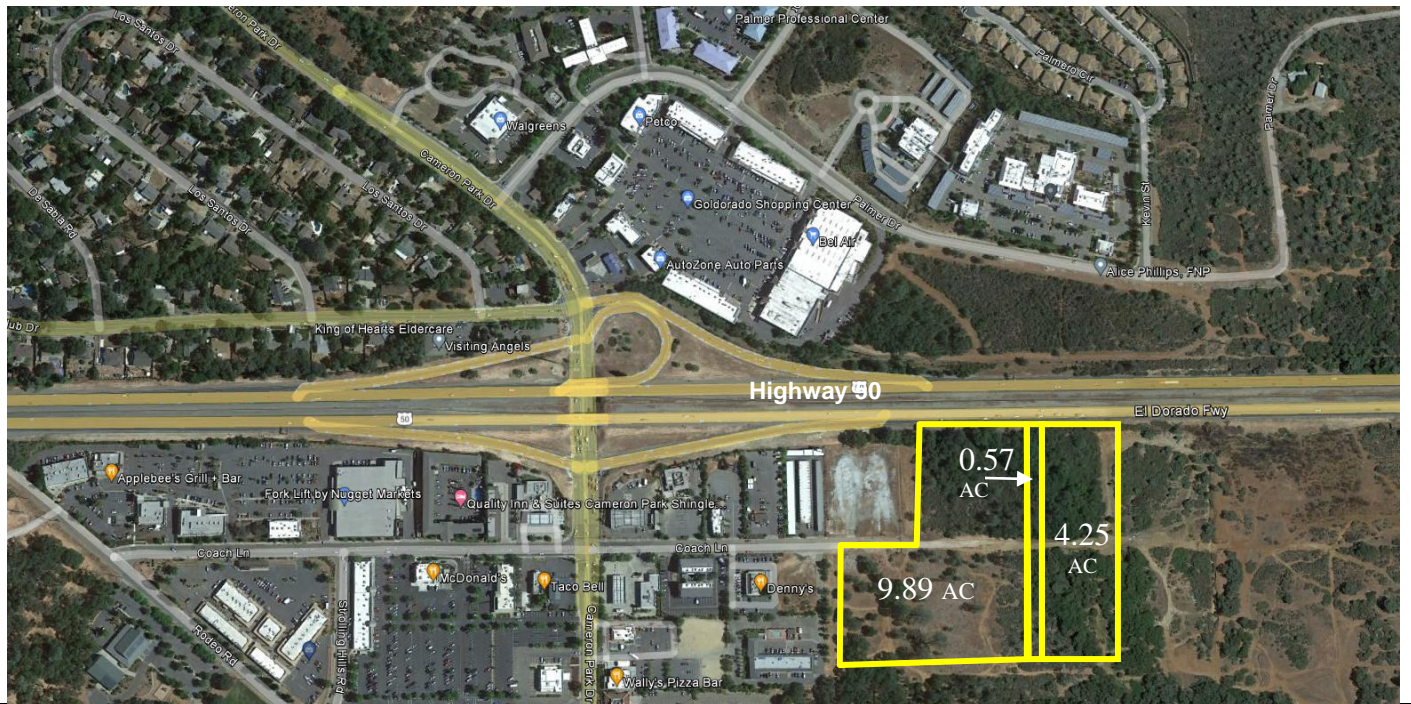


HIGHWAY COMMERCIAL LAND FOR SALE



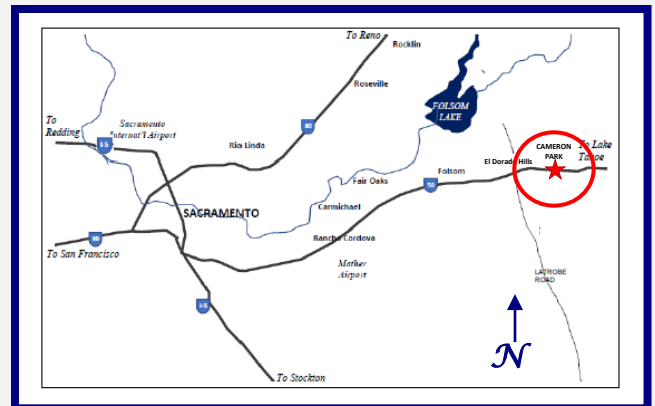
15 Acres Ready to Develop All or Part

Prime freeway frontage land in El Dorado County zoned Central Commercial. Only minutes from El Dorado Hills and Folsom. Proximate to several shopping centers including Safeway, BelAir, and Forklift .

This Property is located in a growing community and is ready for development. It has not been rough-graded or cleared of vegetation recently but has street access and can be sold in separate parcels. The zoning allows most uses and lot-line adjustments can create the required size for your project.

Utilities to the site
Located at the end of Coach Lane
Excellent freeway visibility

\$ 3,500,000



Seller will consider all offers including sale, ground lease, joint venture, etc.

For Information Contact
Marilyn Gautschi, Broker (916) 934-6446
marilyn.gautschi@gmail.com

AMERICAN COMMERCIAL REAL ESTATE

4944 Windplay Dr., Ste. 245 El Dorado Hills, CA 95762 DRE 00702641

The information contained herein has been obtained from the Owner or other sources deemed reliable, however, American Commercial Real Estate does not guarantee the accuracy, and prospective tenants shall carefully and independently verify this information.

Highway Commercial Land For Sale

Multiple Uses Possible



ALLOWED USES

The Zoning Code allows any use except single-family and multi-family dwellings.
Use permits are required for auto sales, animal shelters, and mobile home parks

The County has expressed interest in having the Property developed but in a manner that will not impact traffic on the Highway 50 / Cameron Park Drive interchange. The County has plans to improve the interchange in the future but in the meantime development of this Property may be subject to traffic limitations.

For Information Contact
Marilyn Gautschi, Broker (916) 934-6446
marilyn.gautschi@gmail.com

AMERICAN COMMERCIAL REAL ESTATE

4944 Windplay Dr., Ste. 245 El Dorado Hills, CA 95762 DRE 00702641

The information contained herein has been obtained from the Owner or other sources deemed reliable, however, American Commercial Real Estate does not guarantee the accuracy, and prospective tenants shall carefully and independently verify this information.