

FOR SALE

# DEVELOPMENT OPPORTUNITY

*Price Reduced to \$1,200,000  
±2.48 Acres on 3 Adjoining Parcels*

CAMERON PARK, CA

SUBJECT PROPERTY

ADJUSTED PARCEL LINE

RETAIL CENTER

PARK & RIDE



COMING SOON



← ±30 MINUTES TO DOWNTOWN SACRAMENTO

EXCLUSIVELY LEASED BY



# ±2.48 ACRES ON 3 ADJOINING PARCELS

Located 38 miles east of Sacramento and just minutes away from Folsom and El Dorado Hills. Ideally located in the heart of the county of El Dorado, this purchase is comprised of three (3) contiguous parcels totaling ±2.48 acres of flat buildable dirt.

Current ownership has explored senior apartments with a retail component, but the site is also ideal for self-storage, automotive, retail, and office. In a growing market with demand outpacing supply, this development opportunity makes long term investment sense to all developers and investors



*Kidder Mathews is pleased to present for sale, a development opportunity in Cameron Park, California.*



**DEVELOPMENT SITE (SENIOR APARTMENTS, RETAIL, SELF-STORAGE, AUTOMOTIVE)**



**GREAT VISIBILITY**



**3 CONTIGUOUS PARCELS - CAN BE SOLD INDIVIDUALLY**



**±2.48 ACRES**



**STRONG DEMOGRAPHICS**



**EASY FREEWAY ACCESSIBILITY**



**CLOSE TO SHOPPING, RESTAURANTS, SCHOOLS, PARKS & CHURCHES**

±2.48 ACRES ON 3 ADJOINING PARCELS

# PARCEL MAP



*Offered at \$1,200,000*  
*Parcels can be sold separately*

PROPERTY TYPE	Vacant Land
PARCELS	#1) 082-381-003-000 (LC) #2) 082-412-009-000 (CC) #3) 082-412-010-000 (CC)
PROPERTY SIZE	±2.48 Acres
FRONTAGE	±306' on Merrychase Drive ±150' on Cameo Drive
ZONING	Community Commercial (CC) & Limited Commercial (LC)

Acresages Are Estimates

±2.48 ACRES ON 3 ADJOINING PARCELS

# DEMOGRAPHICS

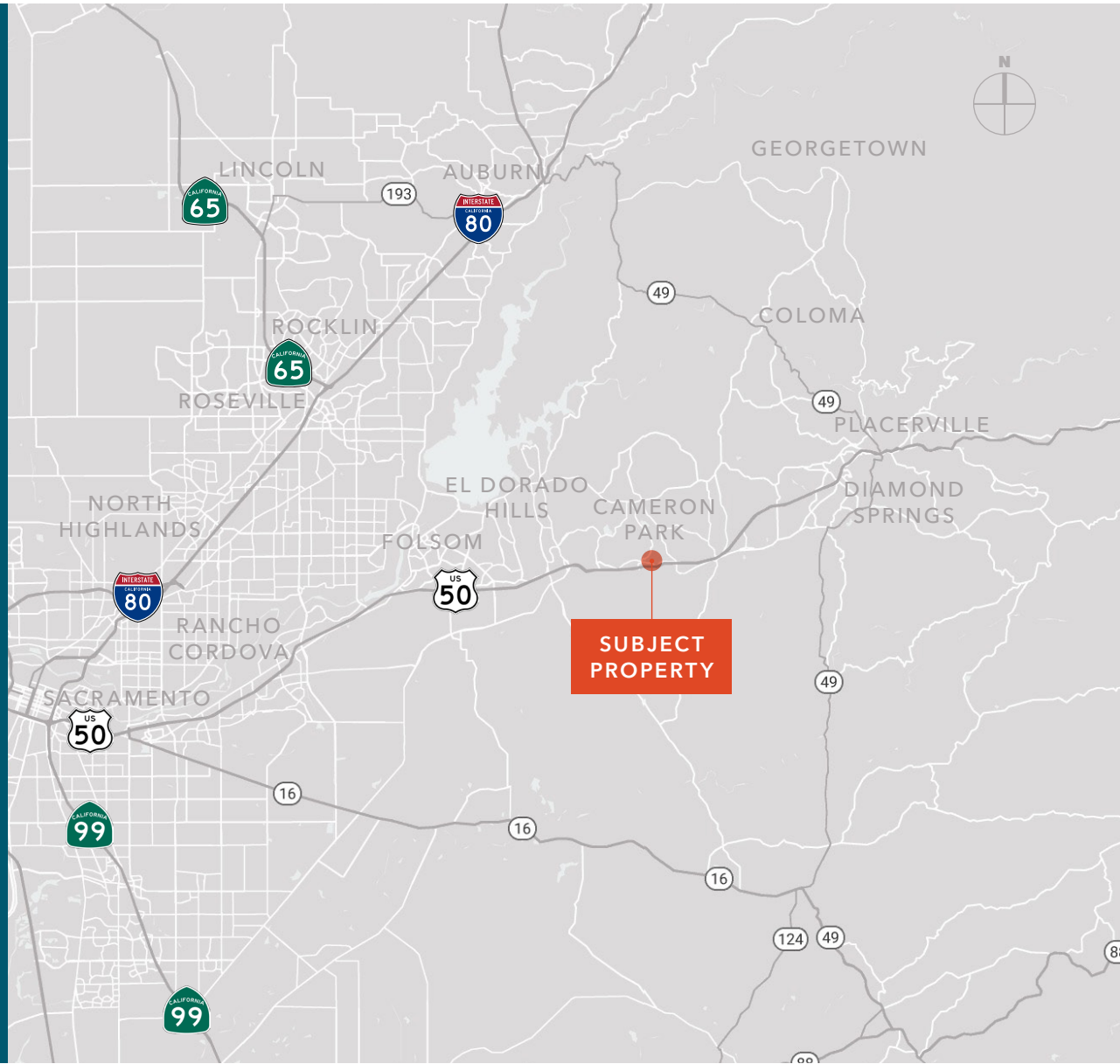
## POPULATION

	1 Mile	3 Miles
2024 TOTAL POPULATION	5,473	33,834
2024 MEDIAN AGE	42.4	44.2
POPULATION GROWTH 2024-2029	0.15%	0.31%
DAYTIME EMPLOYEES	1,044	8,558

## HOUSEHOLDS

	1 Mile	3 Miles
2024 HOUSEHOLDS	2,070	12,854
2024 MEDIAN HH INCOME	\$118,720	\$125,664
HOUSEHOLD GROWTH 2024-2029	0.77%	0.96%

Data Source: ©2025, Esri





*Exclusively listed by*

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