

# Land For Sale | Walerga Rd | Sacramento

**+/- 3.77 Acres | Zoned LC & BP | Possibility for up to 150 Residential Units**



## AVAILABLE PARCELS / ZONING

### **RD-20 (High Density Multifamily Residential)**

1: 219-0032-004 (0.97 acres)

Multifamily / Single-family (attached or detached)

Family day care home

Residential care home (up to 20 persons)

### **LC (Limited Commercial)**

2: 219-0032-008 (1.51 acres)

3: 219-0032-009 (1.20 acres)

Residential development requires Design Review by Planning Director

## LOCATION CHARACTERISTICS

- Infill development opportunity in high density residential/commercial neighborhood
- In between Elkhorn Shopping Center and Highlands High School
- 1.9 miles west of I-80 (along Elkhorn Blvd)
- Subject parcels are located within 1/4 mile of a transit stop, which, upon Sacramento County Planning approval, permits 40 units/acre, which would yield up to 150 residential units.

**SELLER  
FINANCING  
AVAILABLE**

**\$1,399,000**

**Available Separately**

Parcel 1 - \$399,000

Parcel 2 - \$599,000

Parcel 3 - \$499,000

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

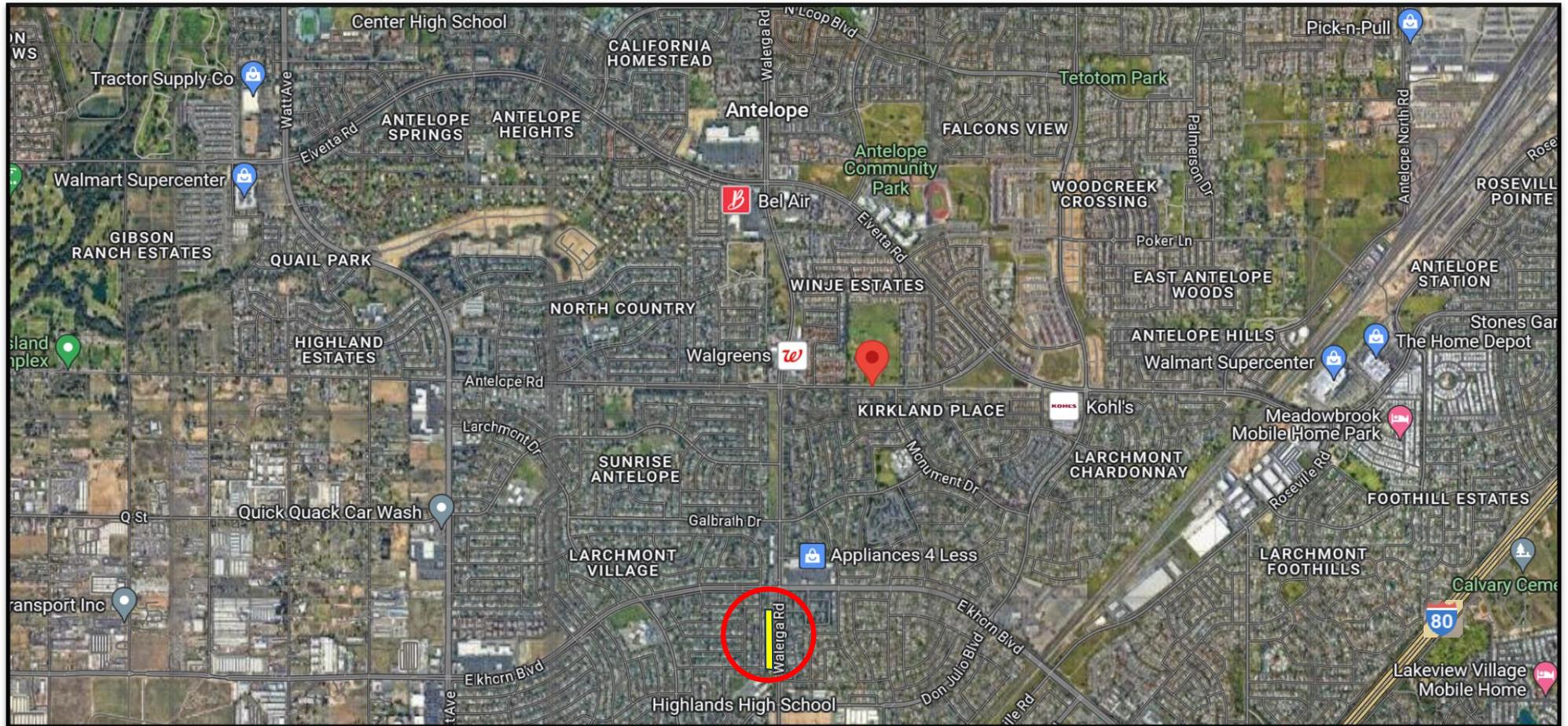
Jacks Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

**Brian Jacks | 916-837-3456 | [www.JacksCommercial.com](http://www.JacksCommercial.com) | [Brian@JacksCRE.com](mailto:Brian@JacksCRE.com) | DRE Lic #01217349**



# Land For Sale | Walerga Rd | Sacramento

**+/- 3.77 Acres | Zoned LC & BP | Possibility for up to 150 Residential Units**



Demographics	2 mile	5 mile	10 mile
2023 Population	95,660	312,483	1,010,570
Median Home Value	\$315,287	\$358,452	\$410,102
Average Household Income	\$79,493	\$87,520	\$100,480

