

Previously Approved (Infill) Single-Family Subdivision

185 Morey Ave, Sacramento CA 95838





EXECUTIVE SUMMARY

185 Morey Ave
Sacramento, CA 95838



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



342,486



129,273



\$93,533

Population

Households

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)

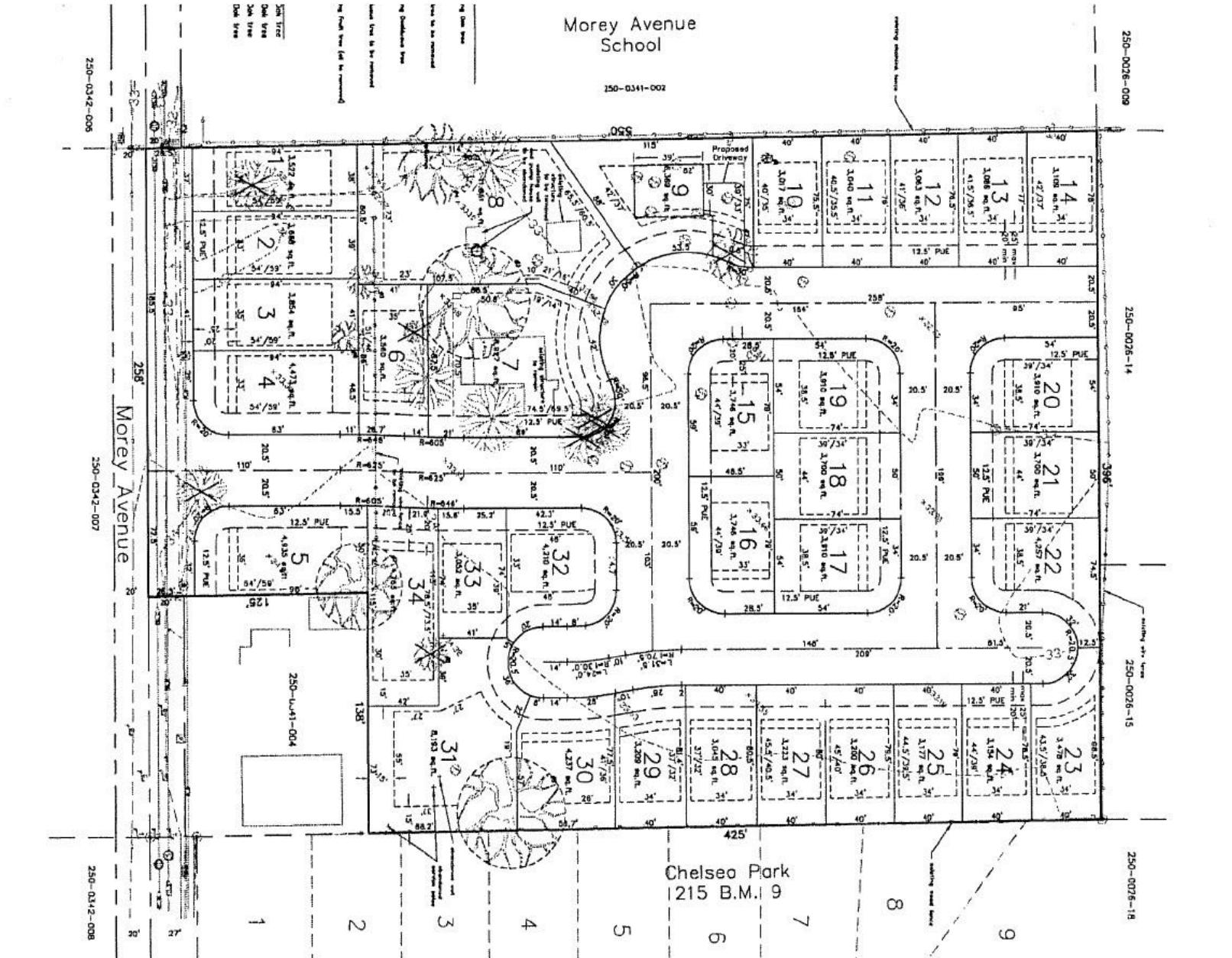
HIGHLIGHTS

- 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



Tentative Map (Previously Approved)

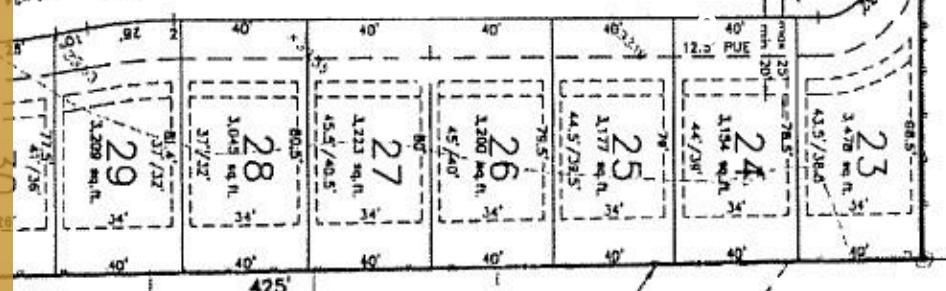
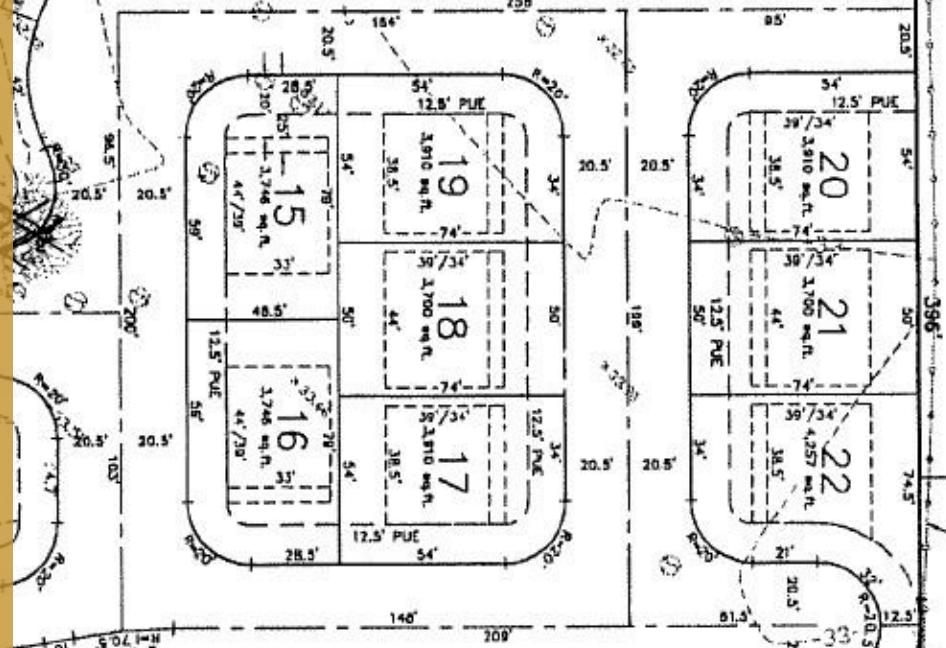
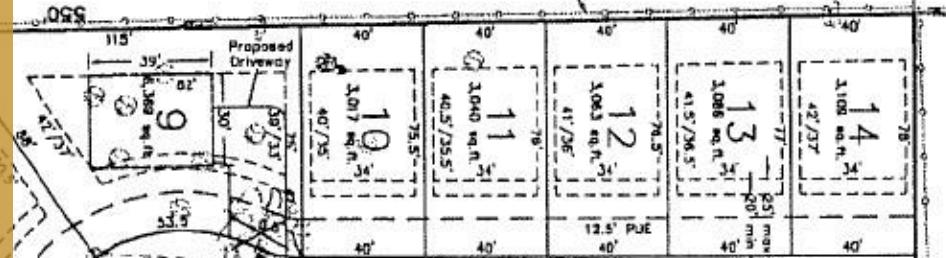


DEMOGRAPHICS

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

Morey Avenue School

250-0341-002



Chelsea Park
215 B.M. 9

DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Exclusively Listed By:

David Quinonez
DRE# 01853323
209.614.5653 / davidq@pmz.com

Josh Bower
DRE# 01905264
209.988.8428 / jbower@pmz.com

PMZ COMMERCIAL
REAL ESTATE
SINCE 1957

1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com