

Land For Sale | Walerga Rd | Sacramento

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



AVAILABLE PARCELS / ZONING

BP (Business Professional)

1: 219-0032-004 (0.97 acres)

- Business/Financial & Personal Services, Restaurant, and General Office Uses permitted by right
- Residential development requires Conditional Use Permit by Planning Commission

LC (Limited Commercial)

2: 219-0032-008 (1.51 acres)

3: 219-0032-009 (1.20 acres)

Residential development requires Design Review by

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.

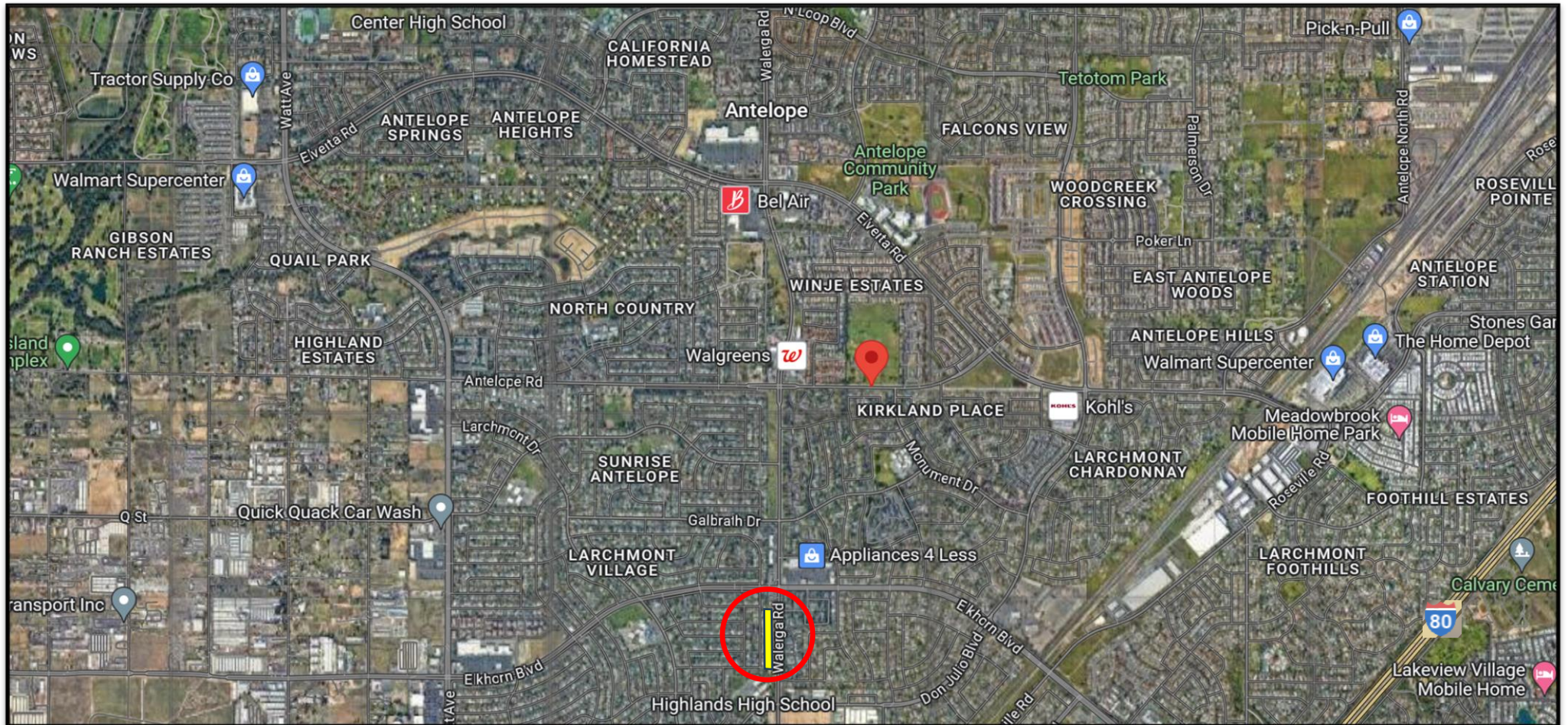
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Demographics	2 mile	5 mile	10 mile
2023 Population	95,660	312,483	1,010,570
Median Home Value	\$315,287	\$358,452	\$410,102
Average Household Income	\$79,493	\$87,520	\$100,480

