

**LAND SALE :: TWO PARCELS TOTALING ±48.60 ACRES
3466 PONDEROSA ROAD & 3851 MEDER ROAD, SHINGLE SPRINGS**



NEW OFFERING PRICE ~~\$4,250,000~~ \$3,995,000

NEWMARK

TOM CONWELL

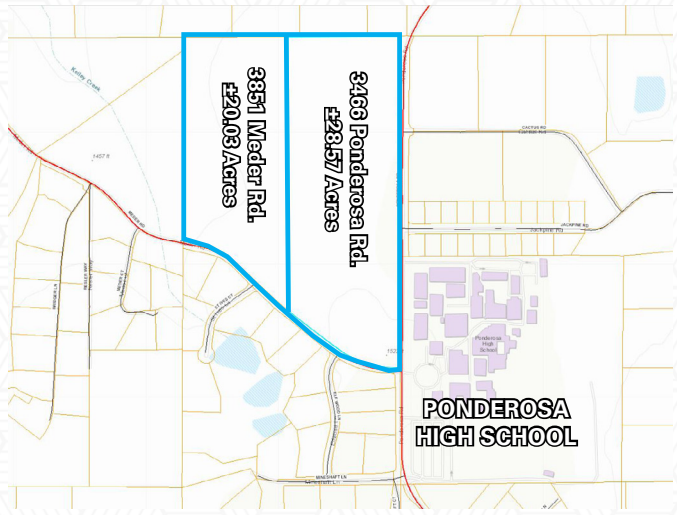
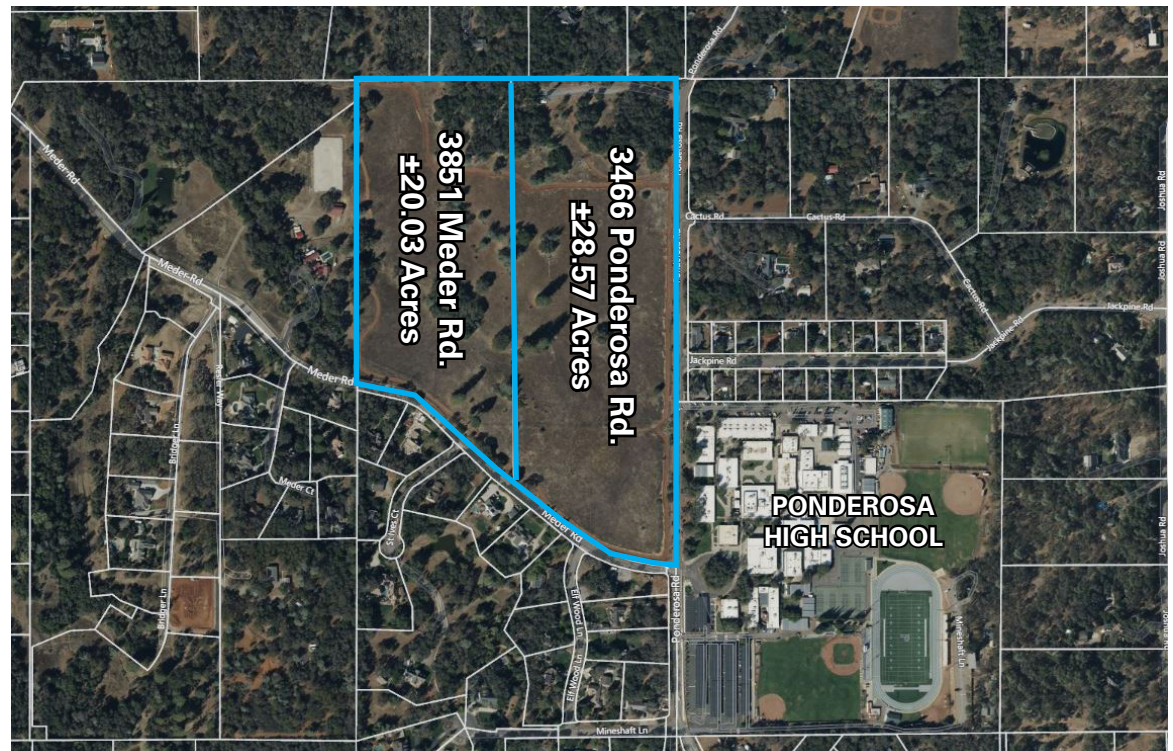
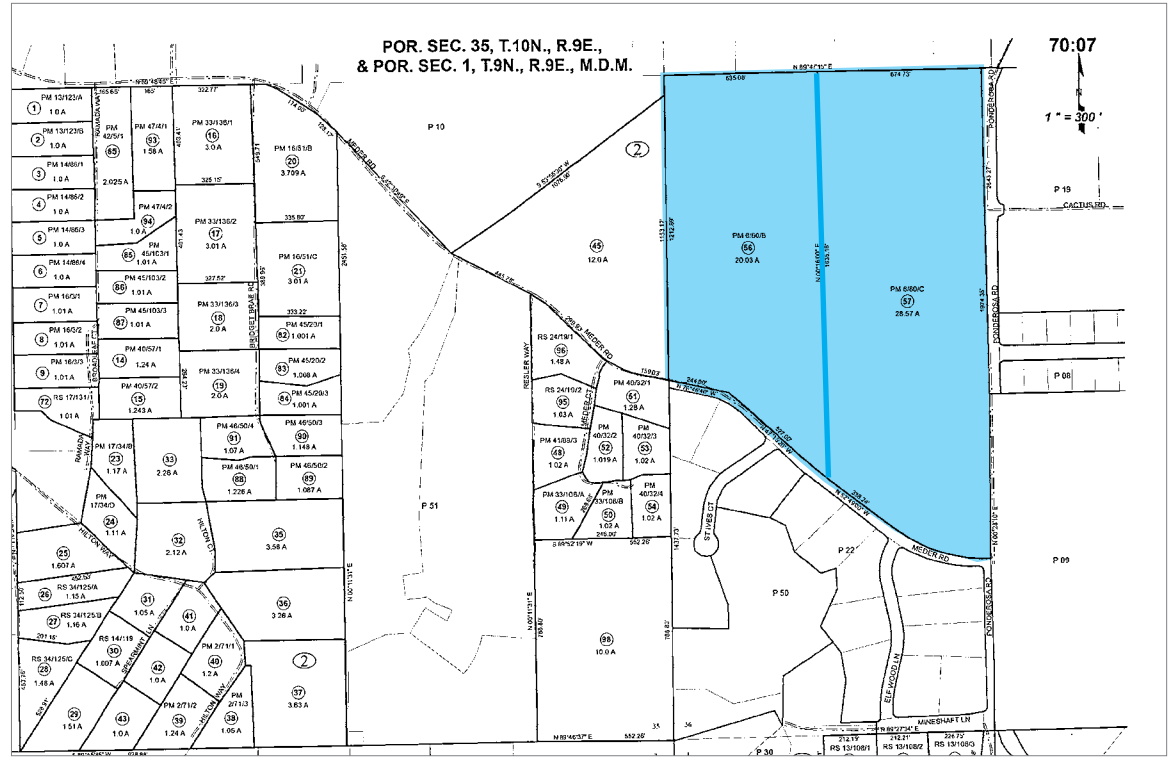
t 916-569-2380

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CA RE License #01394155

PROPERTY HIGHLIGHTS

- Offered at \$4,250,000 **\$3,995,000**
- 2 parcels totaling ±48.60 acres
- APN#'s: 070-072-056 & 057
- Zoned R1A, RE-5, RE-10, TC
[Click here to view Zoning PDF](#)
- Ideal commercial mixed use, variety of residential uses, single family, or retirement community development
- Next to Ponderosa High School and well established single family homes
- Close to US Highway 50 Ponderosa exit
- Parcel 056 has a 1.5" Turbo Water Meter
- Light environmental and tree study report completed
- Cell tower not included in sale
- Sewer line on Ponderosa Road
- See link for more info on sewer line locations
[Click here to view Water & Sewer Line Map](#)





SITE

FOLSOM

EL DORADO HILLS

CAMERON PARK

SHINGLE SPRINGS

DIAMOND SPRINGS

PLACERVILLE

3 MILE

5 MILE

10 MILE



★ 3466 Ponderosa &
3851 Meder Rd.

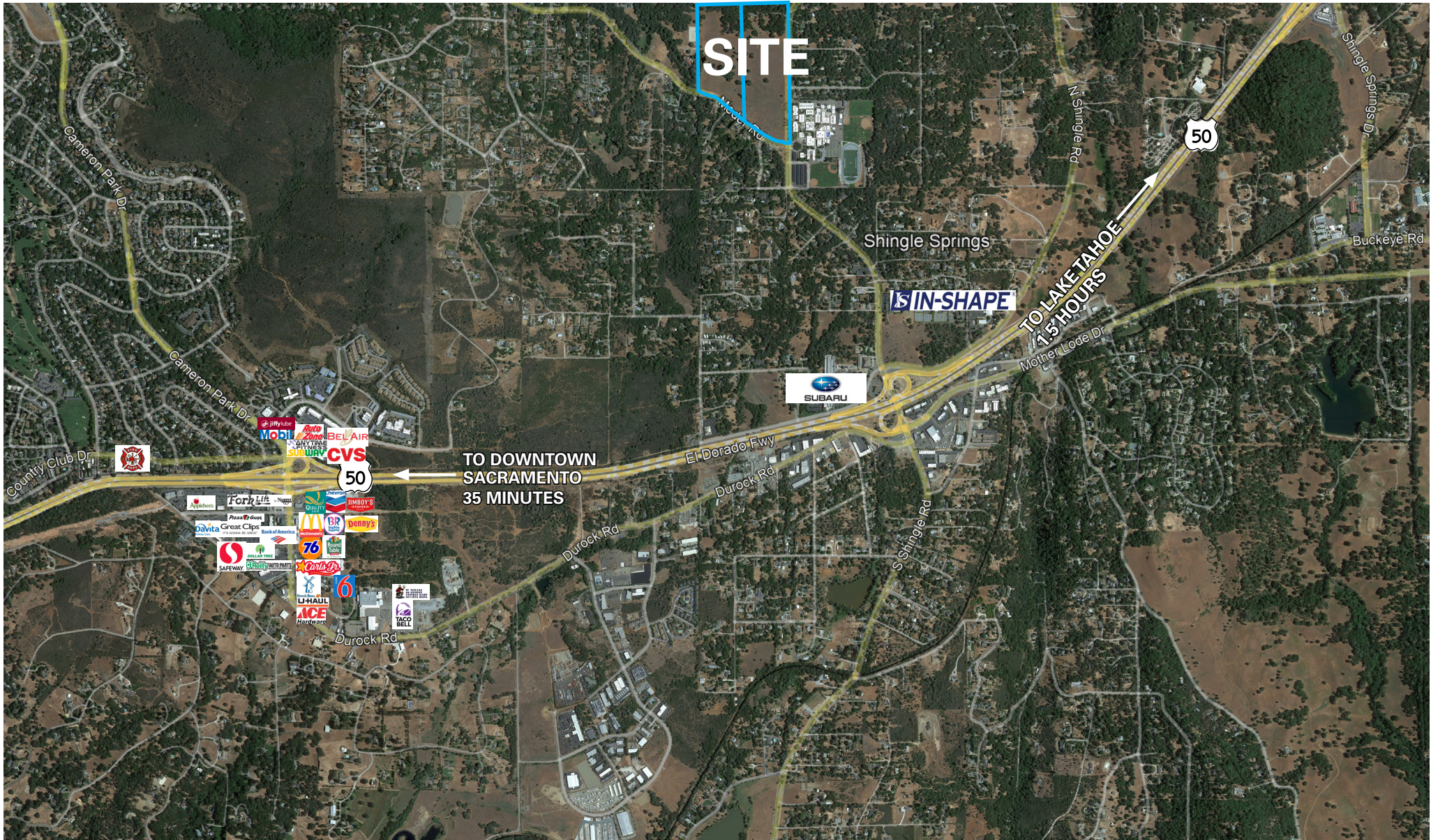
COMMUTE DRIVE TIMES

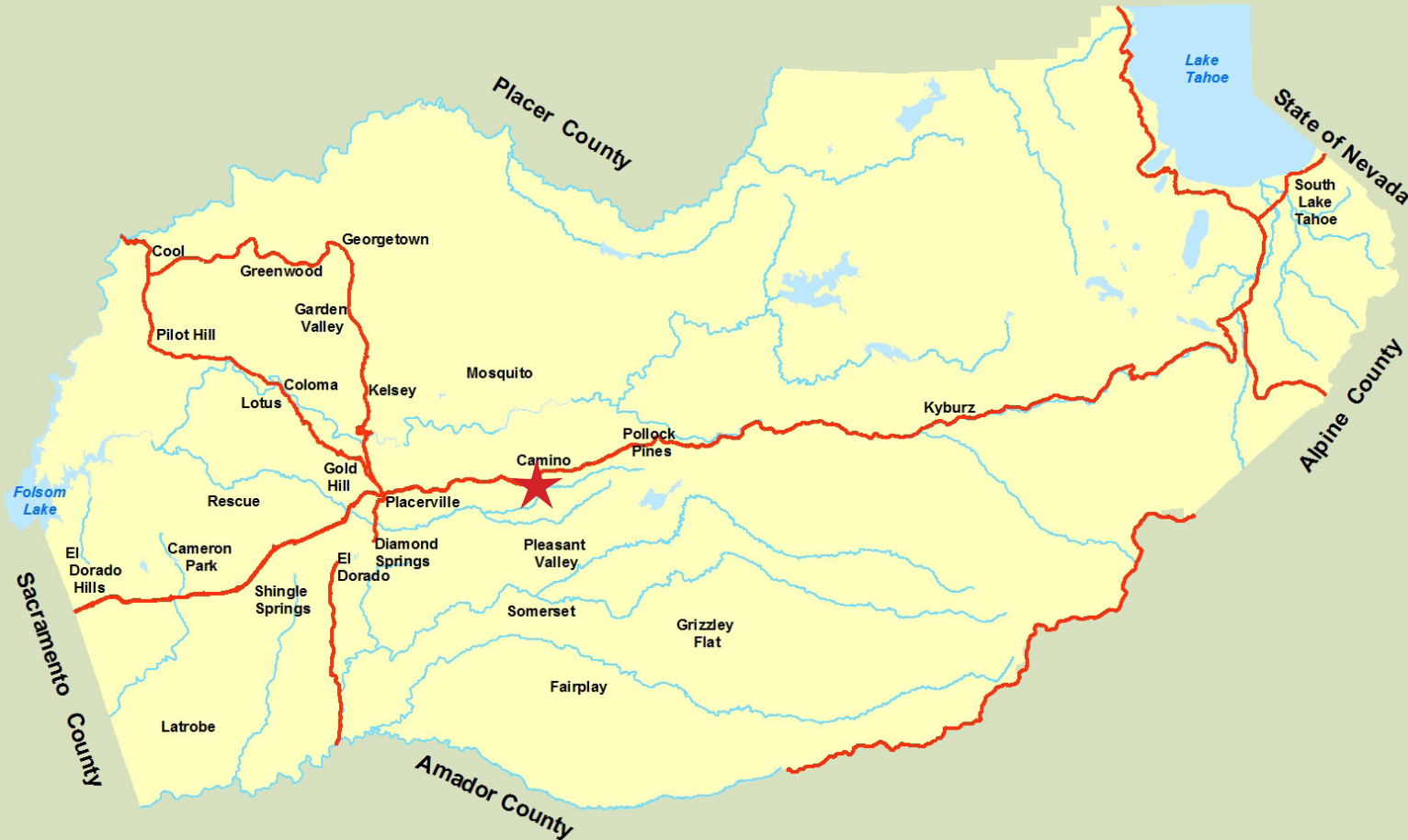
5-Minute Drive

10-Minute Drive

15-Minute Drive

AMENITIES AERIAL





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<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
2022 Population	2,102	14,928	41,776
Average Age	45	45	44
Avg. HH Income	\$105,694	\$109,772	\$118,152
Median Home Value	\$607,251	\$554,712	\$501,949

