



# 3408 MIRA LOMA DR

CAMERON PARK, CA 95682

THOMAS NELSON

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CalDRE #02114777



LAND FOR SALE

# 3408 MIRA LOMA DR



Sale Price	\$199,000
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## OFFERING SUMMARY

Lot Size:	27,238 SF
Price / Acre:	\$318,248
Zoning:	C

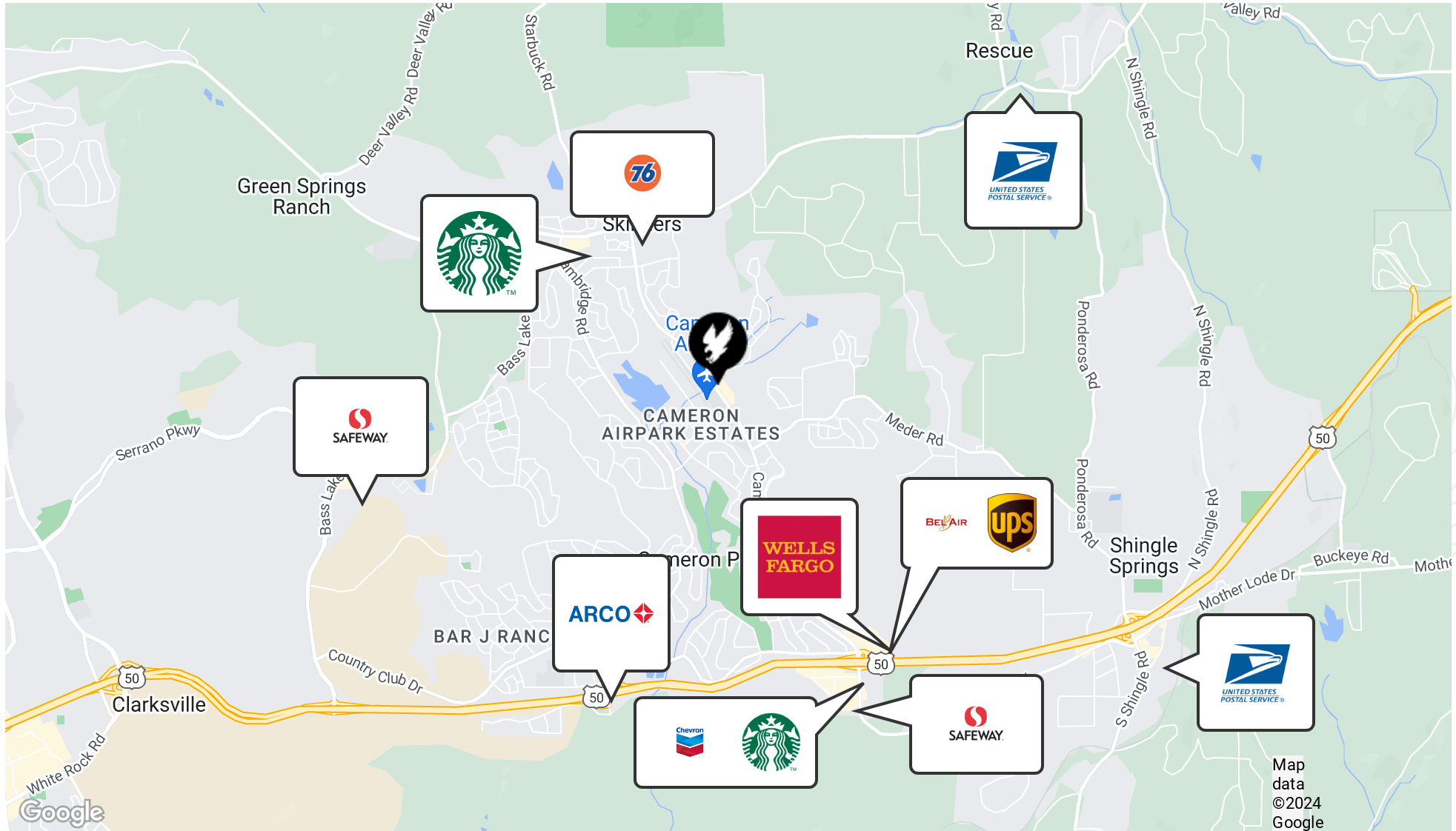
## PROPERTY OVERVIEW

Prime opportunity at 3408 Mira Loma Dr! This 0.63 AC parcel was previously identified by the prior owner as an ideal site for a drive-through coffee concept, with architectural plans commissioned to explore the use. While those plans are no longer active with the county, the site offers a clean slate with no outdated layout to work around, and full flexibility to design a modern concept tailored to today's traffic patterns, brand standards, and drive-through requirements. Buyer to complete all new site plan and permitting work. Don't miss this blank-canvas opportunity in a location already envisioned for high-traffic commercial use.

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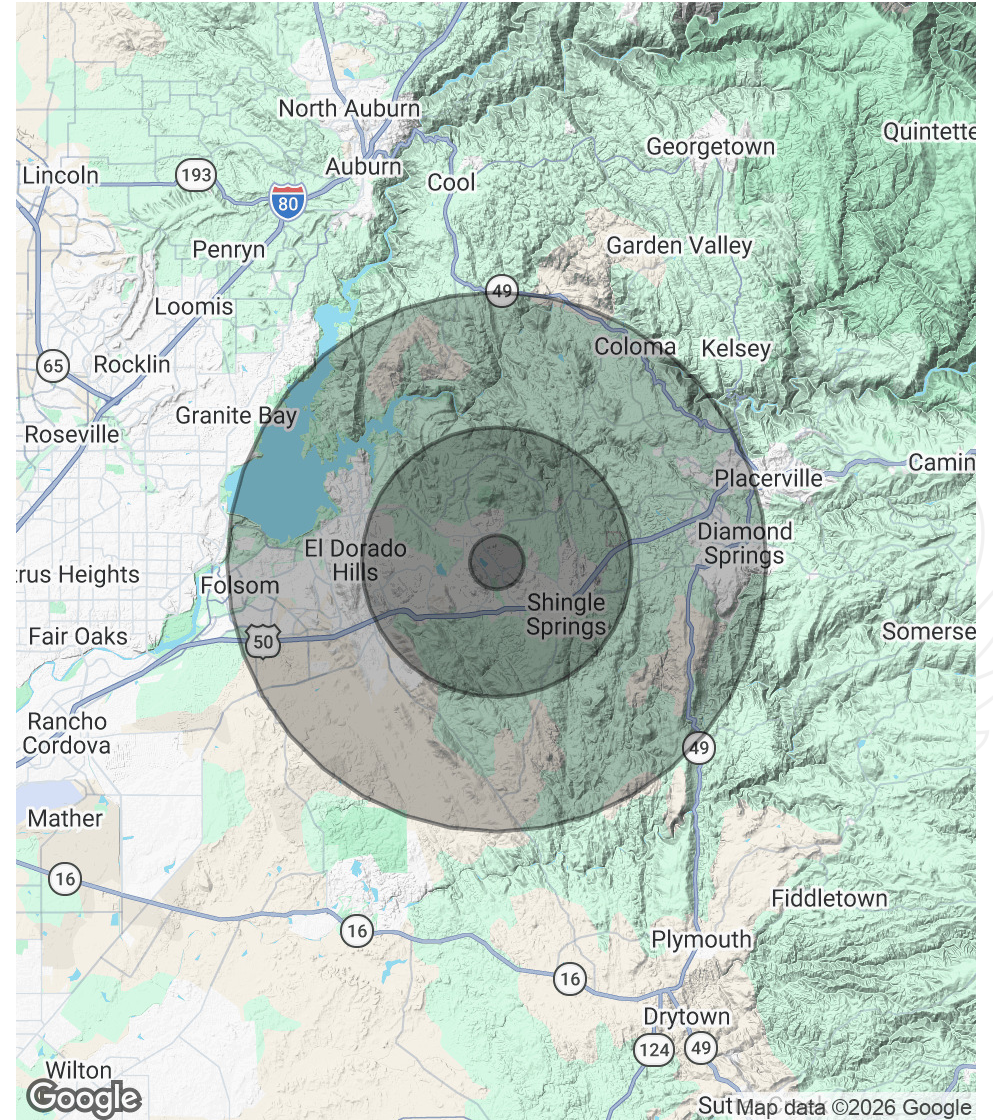


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,828	53,175	165,944
Average Age	48.3	44.1	43.5
Average Age (Male)	47.4	42.7	42.4
Average Age (Female)	48.0	45.8	44.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,988	19,897	61,378
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$98,335	\$134,939	\$132,250
Average House Value	\$504,739	\$598,142	\$551,924

2020 American Community Survey (ACS)



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