

7101 Van Maren Ln, Citrus Heights, CA



CAPWISE
COMMERCIAL ADVISORS



For Sale: \$1,300,000

9.87-Acre Residential Development Lot in Citrus Heights, CA

BEN FAUBION

(916) 899-1738

BFaubion@CapWiseCommercial.com

CA RE License #01946163

PROPERTY OVERVIEW

Acres: 9.87 Acres

APN: 211-0010-027-0000

Zoning: RD-5 - <https://www.citrusheights.net/243/Zoning-Code>

Additional Acreage: Potential to acquire an additional +/-0.57 acres of land.

Flood Zone: Yes

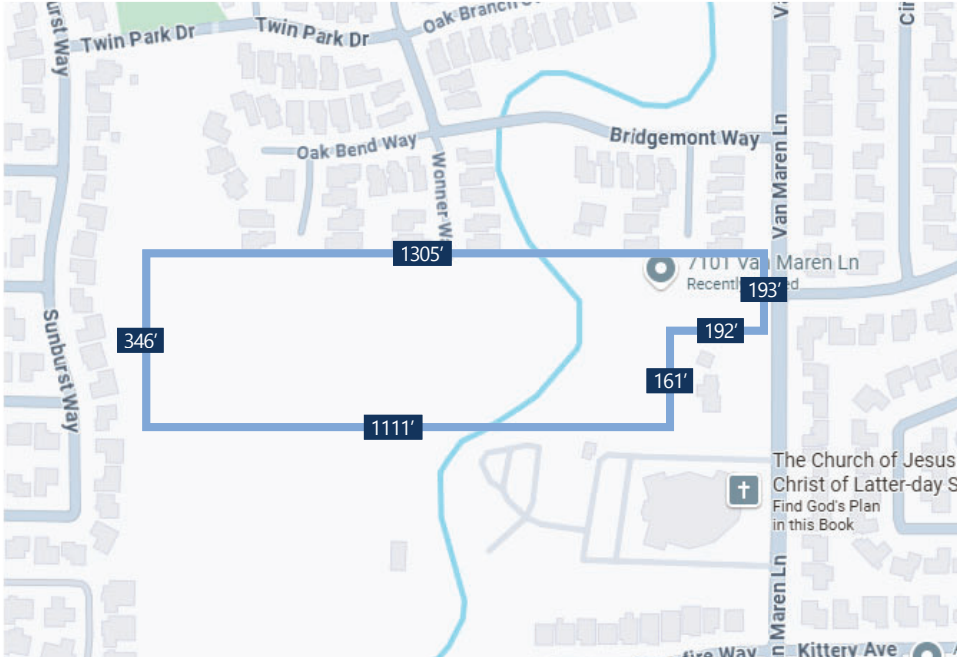




HIGHLIGHTS

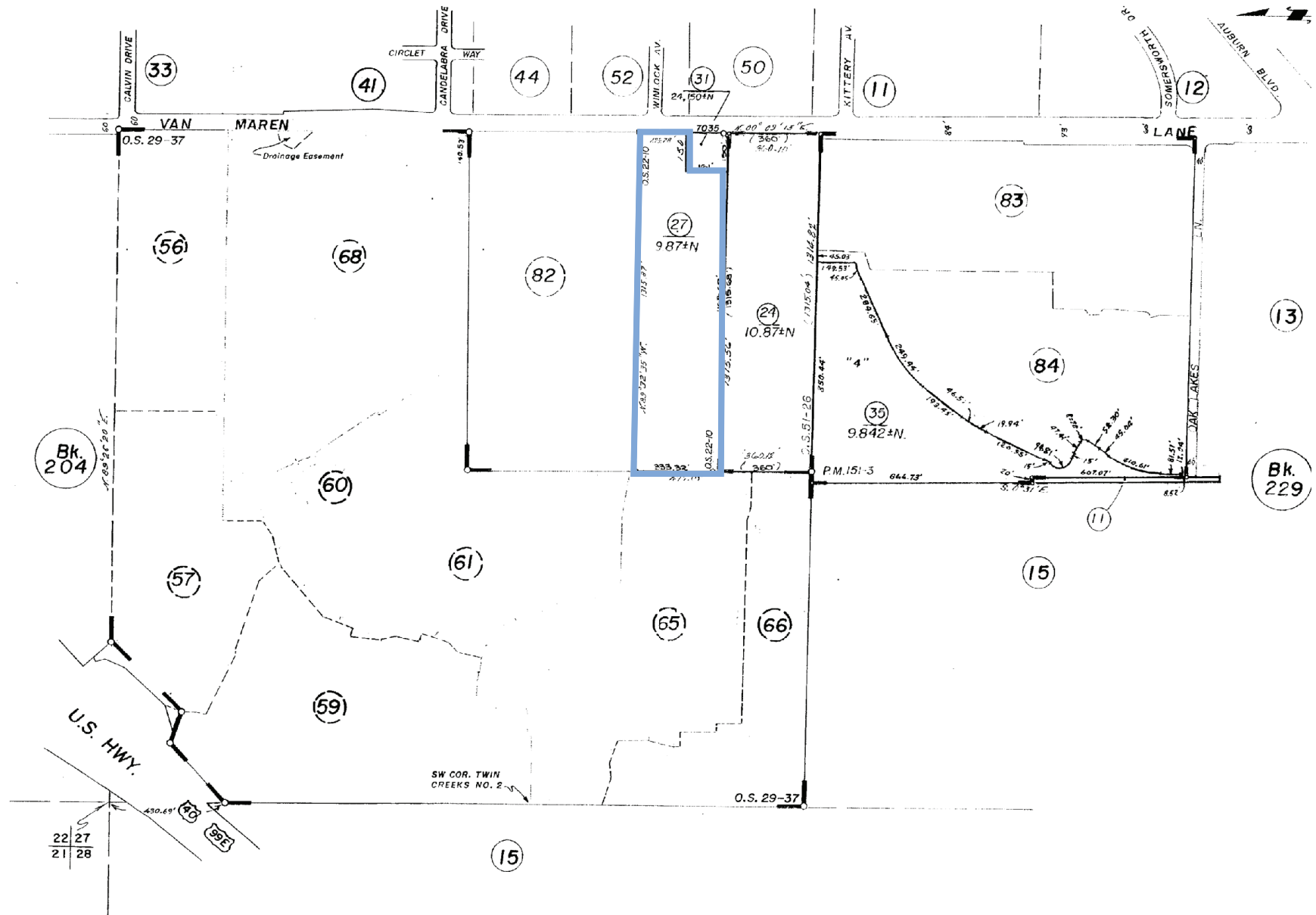
- Serene lot nestled in a well-established residential neighborhood.
- Mostly flat topography enhanced by mature oak trees and a seasonal creek.
- Generous acreage allows for phased or single-phase development, custom estate lots, or a small community of homes.
- Parcel is serviced by public utilities; primary access from Van Maren Lane or Wonner Way on publicly maintained roads.
- Conveniently located close to schools, shopping centers, and major centers of employment.
 - 0.8 miles to 24-Hr Fitness.
 - 1.4 miles to Costco and Walmart Supercenter.
 - 2.3 miles to Sam's Club, Safeway, Ross Dress for Less, Burlington, Kohl's, and Green Acres Nursery & Supply.
 - 2.4 miles to Mercy San Juan Medical Center.
 - 3.4 Miles to Marketplace at Birdcage (Lowes, Best Buy, Hobby Lobby, etc.)
 - 3.5 miles to Sprouts Farmer's Market.
- Easy access to I-80 - 1.2 miles to Hwy 80 via Antelope Rd and 2.3 miles to Hwy 80 via Greenback Ln.

PHOTOS



*approximate property line

ASSESSOR'S MAP



AREA STATISTICS

POPULATION

	1 MI.	3 MI.	5 MI.
2024 Population	18,042	163,340	382,543
2029 Population Projection	18,076	164,386	388,491

HOUSEHOLDS

	1 MI.	3 MI.	5 MI.
2024 Households	7,319	61,593	141,261
2029 Household Projection	7,327	61,986	143,494

INCOME

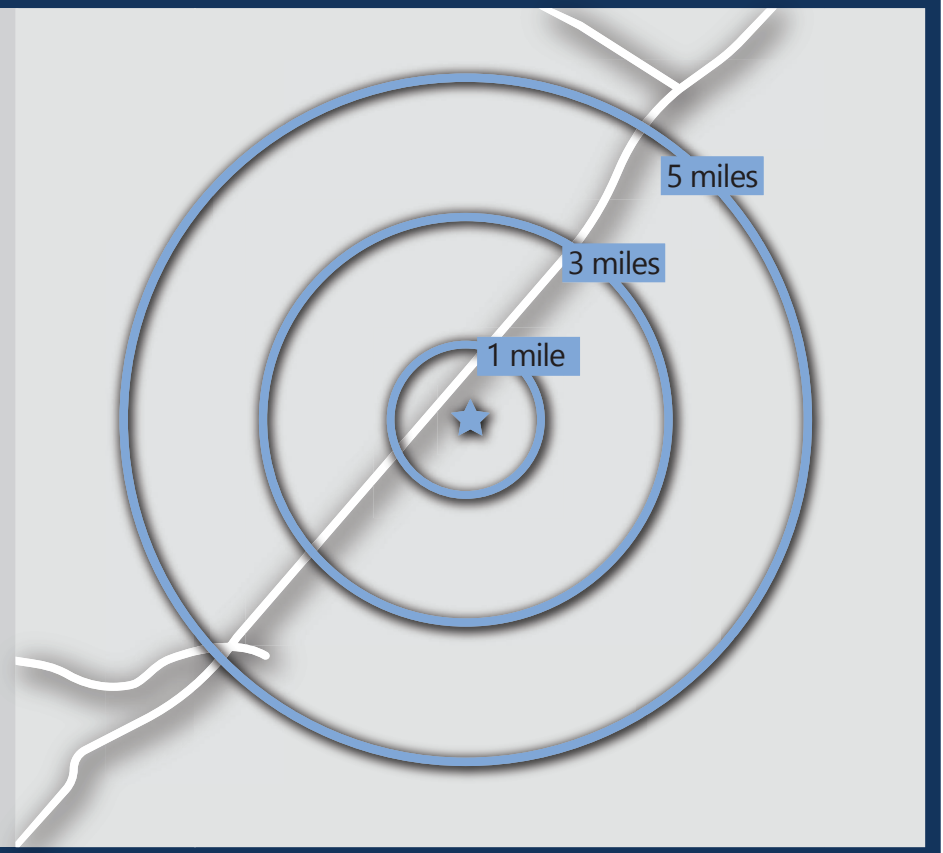
	1 MI.	3 MI.	5 MI.
2024 Median Income	\$71,996	\$73,911	\$78,671
2024 Average Income	\$92,836	\$90,872	\$98,931

HOME VALUE

	1 MI.	3 MI.	5 MI.
2024 Median Home Value	\$399,927	\$404,643	\$442,515
Median Year Built	1976	1976	1977

EDUCATION

	1 MI.	3 MI.	5 MI.
Bachelor's Degree or Higher	21%	22%	25%



382,543

2024 TOTAL POPULATION
WITHIN 5 MILES



\$442,515

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$78,671

2024 MEDIAN INCOME
WITHIN 5 MILES



25%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES