

**PMZ**  
SINCE 1957

**COMMERCIAL**  
REAL ESTATE

# Previously Approved (Infill) Single-Family Subdivision

185 Morey Ave, Sacramento CA 95838



144,550 ADT

Norwood Industrial Park

Morrison Point Communities

**SITE**

NORWOOD AVE 16,096 ADT

**Sale Price: \$1,190,000 (\$6.08/SF)**

**Size: 4.49 AC (195,584 SF)**



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Morey Avenue  
School

250-0341-002

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250-0341-002

250-0026-009

250-0026-14

250-0026-15

250-0026-1

Chelsea Park  
1215 B.M. 9



## EXECUTIVE SUMMARY

185 Morey Ave  
Sacramento, CA 95838



### 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

342,486

Population

129,273

Households

\$93,533

Average  
Household  
Income



## EXECUTIVE SUMMARY

ADDRESS	185 Morey Ave, Sacramento CA 95838
APNs	250-0341-003
SIZE	4.49AC (195,584 SF)
ZONING	R-1 (Previously approved/expired tentative subdivision map for R-1A)

## HIGHLIGHTS

- Has a Tentative subdivision map previously approved for 34 residential lots
- Surrounded by other single family residential subdivisions
- Immediate Interstate 80 freeway access
- Ideal size for a residential subdivision
- Near shopping, business parks and residential
- Utilities at the street



## Aerial With Dimensions





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## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,715	130,248	342,486
Growth 2024-2029	0.59%	0.95%	1.05%
Growth 2020-2024	-0.22%	1.70%	2.10%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	0.55%	0.95%	1.18%
Growth 2020-2024	-0.41%	1.66%	2.78%
2024 Average HH Income	\$72,510	\$83,263	\$93,533

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Morrison Ave	McDaniel Cir	2024	868	0.16
Norwood Ave	Morrison Ave	2018	16,096	0.38
Silver Eagle Rd	Mabel St	2024	9,986	0.40
Silver Eagle Rd	Mabel St	2020	13,610	0.40
Grand Ave	Vern St	2024	6,022	0.40
Grand Ave	Vern St	2025	5,956	0.40
Mabel St	Arrowrock Rd	2025	3,449	0.41
Silver Eagle Rd	Western Ave	2024	14,887	0.41



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