

# WATERMAN BUSINESS PARK

ELK GROVE, CA

LOTS AVAILABLE FOR SALE OR BUILD-TO-SUITS FOR LEASE



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**NEWMARK**

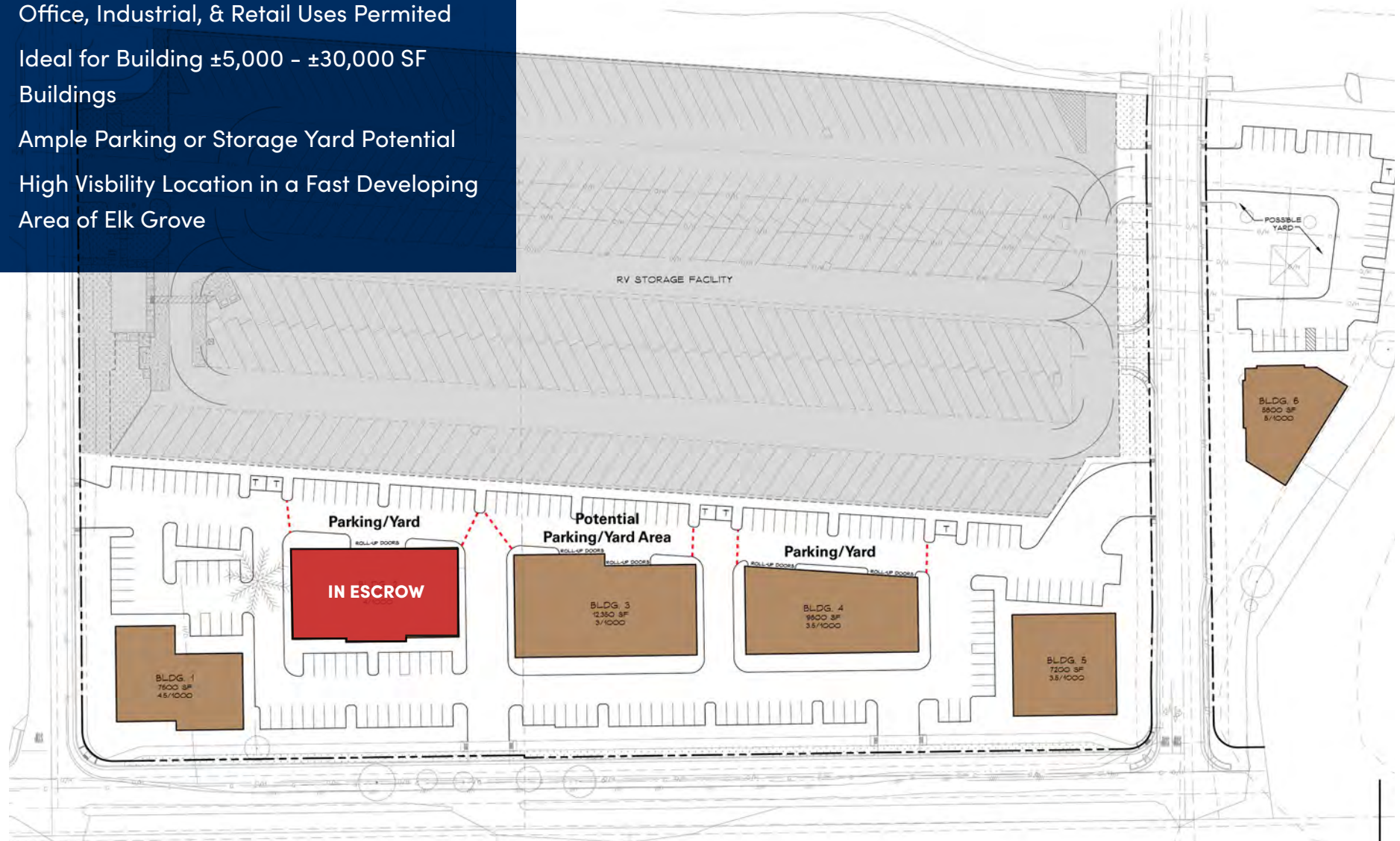
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## PROPERTY HIGHLIGHTS

- Six (6) Parcels from ±0.84 AC to ±2.78 AC
- Office, Industrial, & Retail Uses Permitted
- Ideal for Building ±5,000 - ±30,000 SF Buildings
- Ample Parking or Storage Yard Potential
- High Visibility Location in a Fast Developing Area of Elk Grove

## CONCEPTUAL SITE PLAN

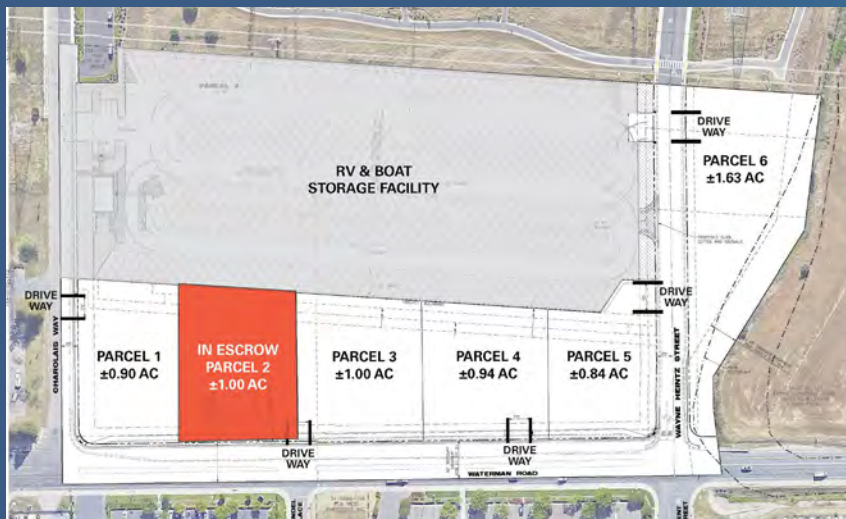


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## SITE IMPROVEMENTS

- Curbs, Gutter and 7.5 foot wide sidewalk all along Waterman Road, plus improvements along Charolais Way and Wayne Heintz Street
- New, professionally designed landscaping to be installed along Waterman Road, Charolais Way and Wayne Heintz Street
- Concrete aprons to be installed at pre-determined ingress and egress locations along Waterman Road, Charolais Way and Wayne Heintz Street.
- New state-of-the-art signalized intersection to be installed at the corner of Waterman and Wayne Heintz Street
- ±22-foot road widening of Waterman Road with new asphalt and turn-in lanes into site. This well designed/engineered widening will allow for easy and safe access into the development
- High-end 8-foot wall (along the split face block, design enhancing pilasters & top cap) installed full length of the east parcel line
- Each parcel will be very near "finish grade" with approved/inspected compaction from front area of parcel all the way to the back wall
- Water connection stubbed to each parcel
- Sewer connection stubbed to each parcel
- SMUD connections stubbed to each parcel
- Cable/internet available to each parcel (Comcast & Frontier)
- New street lighting
- Manholes installed and drainage lines installed
- The latest model of new SMUD power poles installed along Waterman
- Environmental fees paid (Wetlands and Swainson Hawk mitigation fees paid)
- Historical/Cultural inspection cleared and fees paid
- Renderings of prospective new buildings already designed with a high-end look and a standard that will lead to a cohesive, aesthetically pleasing overall project
- An Association will be in place to ensure proper maintenance that will ensure the project remains looking top-notch
- Property values enhanced through these site improvements with the idea of maintaining and increasing value long term for buyers



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## PRICE LIST

| Parcel | Acreage | Price       | Price/SF |
|--------|---------|-------------|----------|
| 1      | ±0.90   | \$980,100   | \$25.00  |
| 2**    | ±1.00   |             |          |
| 3      | ±1.00   | \$958,320   | \$22.00  |
| 4      | ±0.94   | \$900,821   | \$22.00  |
| 5      | ±0.84   | \$987,941   | \$27.00  |
| 6      | ±1.63   | \$1,065,042 | \$15.00  |

\* Prices are subject to change at any time without notice.

\*\* Parcel in Escrow

## ZONING

MP Zoned land allows for but is not limited to:

- » Day Care
- » Medical
- » Kennels
- » Training Schools
- » Parking Facilities
- » Banks
- » Call Centers
- » Restaurants
- » Auto Rental
- » Research and Development
- » Wineries
- » Vet
- » Fitness Center

[Click HERE for Elk Grove Zoning Descriptions](#)



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## NEARBY AMENITIES



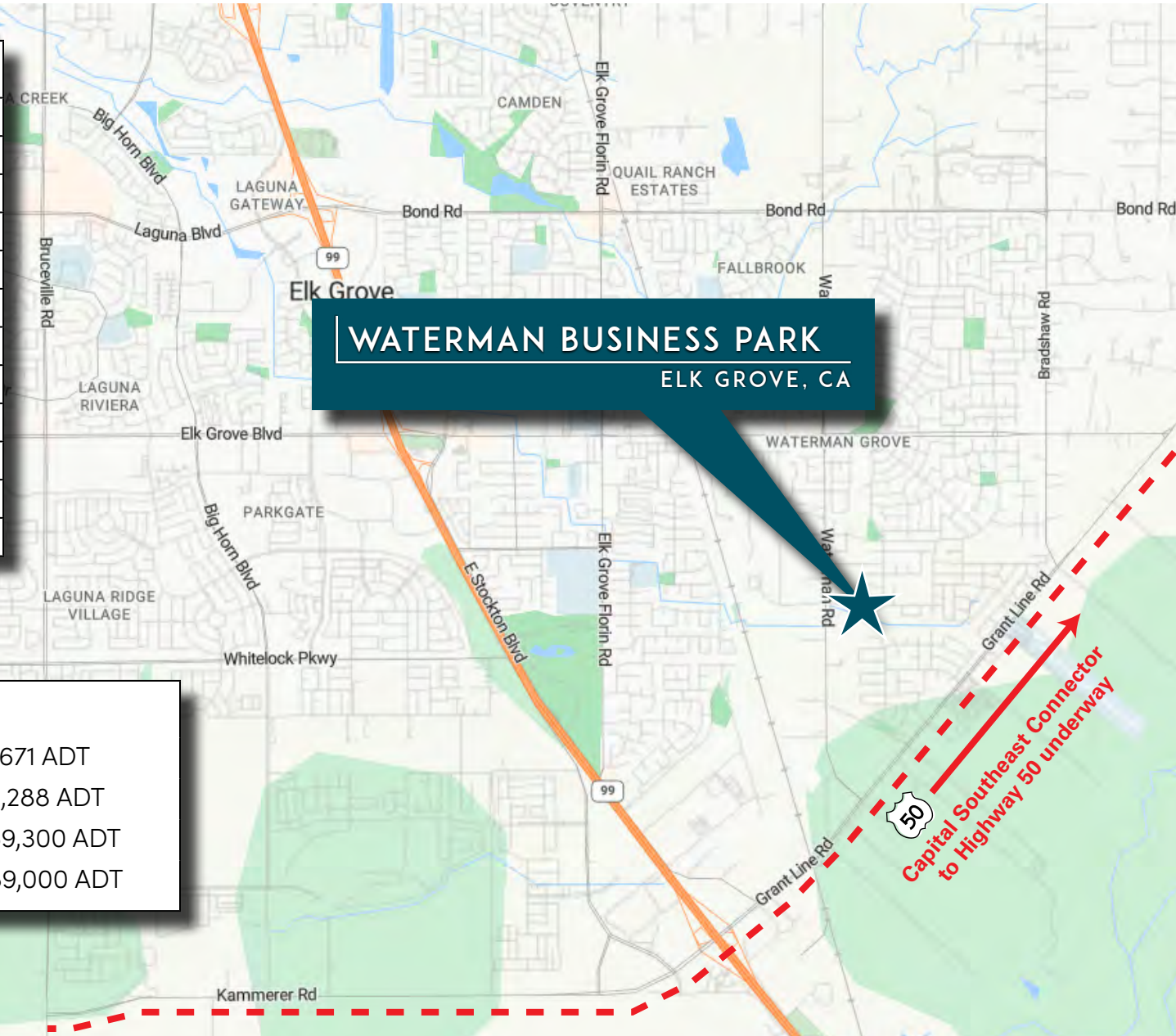
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## LOCATION MAP

| DISTANCE TO MAJOR CITIES |             |
|--------------------------|-------------|
| Stockton, CA             | 35 Miles    |
| San Francisco, CA        | 104 Miles   |
| Reno, NV                 | 147 Miles   |
| Fresno, CA               | 155 Miles   |
| Los Angeles, CA          | 377 Miles   |
| Las Vegas, NV            | 548 Miles   |
| Boise, ID                | 568 Miles   |
| Portland, OR             | 598 Miles   |
| Salt Lake City, UT       | 665 Miles   |
| Phoenix, AZ              | 748 Miles   |
| Seattle, WA              | 771 Miles   |
| Denver, CO               | 1,181 Miles |

| TRAFFIC COUNTS               |             |
|------------------------------|-------------|
| Waterman Rd @ Grant Line Rd  | 8,671 ADT   |
| Waterman Rd @ Elk Grove Blvd | 13,288 ADT  |
| Grant Line Rd @ Hwy 99       | 159,300 ADT |
| Elk Grove Blvd @ Hwy 99      | 189,000 ADT |





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