

License # 00915268

Multi-Family Land For Sale

2.31 to 9.24 acres

North Highlands, CA



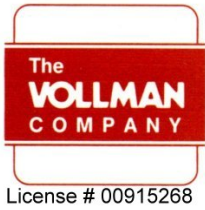
For Full Package go to our website at
www.thevollmancompany.com



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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
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SITE SUMMARY

SUBJECT: Three parcels totaling 9.24 acres originally planned for 118 dwelling units. Surrounding uses are commercial and residential

LOCATION: West side of Watt Avenue just North of Elk Horn, across from newer multi-family development

APN: 208-0142-020 & 022 - 2.31 acres
208-0142-030 - 4.62 acres
208-0142-036 - 2.31 acres

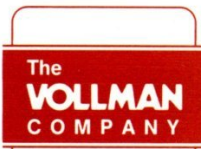
LOT DESCRIPTION: Rectangular shape - Watt Ave Frontage

ZONING: SPA "Residential Use"

PRICE:

Lot 208-0142-020 & 022 - \$1,020,000
Lot 208-0142-030 - \$2,050,000
Lot 208-0142-036 - \$1,030,000
Can be sold separately or in Bulk

FEATURES: High Traffic
Utilities in Street
Close to Shopping and Services



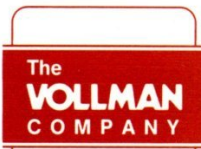
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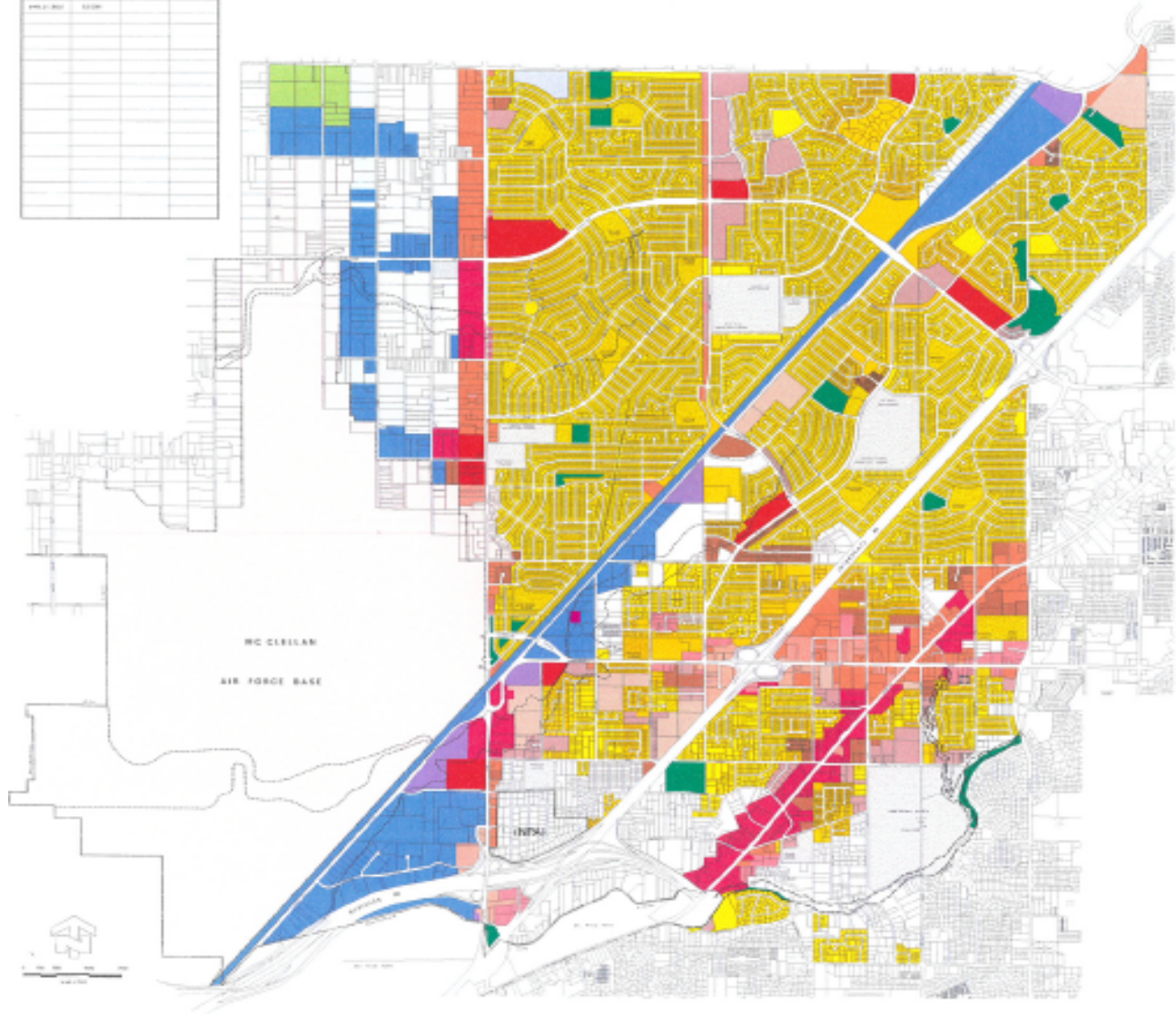
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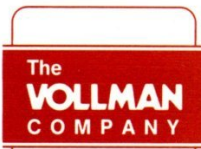
NORTH HIGHLANDS/FOOTHILL FARMS COMMUNITY AREA

| DATE | ISSUED | DATE | ISSUED |
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|--|--|---|--|--|
| <p>AGRICULTURAL</p> <ul style="list-style-type: none"> AGRICULTURAL-RESIDENTIAL 5 AGRICULTURAL-RESIDENTIAL 2 AGRICULTURAL-RESIDENTIAL 1 URBAN RESERVE INDUSTRIAL RESERVE | <p>RESIDENTIAL</p> <ul style="list-style-type: none"> RESIDENTIAL DENSITY 1 RESIDENTIAL DENSITY 2 RESIDENTIAL DENSITY 3 RESIDENTIAL DENSITY 4 RESIDENTIAL DENSITY 5 RESIDENTIAL DENSITY 7 RESIDENTIAL DENSITY 10 RESIDENTIAL DENSITY 20 RESIDENTIAL DENSITY 30 RESIDENTIAL DENSITY 40 MOBILCARE PARK | <p>COMMERCIAL</p> <ul style="list-style-type: none"> BUSINESS AND PROFESSIONAL SHOPPING CENTER LIMITED COMMERCIAL GENERAL COMMERCIAL AUTO-COMMERCIAL HIGHWAY TRAVEL COMMERCIAL <p>INDUSTRIAL</p> <ul style="list-style-type: none"> INDUSTRIAL OFFICE PARK LIGHT INDUSTRIAL HEAVY INDUSTRIAL | <p>COMMUNITY FACILITIES</p> <ul style="list-style-type: none"> CHURCH GERIATRIC HOSPITAL FIRE STATION LIBRARY UTILITY <p>SCHOOLS</p> <ul style="list-style-type: none"> ELEMENTARY SCHOOL JUNIOR HIGH SCHOOL SENIOR HIGH SCHOOL PROPOSED ELEMENTARY SCHOOL | <p>RECREATION</p> <ul style="list-style-type: none"> RECREATION FACILITIES <p>SPECIAL PLANNING AREAS</p> <ul style="list-style-type: none"> SPECIAL PLANNING AREA FLOOD COMBINING AREA FLOOD HAZARD COMBINING AREA NATURAL STREAMS-COMBINING AREA |
|--|--|---|--|--|

OFFICIAL APPROVAL CERTIFICATE
 COUNTY PLANNING COMMISSION
 SACRAMENTO COUNTY BOARD OF SUPERVISORS



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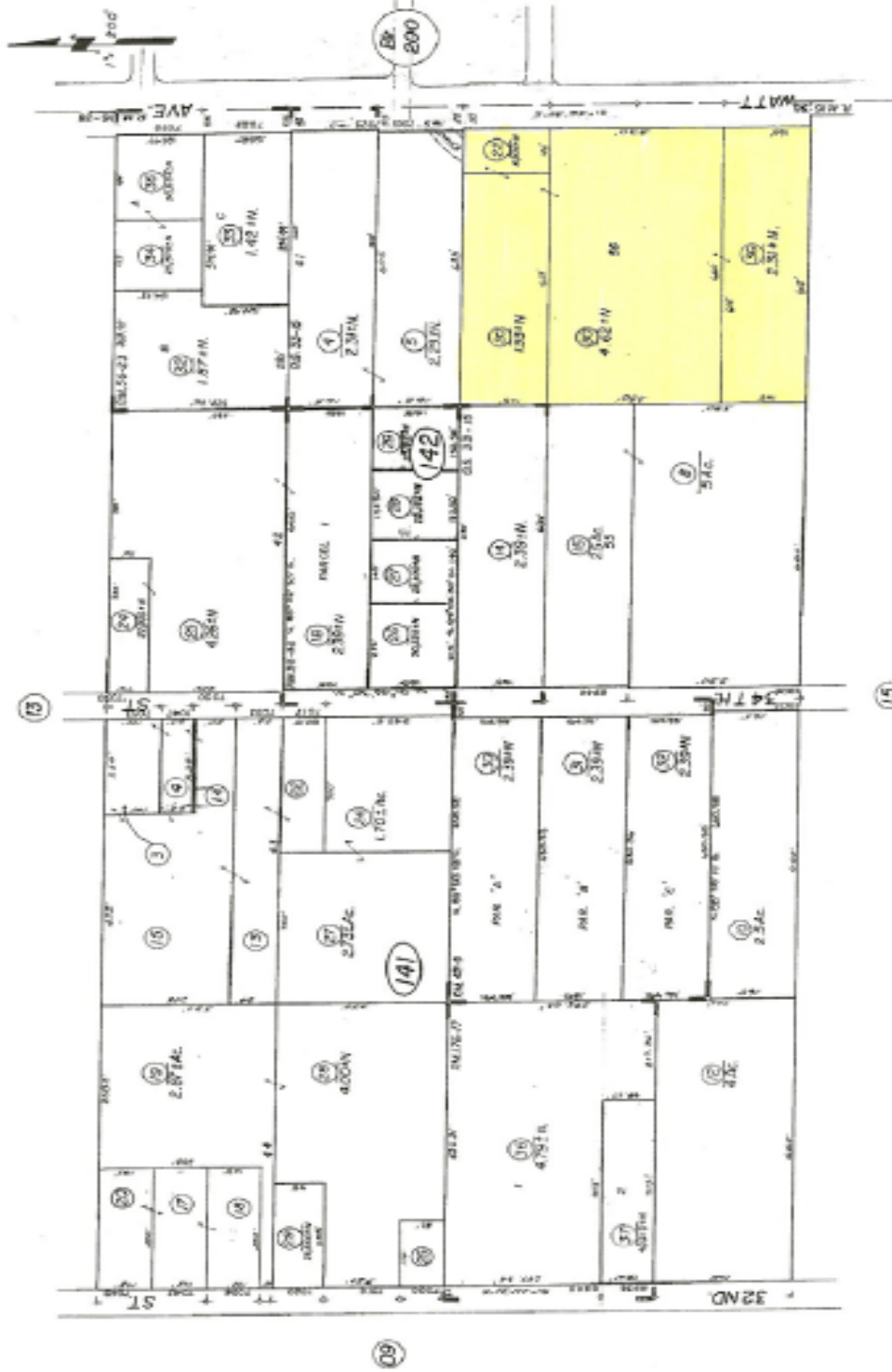
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208-14

Tax Acre Code

POR. SEC. 35, RANCHO DEL PASO

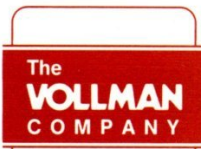


Assessor's Map Blk 208-Pg 14
County of Sacramento, Calif.

JUL 0 8 2016

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

O.S. Blk. 33, Pg. 15 (6-25-77)
Rio Linda Sub. 6, P.M. Bl. 16, Pg. 36



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