

# Multi-Family Land For Sale

## 2.31 to 9.24 acres

## North Highlands, CA

ZONED – SPA RESIDENTIAL

PRICE REDUCTION !!

MULTI-FAMILY DEVELOPMENT OPPORTUNITY



For more information:

DAN MINCHER

916-833-3763 cell

916-929-2000 off.

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## 2.31 to 9.24 acres

### North Highlands, CA

**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 - \$870,000  
Lot 208-0142-030 - \$1,650,000  
Lot 208-0142-036 - \$880,000  
Can be sold separately or in Bulk - \$3,400,000

**FEATURES:** High Traffic  
Utilities in Street  
Close to Shopping and Services  
City Encouraging Multi-Family Development

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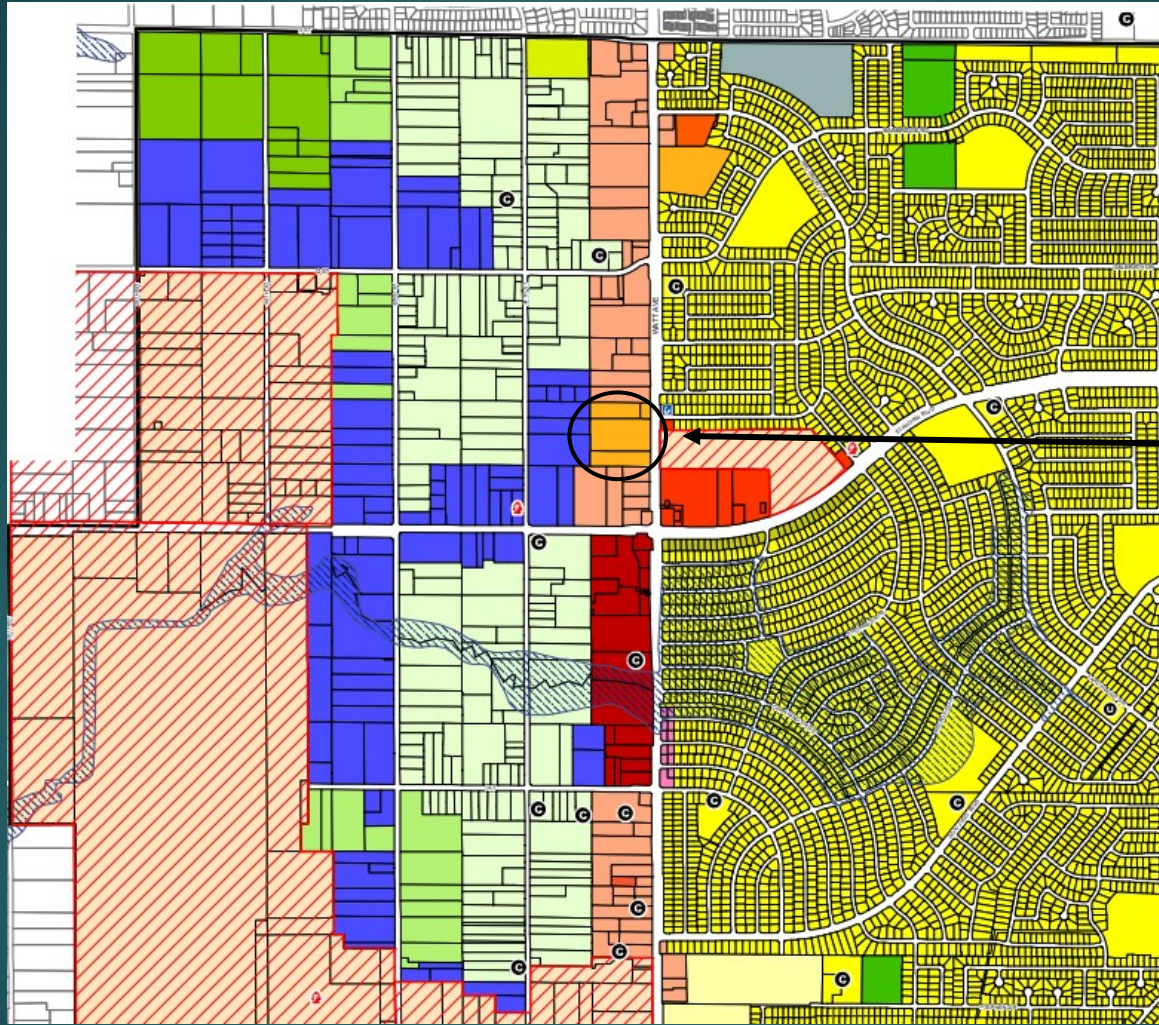


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Subject Parcels

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--- Back Road	Industrial Residential	Residential Density 5	Residential Density 10	Medium Density Park	General Commercial	Heavy Industrial	Surface Water
--- Back Road	Urban Residential	Residential Density 1	Residential Density 15	Residential Density 40	Light Commercial	Light Industrial	Public / Street Parking
● Center	Residential 1/2 Acre to 100	Residential Density 1	Residential Density 2	Residential Density 30	Shopping Center	Industrial Park	Family Center
● Edge Station	Residential 1/2 Acre to 100	Residential Density 2	Residential Density 3	Residential Density 35	Business & Professional	Community Recreation	Industrial Special Controlling Zone
● Lightly	Residential 1/2 Acre to 100	Residential Density 4	Residential Density 4	Residential Density 50	Residential	Light Commercial Zone	Recreation Controlling Zone
● Lightly	Residential 1/2 Acre to 100	Residential Density 10	Residential Density 12	Residential Density 12	Medium Density Subdivision	Auto Commercial	Recreation Controlling Zone
● Lightly	Residential 1/2 Acre to 100	Residential Density 10	Residential Density 12	Residential Density 12	Medium Density Subdivision	Auto Commercial	Recreation Controlling Zone



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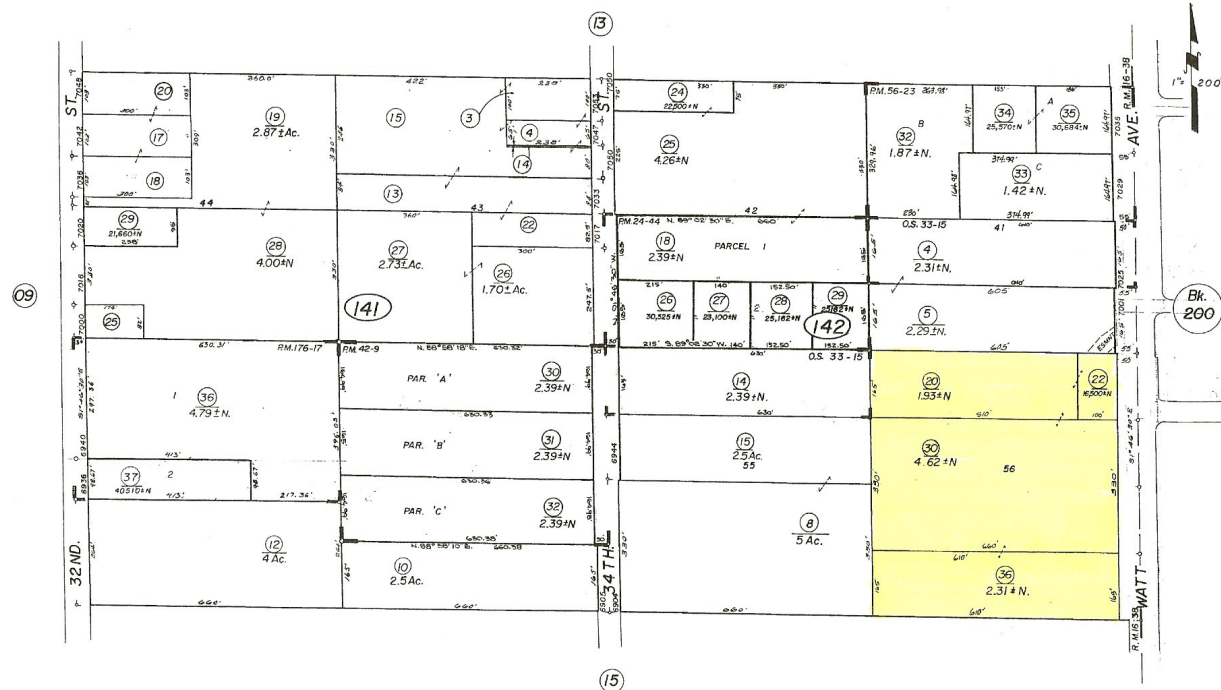
## 2.31 to 9.24 acres North Highlands, CA

Sacramento, CA. 2008-2009 - 208-0141-014-0000. 7047 34TH ST. NORTH HIGHLANDS CA 95660-3108. Sheet: 1 of 1

POR. SEC. 35, RANCHO DEL PASO

Tax Area Code

208-14



O.S. Bk. 33, Pg. 15 (8-25-77)  
Rio Linda Sub. 6, R.M. Bk. 16, Pg. 38

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

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

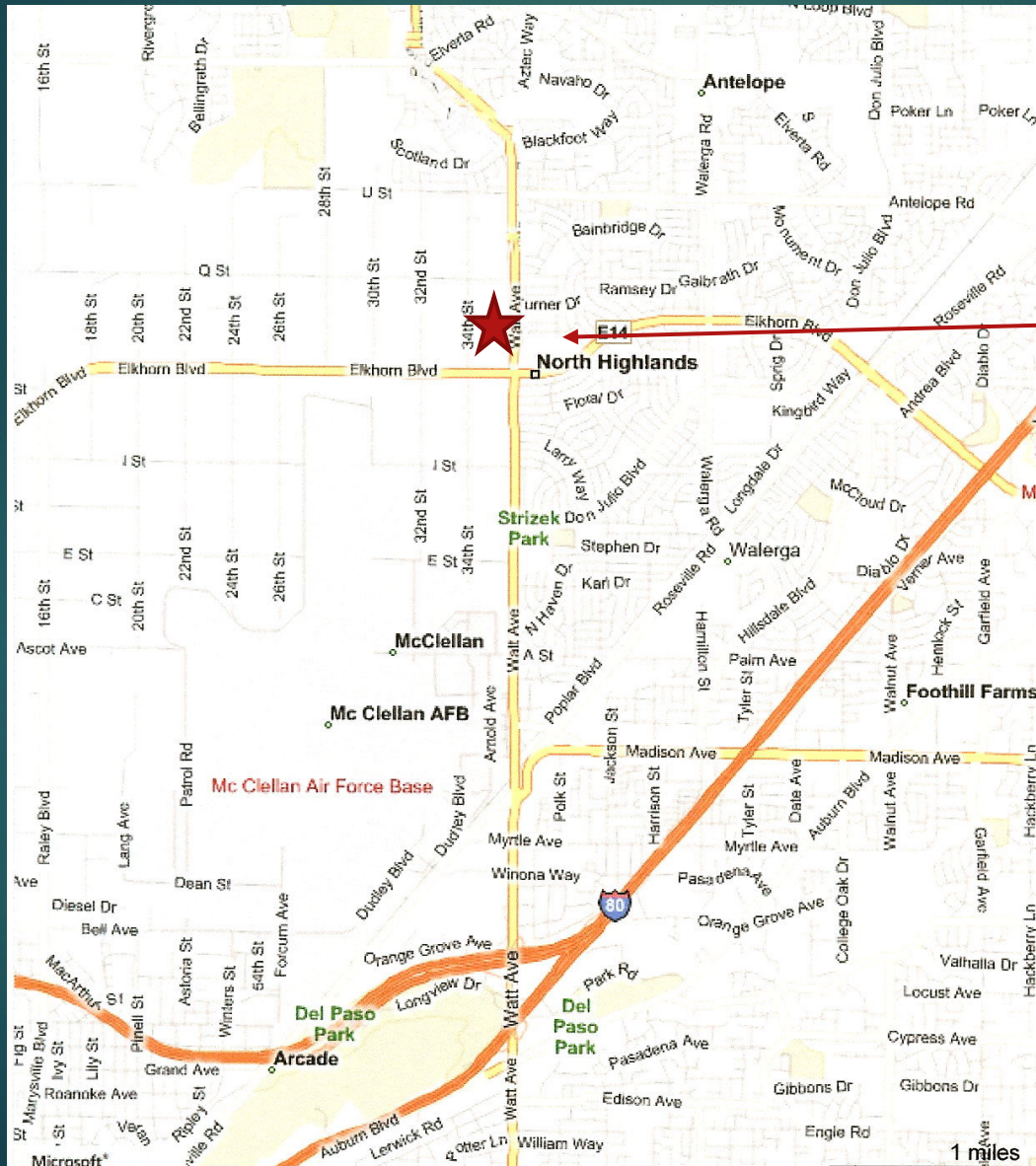
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**Subject  
Parcels  
location**

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