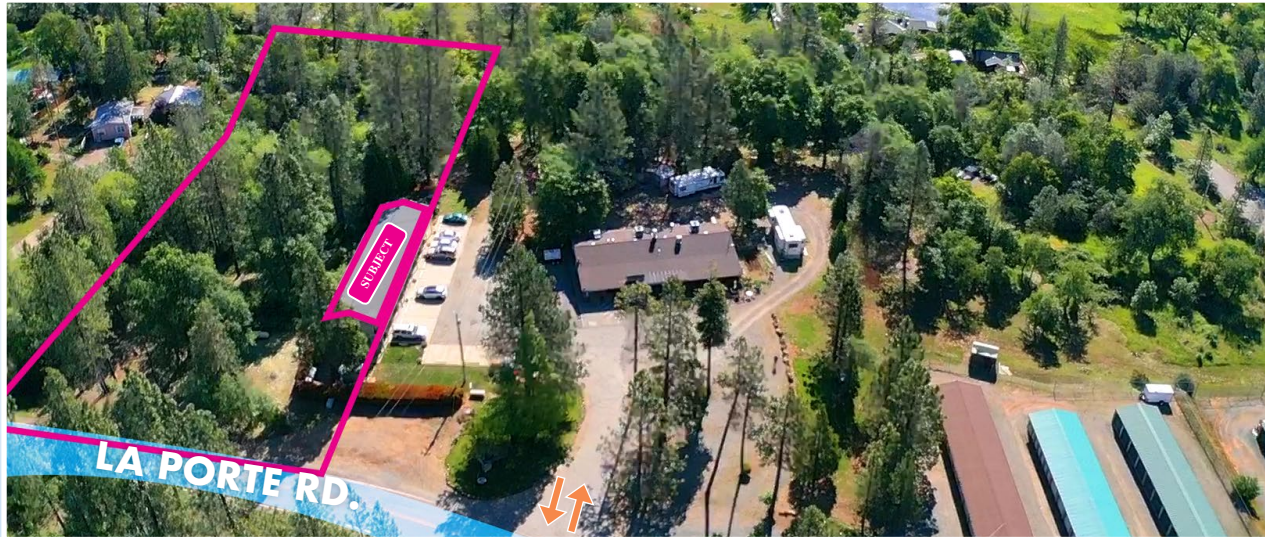
INVESTMENT  
OPPORTUNITY



Visit Link



\$1,250,000.00  
NOI: \$116,502.76  
9.32% Cap Rate  
\$250 PSF  
Per Room \$89,286.00



CENTURY 21  
Select Real Estate, Inc.

FOR SALE



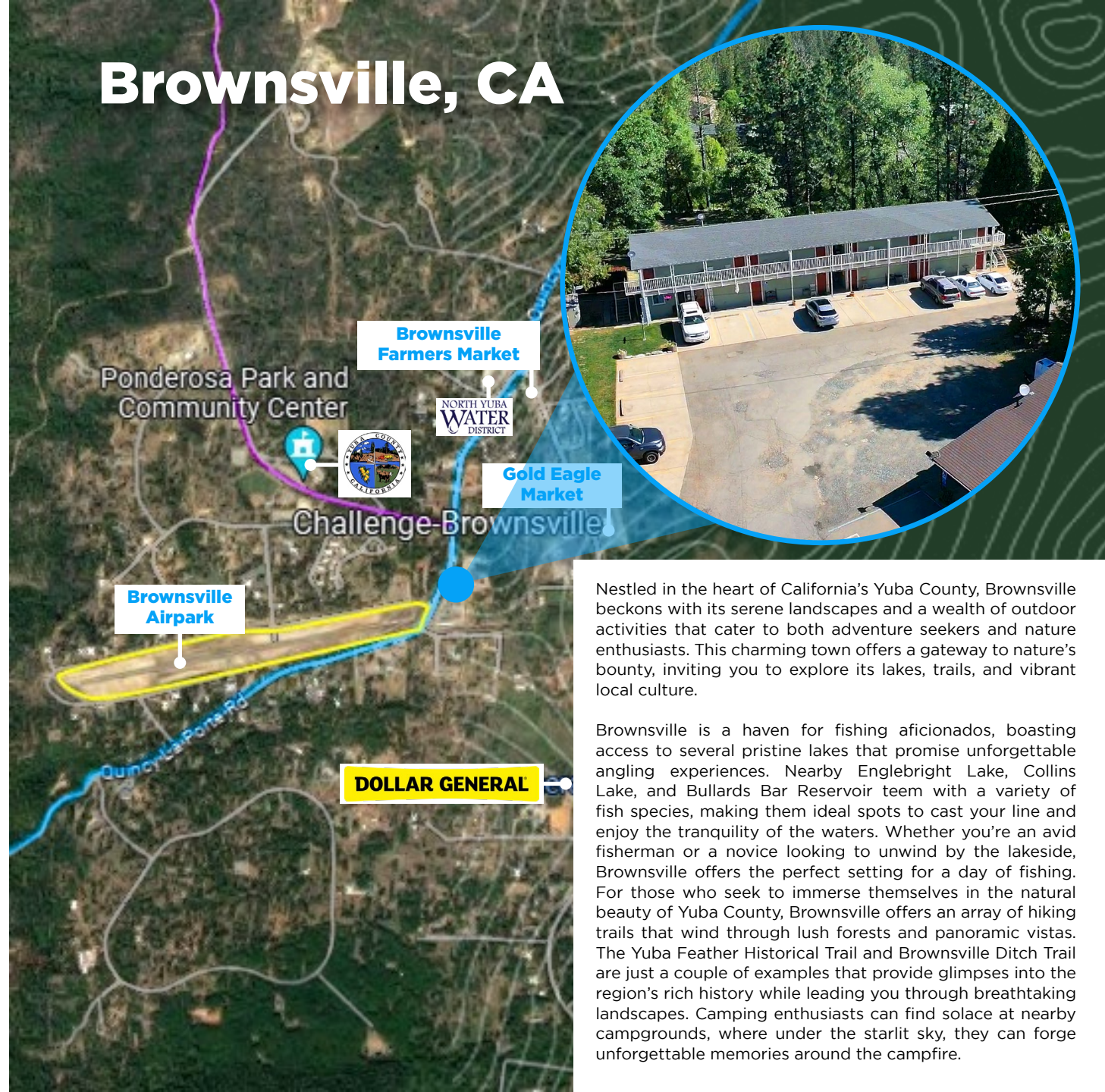
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# MAP OF CALIFORNIA



[Visit Link](#)

## Brownsville, CA



Ponderosa Park and Community Center

Brownsville Farmers Market

NORTH YUBA WATER DISTRICT

Gold Eagle Market

Challenge-Brownsville

Brownsville Airpark

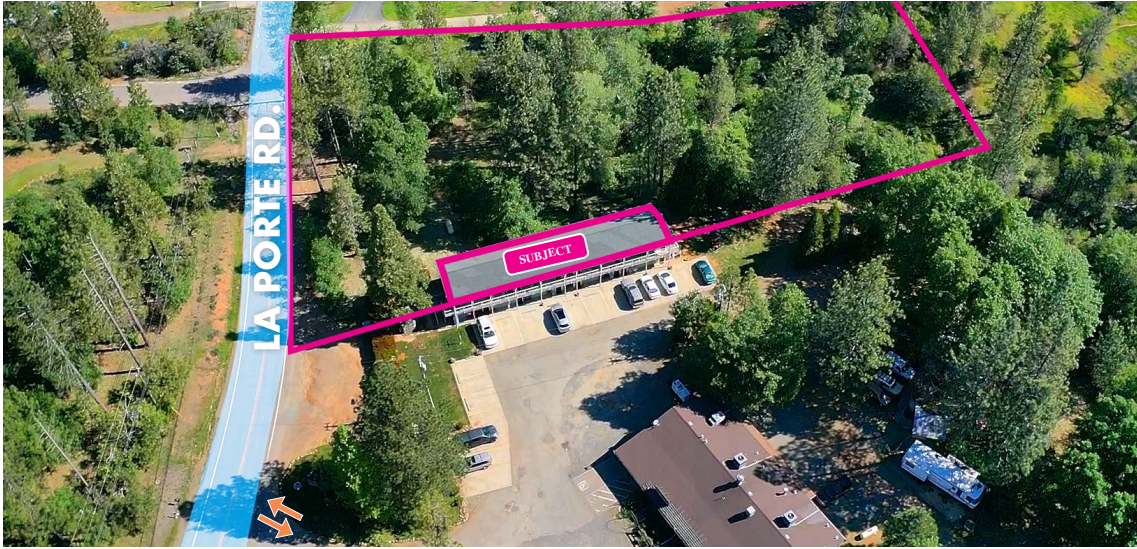
DOLLAR GENERAL

Nestled in the heart of California's Yuba County, Brownsville beckons with its serene landscapes and a wealth of outdoor activities that cater to both adventure seekers and nature enthusiasts. This charming town offers a gateway to nature's bounty, inviting you to explore its lakes, trails, and vibrant local culture.

Brownsville is a haven for fishing aficionados, boasting access to several pristine lakes that promise unforgettable angling experiences. Nearby Englebright Lake, Collins Lake, and Bullards Bar Reservoir teem with a variety of fish species, making them ideal spots to cast your line and enjoy the tranquility of the waters. Whether you're an avid fisherman or a novice looking to unwind by the lakeside, Brownsville offers the perfect setting for a day of fishing. For those who seek to immerse themselves in the natural beauty of Yuba County, Brownsville offers an array of hiking trails that wind through lush forests and panoramic vistas. The Yuba Feather Historical Trail and Brownsville Ditch Trail are just a couple of examples that provide glimpses into the region's rich history while leading you through breathtaking landscapes. Camping enthusiasts can find solace at nearby campgrounds, where under the starlit sky, they can forge unforgettable memories around the campfire.



8592  
LA PORTE RD.



# THE BUILDING

Established in 1960, the Brownsville Motel is positioned at the bottom of the Brownsville Airfield where you can easily ingress and egress from the location. This investment opportunity in Brownsville, CA is located just east of Oroville positioned at the base of the Sierra Nevada mountain range. This motel is unique in so far that it's the one of the only motels in Brownsville, which is conveniently located off the main road of La Porte. This motel consists of +/-5,000 SF with two stories with recent renovations

seen throughout property. An additional +/-2.5 Acres is positioned to the north of the property allowing for additional camping and other recreation activities. One convenient amenity is the Brownsville Station Café which is steps away from the front door of each motel room. This small town has a big town feel with its own community that supports several retail and grocery stores, such as Dollar General, hardware stores, parks, a community center, and the Brownsville Airpark.







## THE AREA

Brownsville embraces its local flavors and offers a handful of dining options that showcase the area's culinary heritage. Quaint eateries and cafes serve up hearty meals and delectable treats, providing sustenance for your outdoor adventures. Whether you're in the mood for a cozy breakfast, a quick lunch, or a comforting dinner, Brownsville's eateries satisfy your cravings with warmth and charm.

The Brownsville airstrip adds a unique dimension to the town's accessibility. It provides a convenient gateway for aviation enthusiasts and serves as a vital link to the surrounding communities. This makes Brownsville an easily reachable destination for those who want to explore the region by air, further expanding the town's connectivity and appeal. The greater Sacramento area can be reached within a short drive with the 50 mile distance and Brownsville is only 60 miles away from Tahoe.

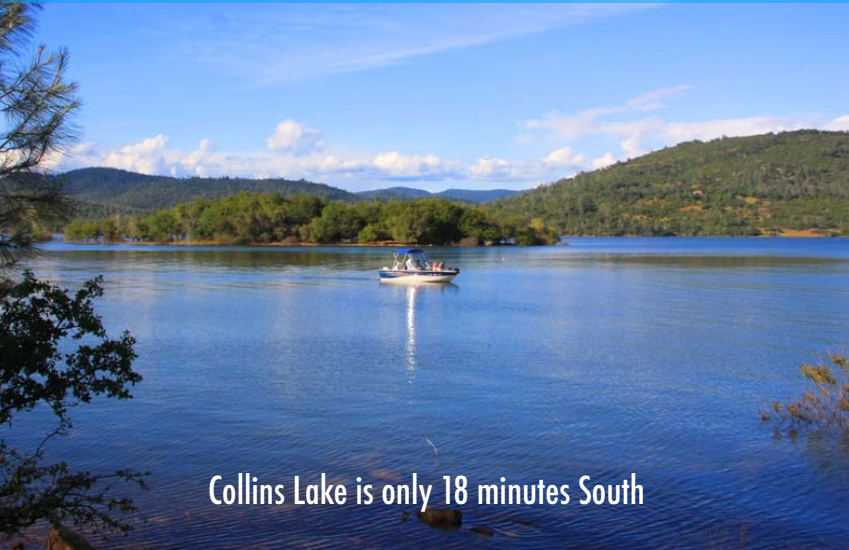


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# Closest Attractions to Brownsville



Collins Lake is only 18 minutes South



Bullards Bar Reservoir is only 24 minutes away

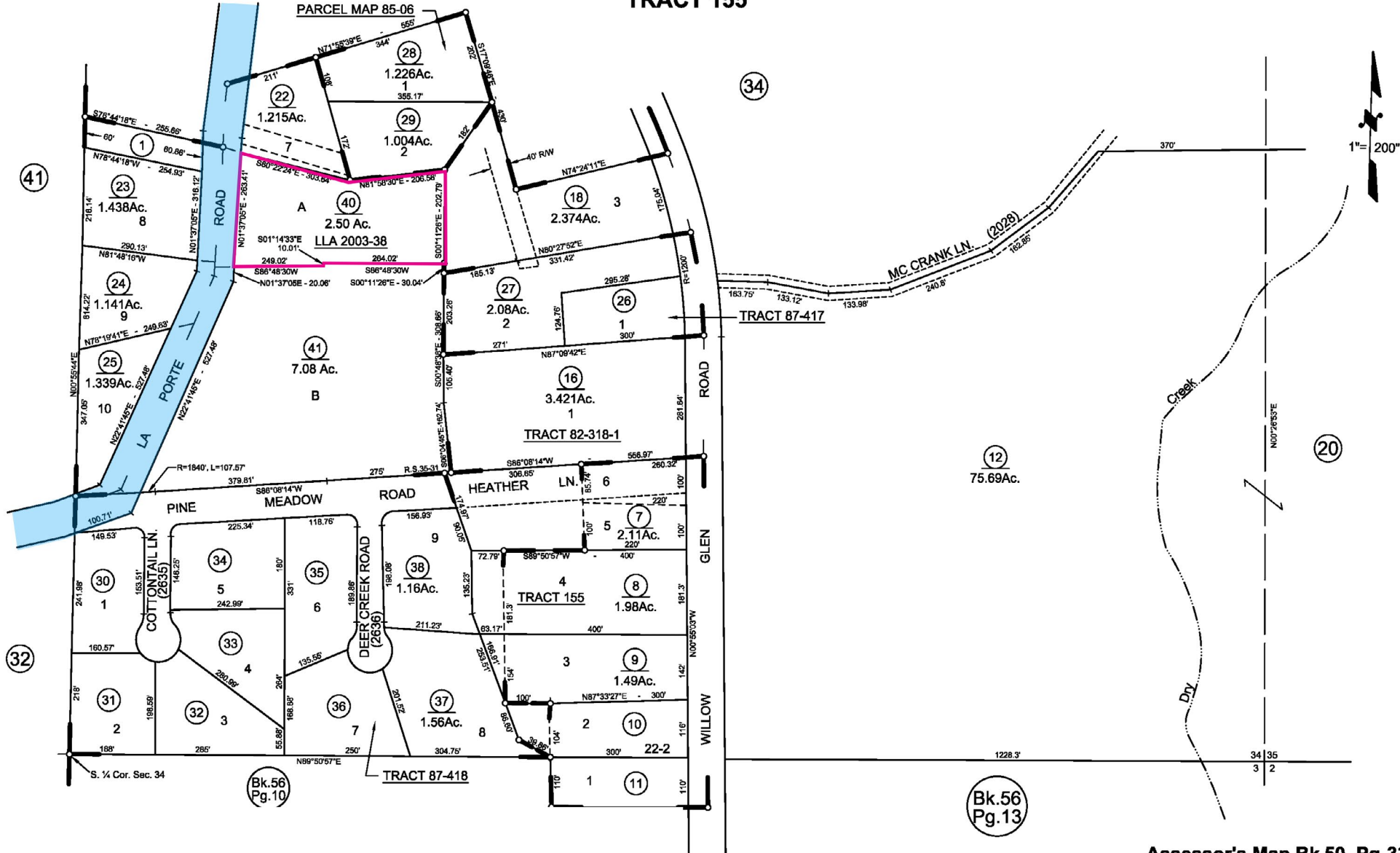


The closest winery is only 10 minutes South



POR. SEC. 34, T.19N., R.6E. & POR. SEC. 3, T.18N., R.6E., M. D. B. & M.  
TRACT 155

50-33



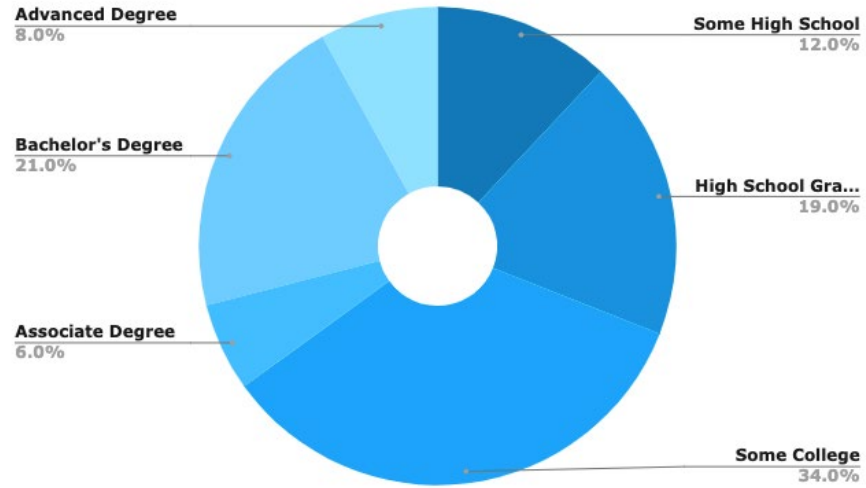
Assessor's Map Bk.50, Pg.33  
County of Yuba, Calif.  
Year-6/75

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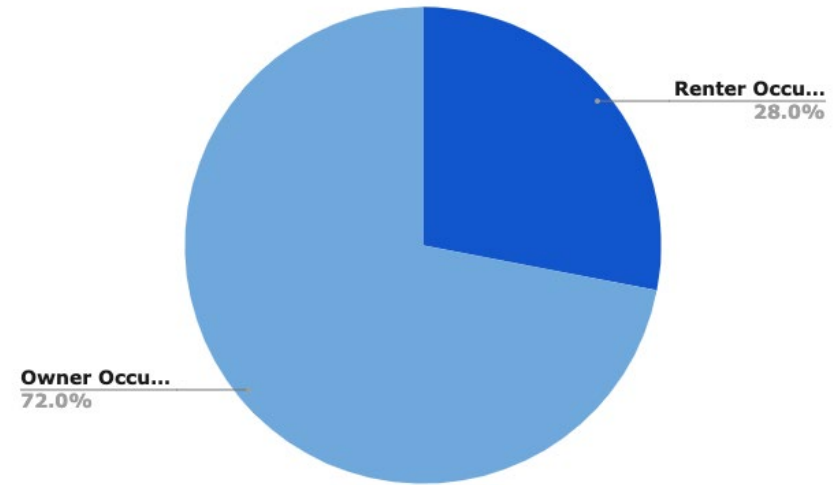
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# DEMOGRAPHICS I

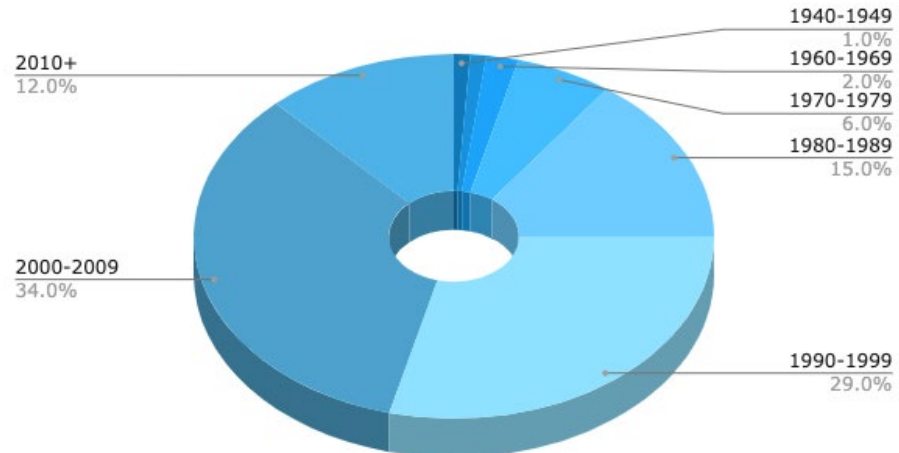
## EDUCATIONAL ATTAINMENT



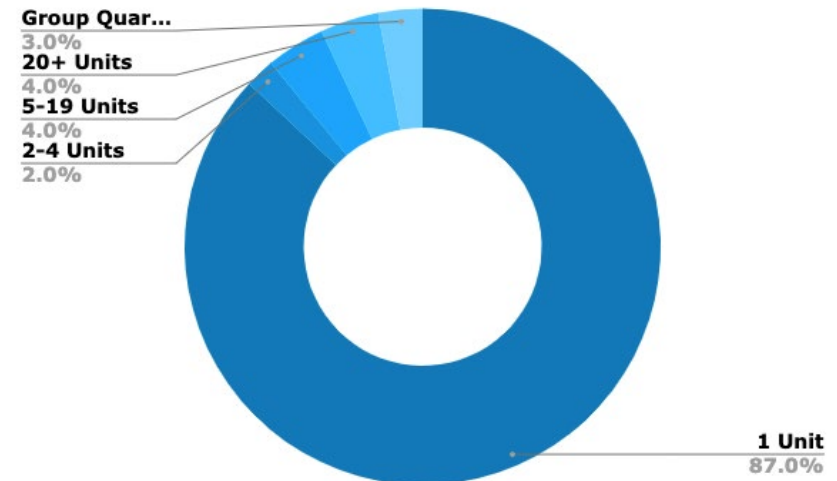
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR

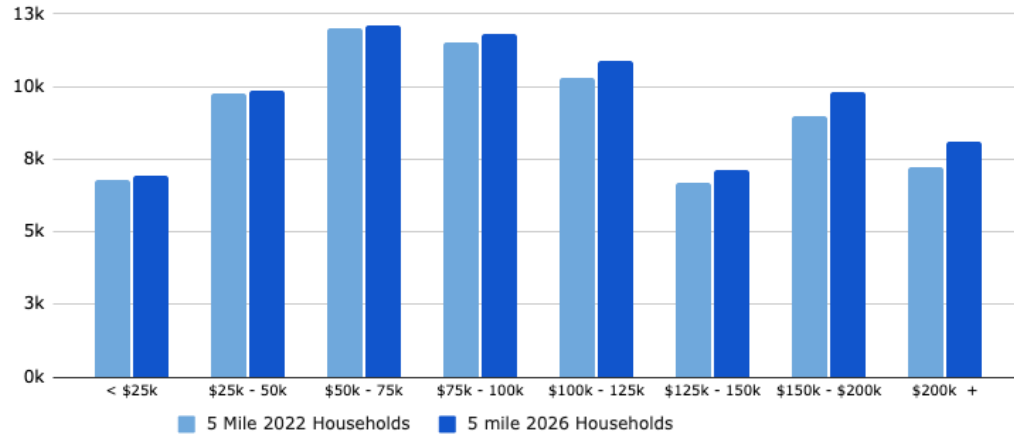


## HOUSING TYPE



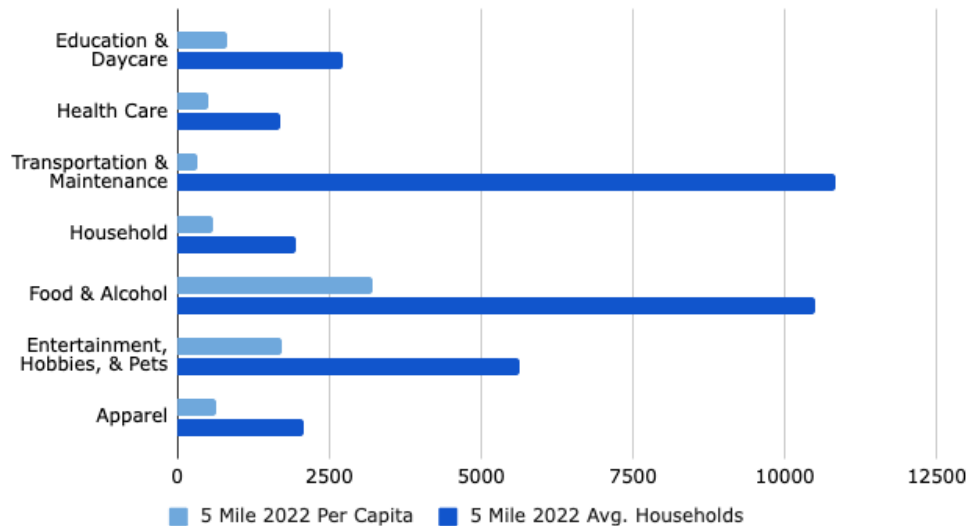
# DEMOGRAPHICS II

**MONTHLY HOUSE HOLD INCOME**

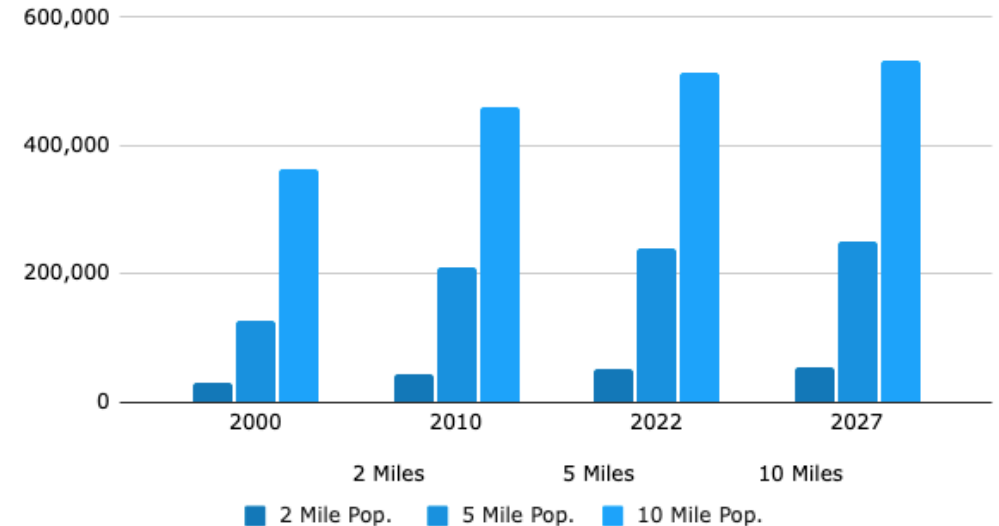


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

**PER CAPITA & AVG. HOUSEHOLD SPENDING**



**POPULATION**



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## CENTURY 21

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# SALE

**CENTURY 21**  
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