



License # 00915268

Development Land South Sacramento For Sale or Trade



Zoning should allow 2 story development: office over retail, residential over retail/office, up to approximately 20,000sf

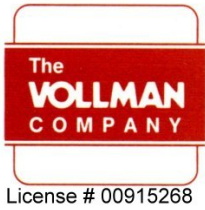
Great location and access to Hwy 99, 1/2 block off of Franklin, just south of Florin



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THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

For More Information:
BILL GEORGE / DAN MINCHER
916-929-2000
dmincher@thevollmancompany.com
bgeorge@thevollmancompany.com



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SITE SUMMARY

SUBJECT: .87 acres

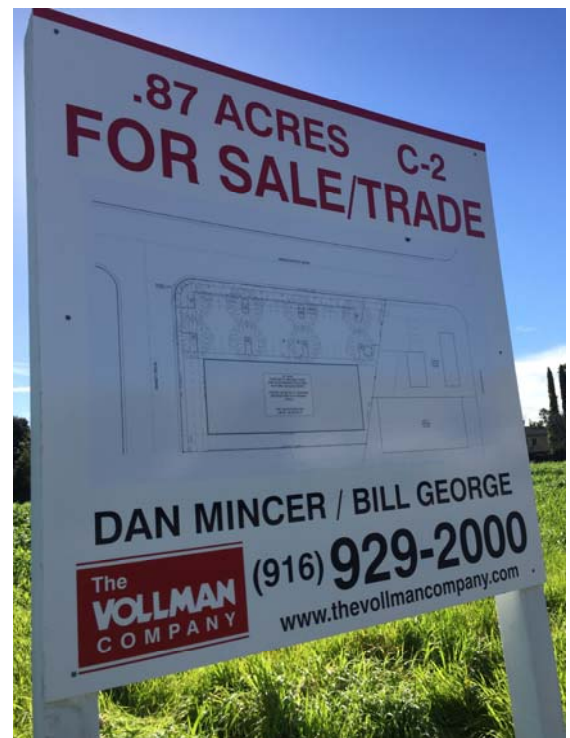
LOCATION: Just West of the Intersection
Franklin Blvd and Meadowgate Drive

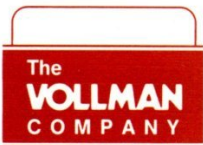
APN: 049-0270-005 and 006

LOT DESCRIPTION: Two Parcels with Street Improvements

ZONING: C-2

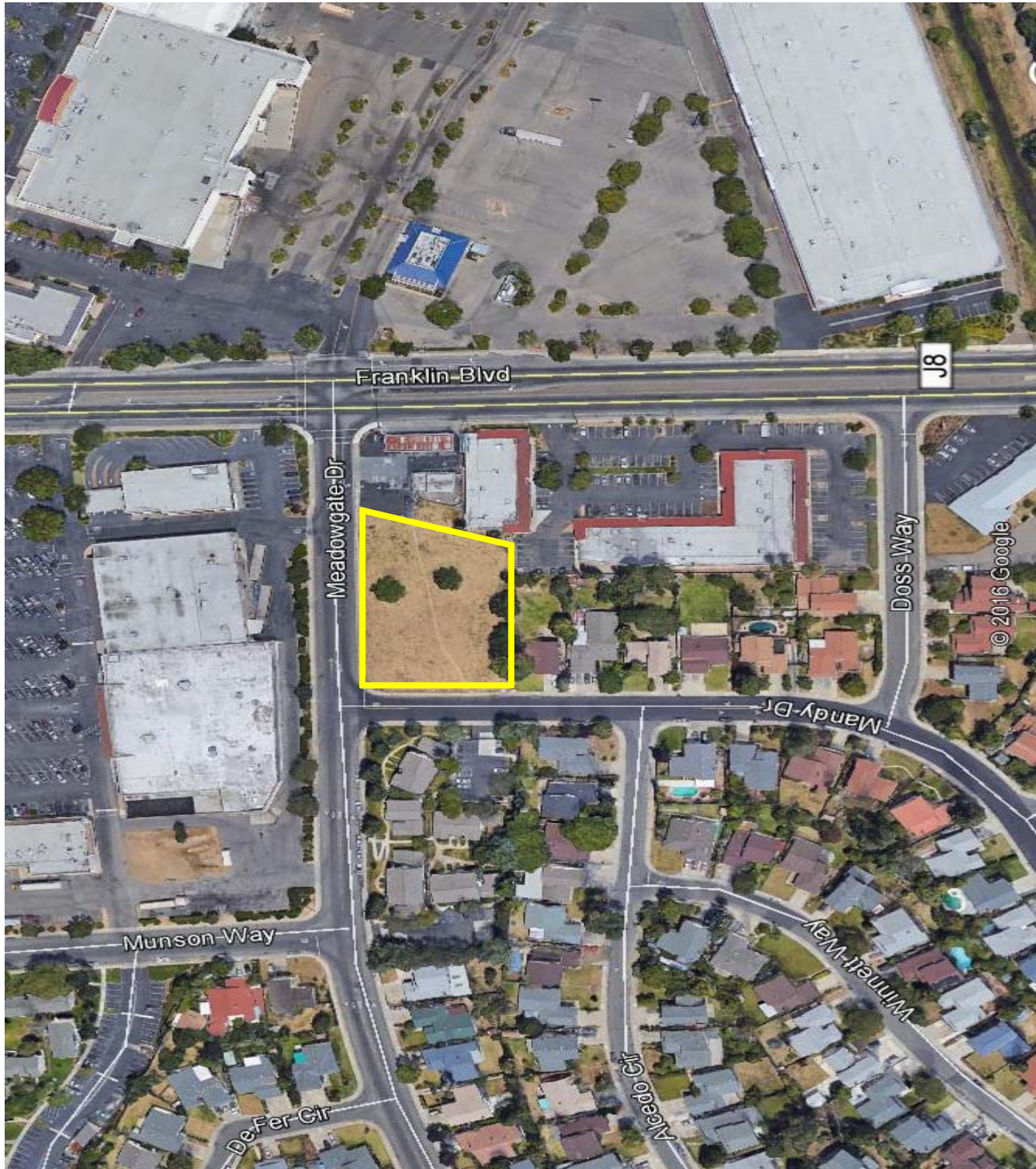
PRICE: \$495,000.00 or Trade on Terms Agreeable to Seller

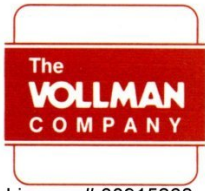




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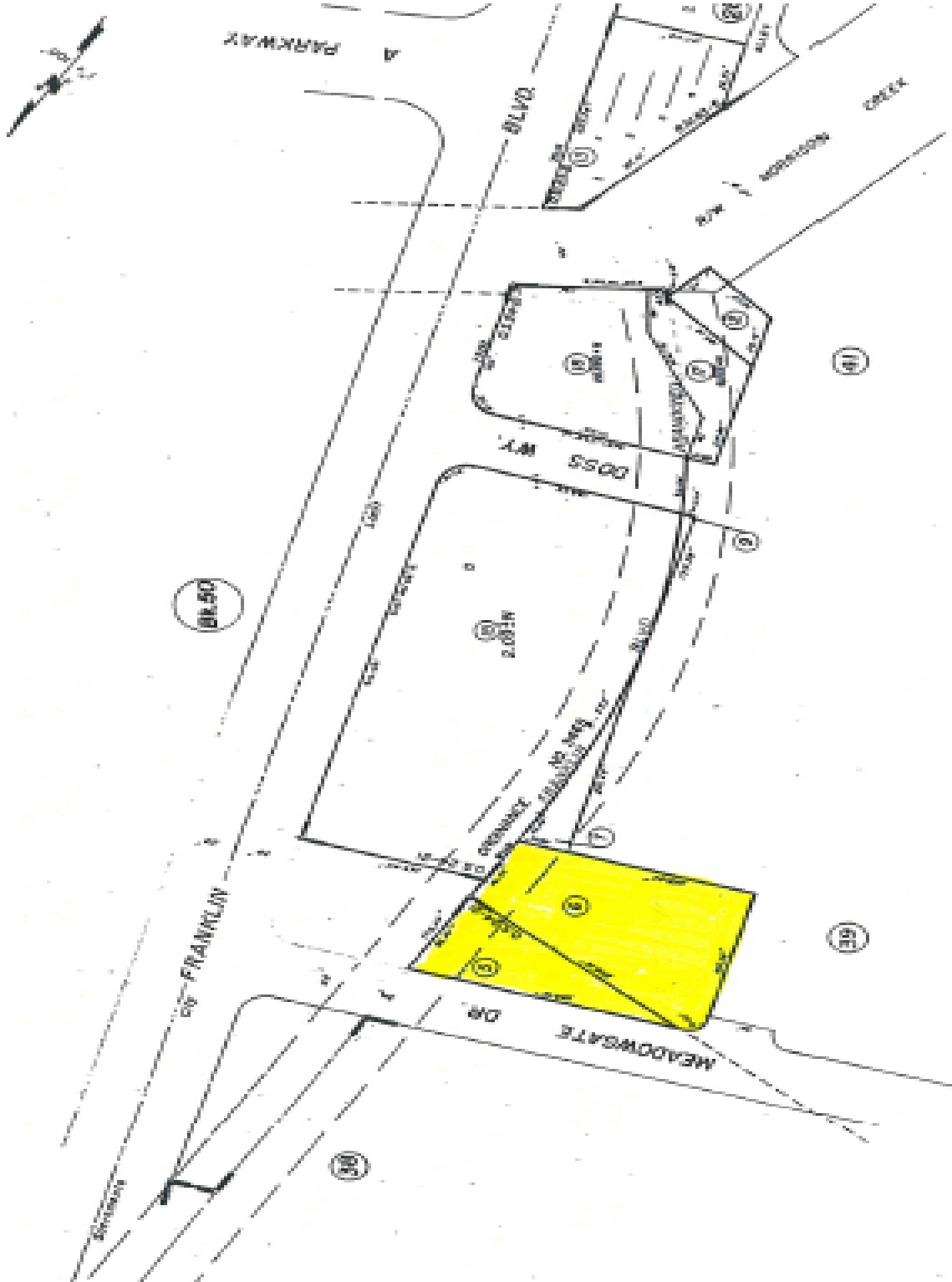


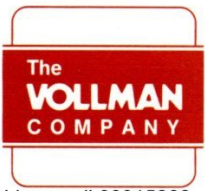
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49-27

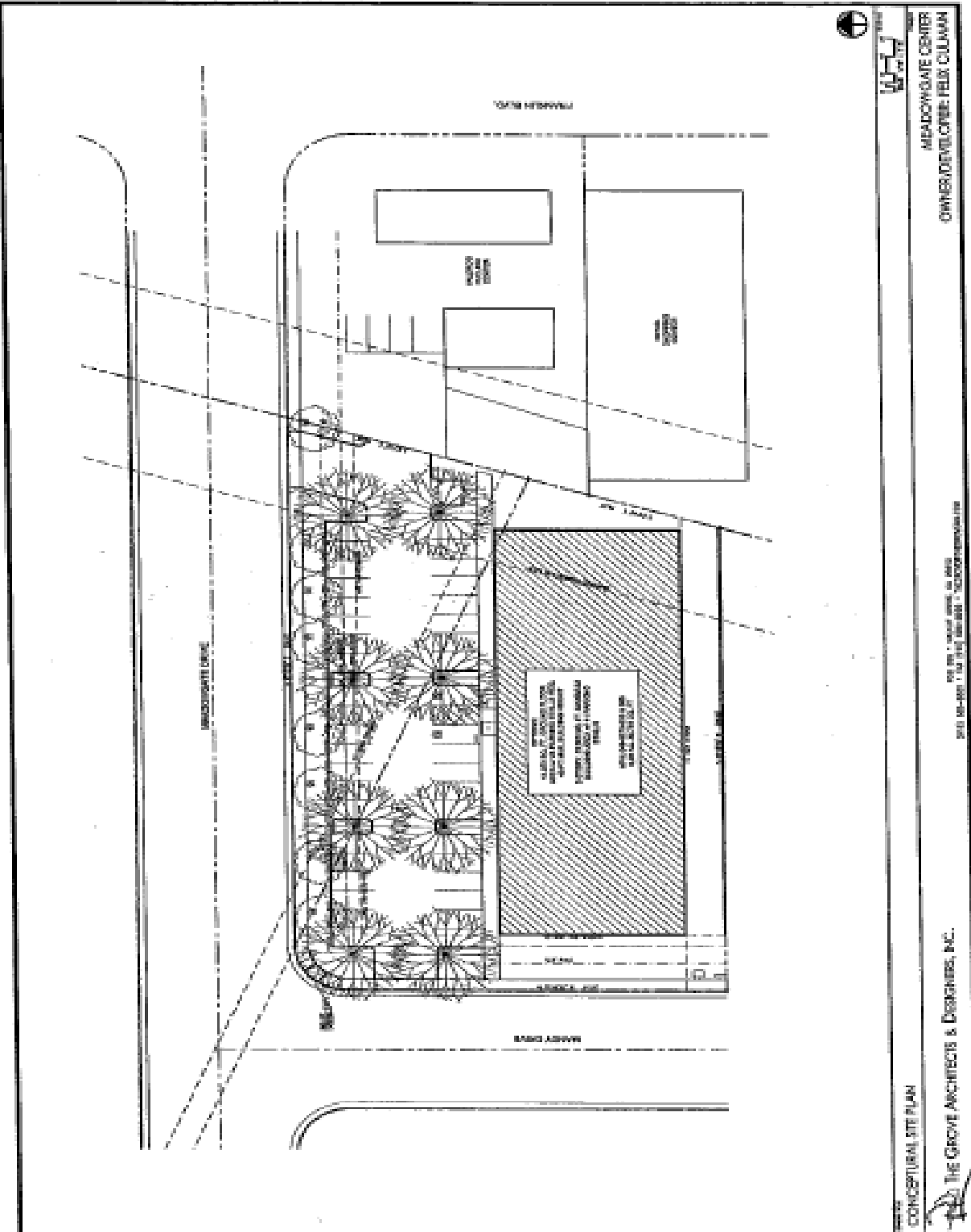
FOR N.W. 1/4 SEC. 5, T.7N., R.5E., M.D.B.B.M.





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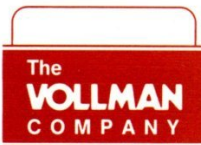
South Sacramento Commercial Rendering For Office or Retail



MEADOWGATE CENTER
OWNER: DEVELOPER: FELIX CULIAGA

FOR THE ARCHITECT: THE GROVE ARCHITECTS & DESIGNERS, INC.
3001 98TH ST, SUITE 100, SACRAMENTO, CA 95828
TEL: (916) 487-7100 FAX: (916) 487-7101

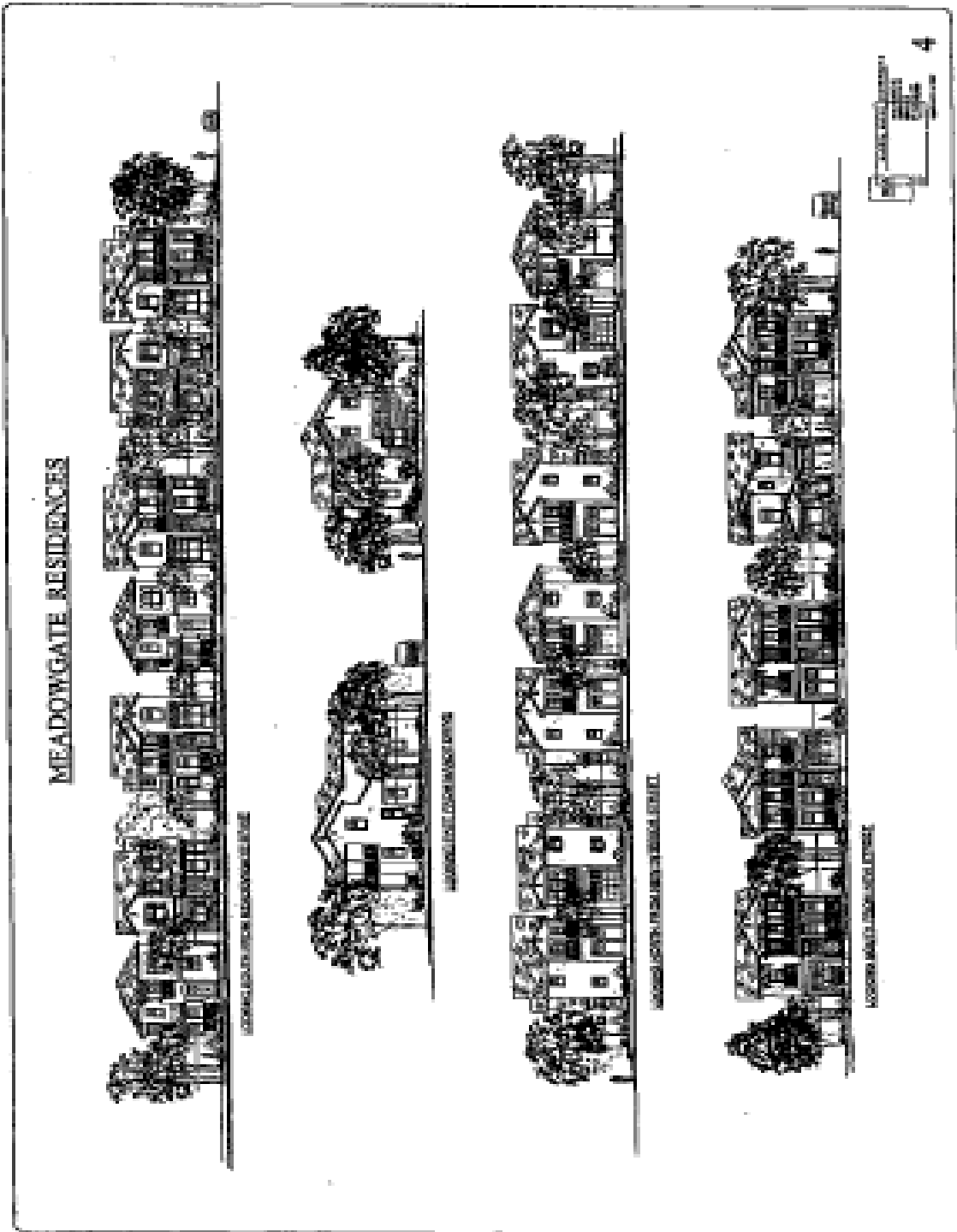
CONCEPTUAL SITE PLAN
THE GROVE ARCHITECTS & DESIGNERS, INC.



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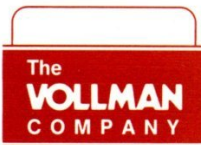
South Sacramento Land Development Residential Rendering

Exhibit 1C - Streetscapes



REVISED
P06-204

RECEIVED 2/6/07



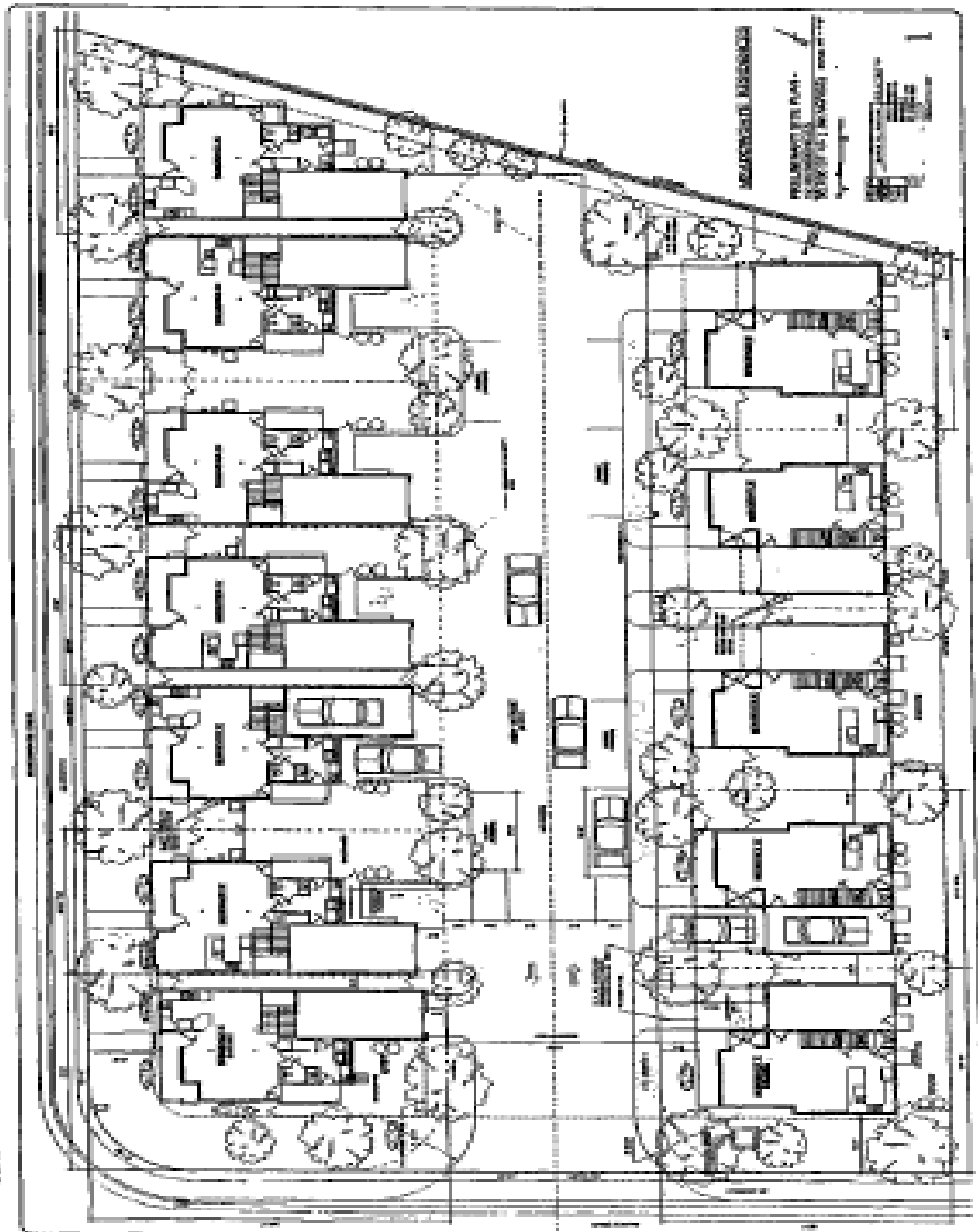
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South Sacramento Land Development Residential Rendering

Planning Commission
Record of Decision

P06-204

Exhibit 1B – Site Plan



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MAY 30 2007
DEVELOPMENT SERVICES