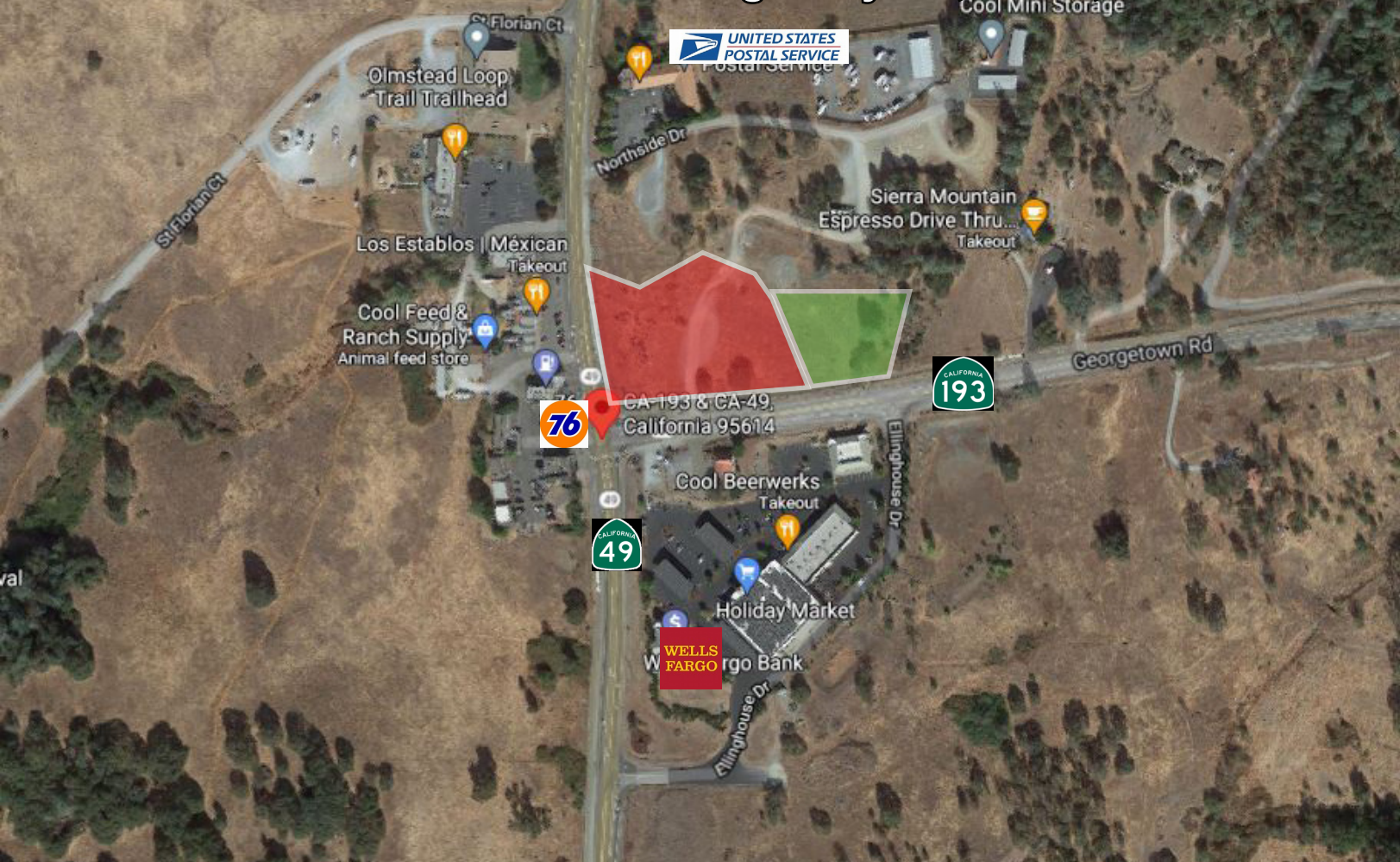


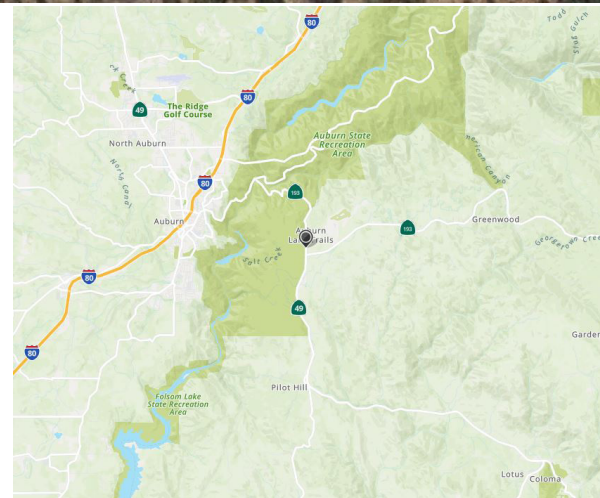
General Commercial Land for Sale

State Route 193 and Highway 49, Cool, CA



Property Highlights:

- 5.20 acres in two contiguous parcels available for sale
- Available individually or as a portfolio
- Corner of State Route 193 and Highway 49, in Cool, CA
- Located in the town's central intersection across from the only large grocery store anchored shopping center in Cool
- Corner parcel (APN 071-080-007-000) is 3.83 acres
- Adjacent parcel (APN 071-500-036-000) is 1.37 acres
- Immediate vicinity of the Auburn State Recreational Area's many hiking and horsebackriding trails
- Intersection of two of the four major highways in the county
- High traffic Counts (ADT 9043 on Highway 49)
- General Commercial (CG) Zoning allowing for myriad uses including Gas station, Self storage, Food and beverage sales, Automotive sales and repair and many more



For further information, contact:
Ranga Pathak/Greg Diodati CCIM
DRE Lic. No. 01364897/ 00831160
Tel: (916)201-9247/(916)538-3399
ranga.pathak@norcalgold.com; gdiodati@ccim.net

The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



General Commercial Land for Sale

State Route 193 and Highway 49, Cool, CA

The Opportunity:

RE/MAX Gold Commercial is pleased to offer for sale two contiguous general commercial parcels of land, one of which is 3.83 acres and the other is 1.37 acres, totaling 5.20 acres, available individually or as a portfolio. They are located in Cool, CA, a part of the unincorporated El Dorado Hills County, One of the parcels is at the northeast corner of Highway 49 and State Route 193, and the second parcel is adjacent and immediately to the east of it. Located in the heart of Cool, CA, the properties are in the immediate vicinity of the Auburn State Recreational area and its many hiking and horseback riding trails. Traffic counts are high at this major intersection of two of the four major highways in El Dorado County. Zoned General Commercial, several uses are allowed, including self storage, gas station, automotive sales and rentals, automotive repair and storage, Retail, Food and Beverage sales, Bars, Restaurants, Breweries, Building supply stores, Indoor sports, Mobile/Manufactured Home sale lots, Winery, Nursery, Wholesale Storage and Distribution, etc., allowed by right, although you are advised to verify with the El Dorado County regarding your proposed use.

Corner Parcel:

El Dorado County APN	071-080-007-000
Address	STATE HWY 193, COOL, CA 95614
Size	3.83 acres
Purchase Price	\$ 695,000.00 (\$4.17 per sf)
Location	At the NEC of State Route 193 and Highway 49
Improvements	None
Utilities	PG & E and Georgetown Divide PUD

Adjacent Parcel:

El Dorado County APN	071-500-036-000
Address	COOL, CA 95614
Size	1.37 acres
Purchase Price	\$ 399,000.00 (\$6.67 per sf)
Location	East of the corner of State Route 193 and Highway 49
Improvements	None
Utilities	PG & E and Georgetown Divide PUD

Zoning and Permitted Uses:

Zoning	CG - General Commercial
Permitted Uses:	Gas Stations, Food and Beverage sales, Self Storage, Bars, Restaurants, Automotive sales, service and storage, Wholesale storage and distribution and more.
Conditional Uses:	Hospitals, Outdoor Trade School, Trailhead parking, Cemetery, Church, etc.

Market Information:

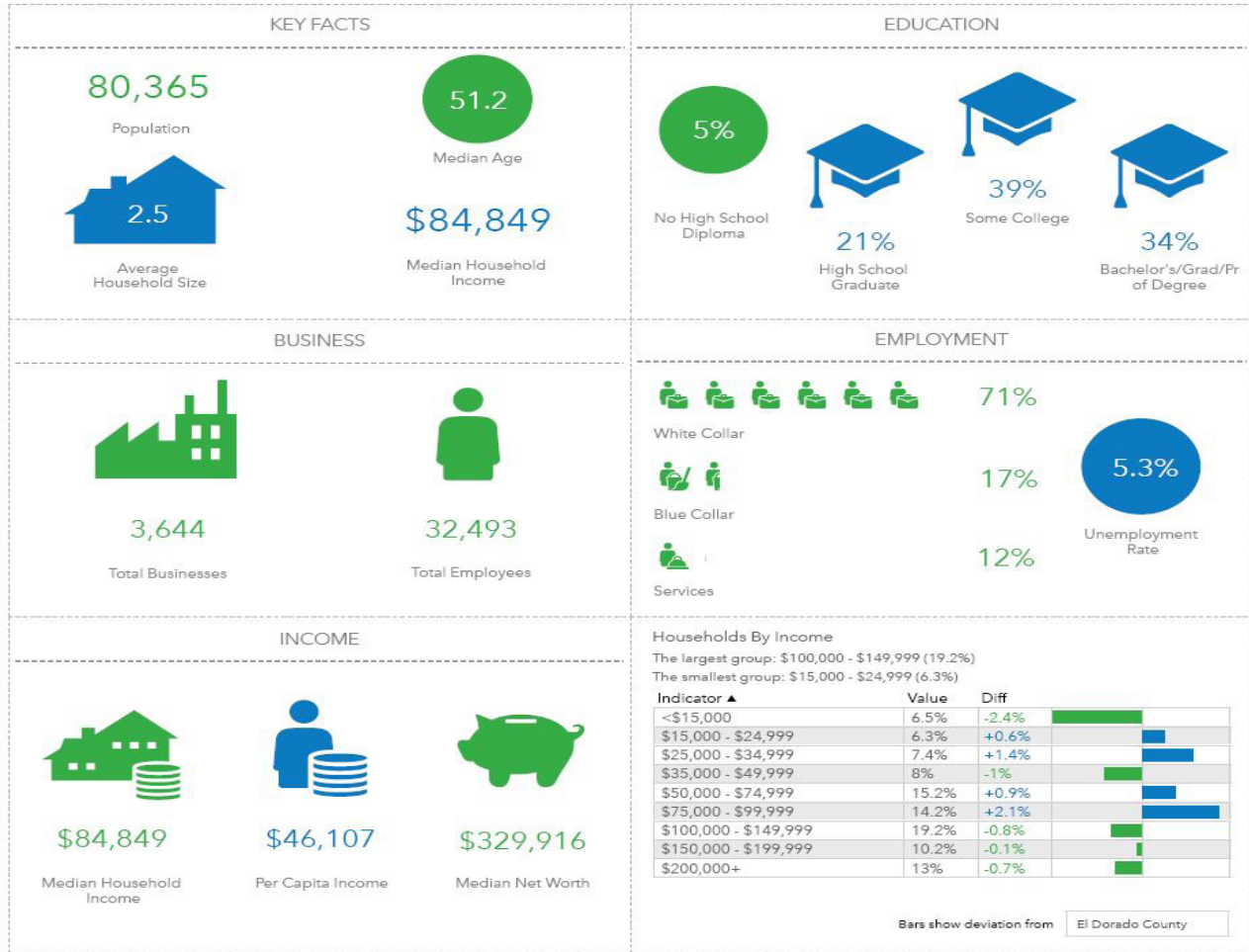
According to the U.S. Census Bureau, El Dorado county has a total area of 1,786 square miles. The county, owing to its location in the Sierra Nevada, consists of rolling hills and mountainous terrain. The northeast corner is in the Lake Tahoe Basin (part of the Great Basin), including a portion of the lake itself. Across the Sierra crest to the west lies the majority of the county, referred to as the "western slope." A portion of Folsom Lake is in the northwest corner of the county. Much of the county is public land. The Eldorado National Forest comprises a significant portion (approximately 43%) of the county's land area, primarily on the western slope. The Lake Tahoe Basin Management Unit, formerly part of the Eldorado and two other National Forests, manages much of the land east of the crest. The Pacific Crest Trail runs through the eastern part of the county, along or roughly paralleling the Sierra crest. The county is home to the Desolation Wilderness, a popular destination for hiking, backpacking, and fishing. As of the census of 2000, there were 156,299 people, 58,939 households, and 43,025 families residing in the county. The population density is 91 people per square mile

The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



General Commercial Land for Sale

State Route 193 and Highway 49, Cool, CA



10-mile Demographics and Key Facts



Property and surrounding views

The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



General Commercial Land for Sale

State Route 193 and Highway 49, Cool, CA



Parcel Map



Property Views

The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

