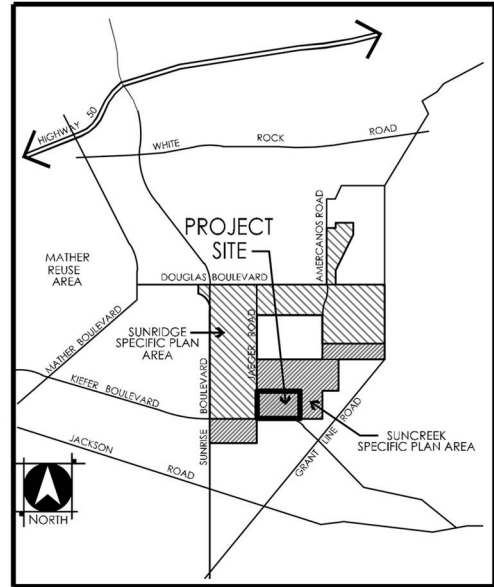


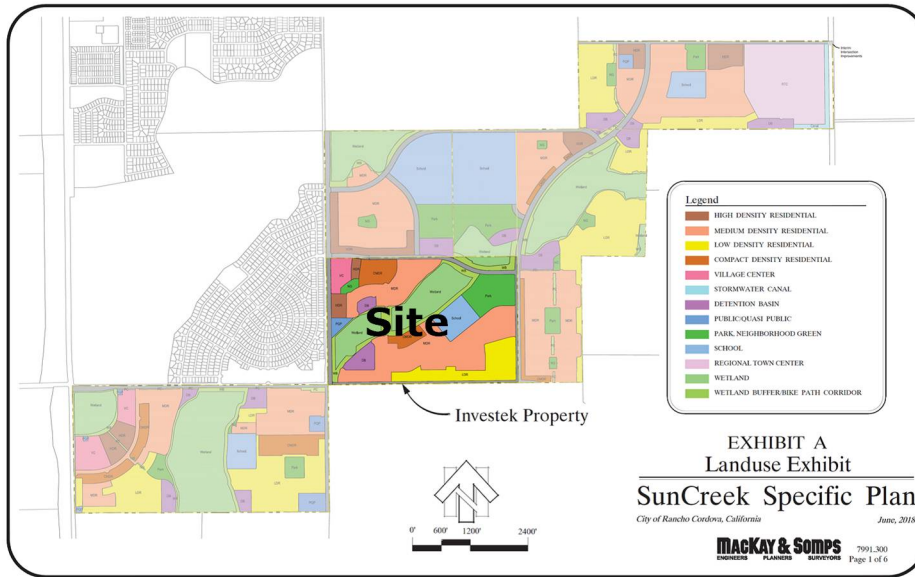
FOR SALE / JAEGER RANCH / 240 ACRES
 LOCATED WITHIN SUNCREEK SPECIFIC PLAN, RANCHO CORDOVA, CA

Tentative Map Approved

MIXED USE DEVELOPMENT OPPORTUNITY INCLUDING 810 SINGLE FAMILY LOTS



Jaeger Ranch consists of approximately 240 acres within the SunCreek Specific Plan of Rancho Cordova. The 1,253 acre SunCreek community will provide mixed use and mixed density residential development.



Property is located at NE corner of Kiefer Blvd. & Rancho Cordova Parkway.
 Sacramento County APN: 067-0100-017, 025 & 026.



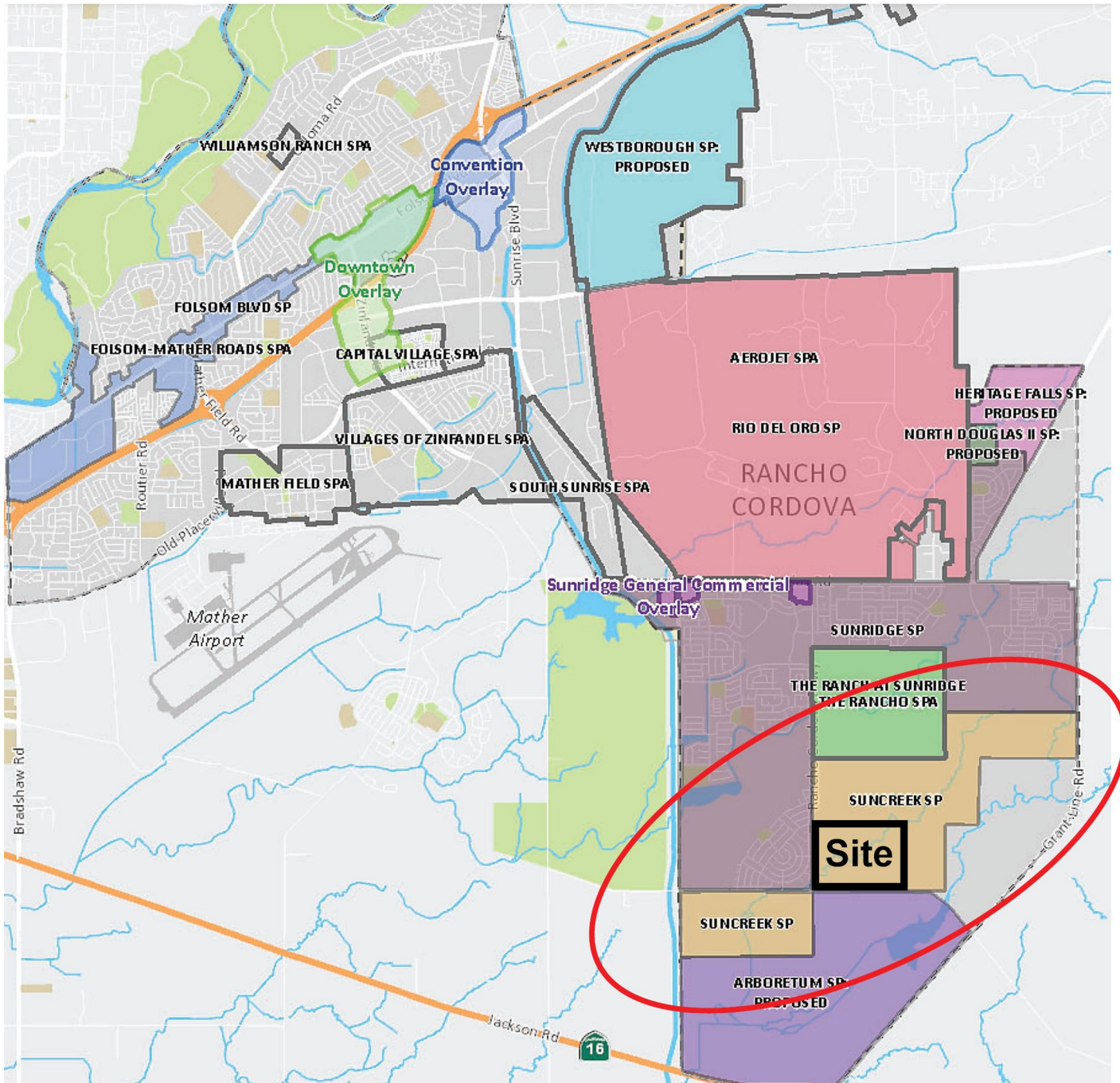
For more information, please contact:
STEVE CROSBIE
 CROSBIE REAL ESTATE
 2545 EAST BIDWELL STREET, SUITE 150
 FOLSOM, CA 95630
 TEL: (916) 489-7700
 EMAIL: CrosbieRE@sbcglobal.net
 DRE# 00834690

The SunCreek plan provides for a mix of land uses and residential densities designed to serve the increasing employment growth in the Hwy 50 corridor.

Jaeger Ranch will be composed of various land uses ranging from mixed density residential, commercial, parks, school, and up to 67 acres of open space.

THE INFORMATION CONTAINED HEREIN, HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY, OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY THE ITEMS CONTAINED HEREIN.

Project Location



**Tentative
Map
Approved**

SMALL LOT TENTATIVE SUBDIVISION MAP
TREVOR GILMARTIN PROPERTY
 CITY OF RANCHO CORDOVA, CALIFORNIA
 OCTOBER 31, 2022

**Now
Available**

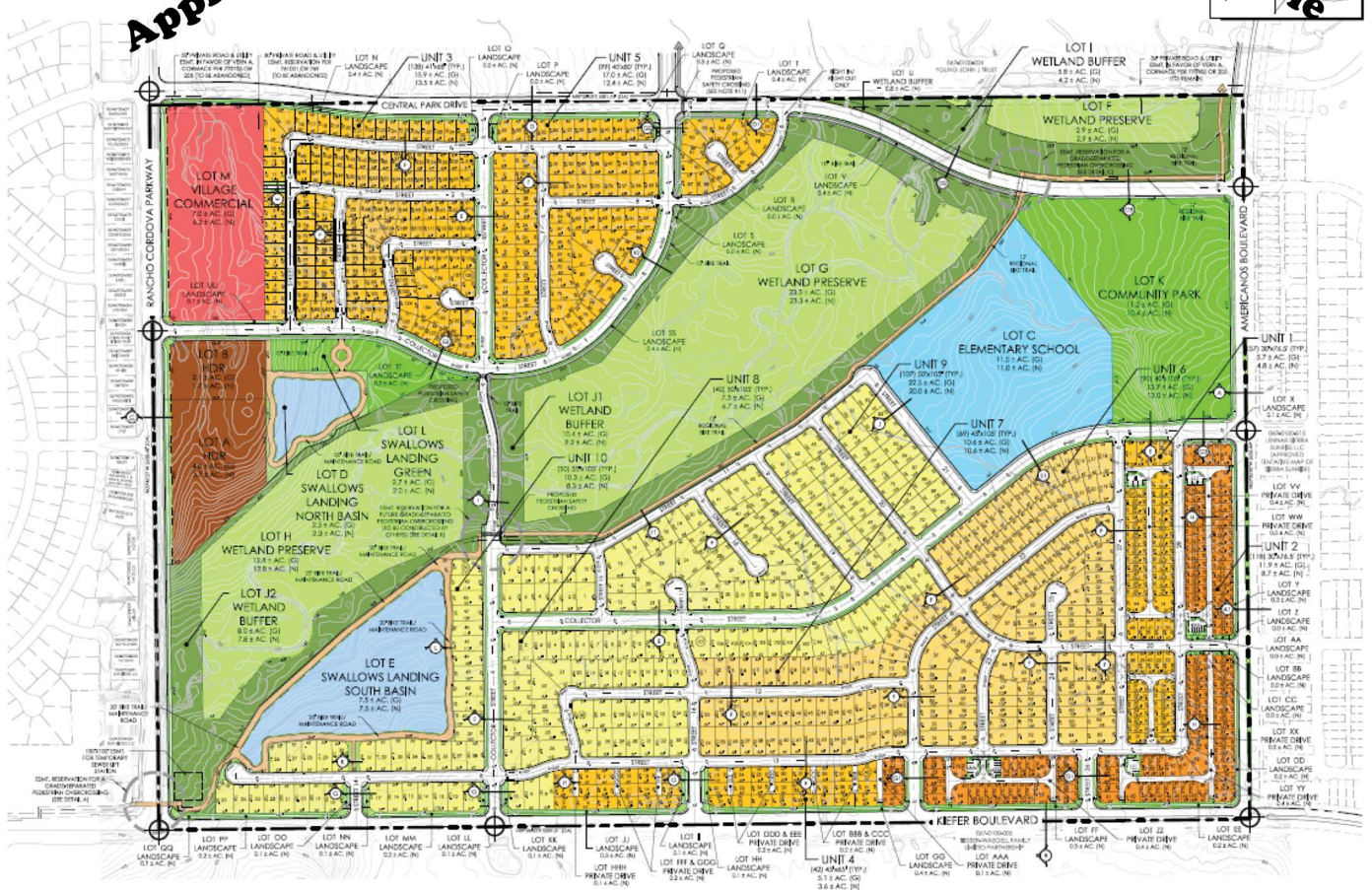
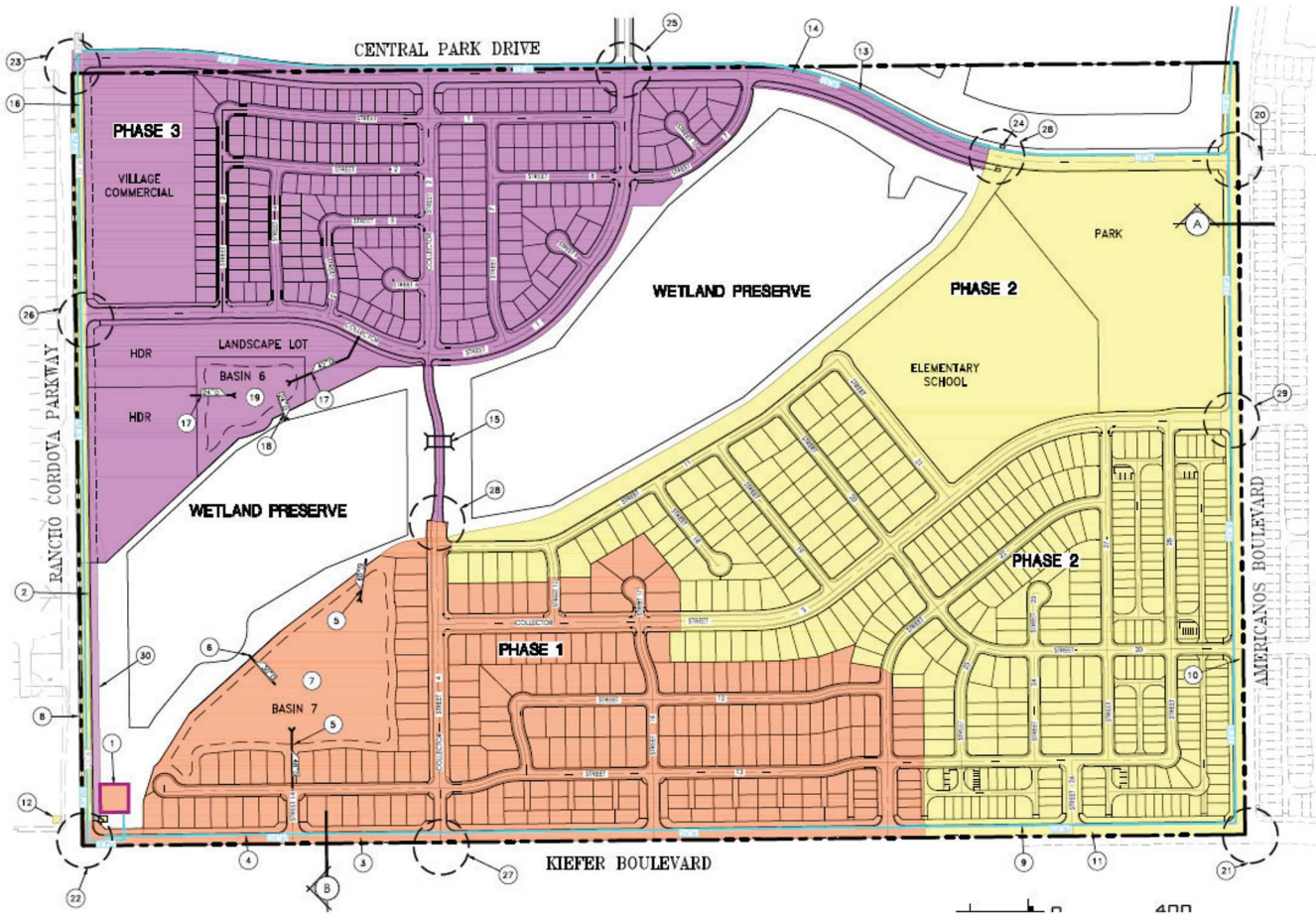


Table 1: Proposed Trevor Gilmartin TSM Land Use Summary

Land Use	Acres (Net)	Dwelling Units (DU)
Single Family Residential	101.6	810
High Density Residential	5.4	140
School	11.0	
Water Quality Basin	9.8	
Wetland	39.0	
Wetland Buffer	22.0	
Park	10.4	
Neighborhood Green	2.0	
Village Center	6.2	
Landscape Lots	6.0	
Private Drives and Guest Parking (Private)	3.4	
Public Interior Streets	14.7	
Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd (ROW)	8.9	
Total	240.40 AC	950 DU

Trevor Gilmartin TSM Proposed Phasing Plan



SunCreek Specific Plan Major Streets Master Plan and Trails

