

3.85 ACRE – OPMU ZONED \$98,000 PRICE REDUCTION

New Price: \$797,000
(\$4.75/psf)

11100 White Rock @
Kilgore

Clean Environmental

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





PRICED TO SELL !

Subject: 3.85 acre Corner Lot

Location: White Rock Road & Kilgore Road

APN: 072-0260-006

Lot Description: Flat with high exposure on both streets

Zoning: OPMU – Office, Professional Mixed use – See attached list of permitted uses per city of Rancho Cordova

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The Vollman Company
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11500 Sunrise Gold Circle, Suite E
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RANCHO CORDOVA OPMU ALLOWED USES (25% COVERAGE FACTOR):

BUYER TO CONFIRM USES WITH CITY OF RANCHO CORDOVA

- ❖ Caretaker Housing
- ❖ Integrated Multi-Family 10-18 per acre
- ❖ Clubs, Lodges, Private Meeting
- ❖ Community Centers
- ❖ Indoor Amusement/Entertainment Facility
- ❖ Libraries and Museums
- ❖ Parks and Public Plazas
- ❖ Public Safety Facility
- ❖ Religious Institutions
- ❖ Schools
- ❖ Theaters and Auditoriums
- ❖ Gardens – Max 3 Acres
- ❖ Broadcast and Recording Studios
- ❖ Park/Park and Ride
- ❖ Art, Antiques, Artisan Shops
- ❖ Banks
- ❖ Brew Pub
- ❖ Business Support Services
- ❖ Call Centers
- ❖ Grocery
- ❖ Medical Services General
- ❖ Hospitals
- ❖ Neighborhood Market
- ❖ Offices
- ❖ Personal Services
- ❖ Restaurants
- ❖ Off Site Tasting Room
- ❖ Artisanal and Specialty Manufacture and Sale
- ❖ Brewery, Winery, Distillery Over 20,000sf = AUP
- ❖ Small Scale Manufacturing
- ❖ R&D



Highlighted uses must be integrated into a mixed use development.

For more information:

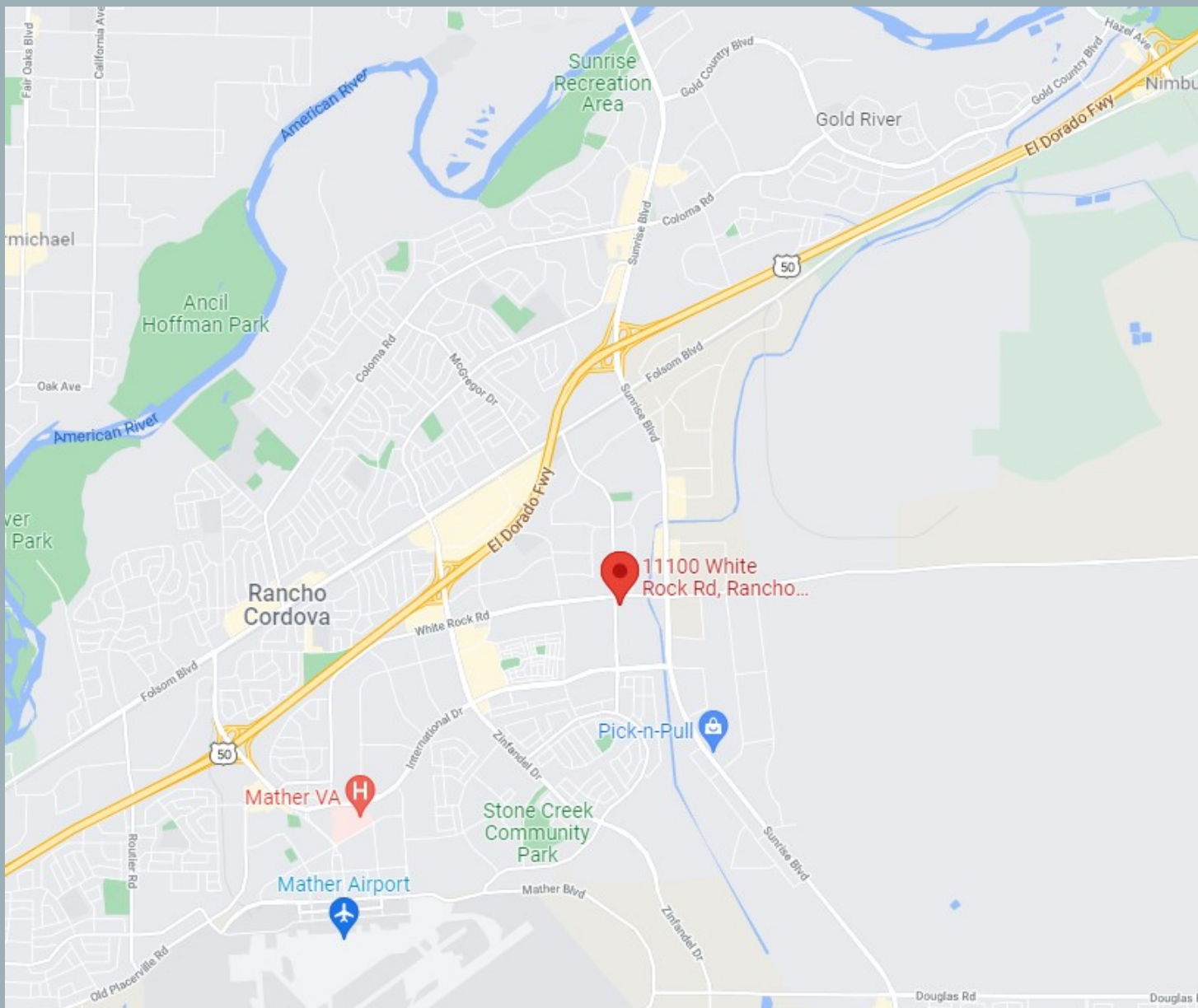
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1110 WHITE ROCK ROAD



**SIGNIFICANT
PRICE CUT!**

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