



DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc



AVAILABLE FOR SALE

\$1,000,000

1333 BELL STREET & 2279 HURLEY WAY
SACRAMENTO, CA 95825

EXCELLENT DEVELOPMENT OPPORTUNITY



RESIDENTIAL
1333 & 2279
 BELL STREET HURLEY WAY
 SACRAMENTO,
 CA 95825



**TWO COMBINED
 PARCELS**

+/- 1.20 Acres on
 Hurley Way
 and
 +/- 0.41 Acres on
 Bell Street

ZONED:
 RD-20 & RD-30 Multiple
 Family Residential

APN:
 285-0140-021-0000
 &
 285-0140-033-0000

ASKING SALE PRICE:
\$1,000,000

PRICE PER ACRE: \$621,118.01

PRICE PER SQUARE FOOT: \$14.26

HIGHLIGHTS:

- Highschool and Elementary in walking distance
- Close proximity to CSU Sacramento & Kaiser Medical Facilities
- Convenient access to Highway 50, Interstate 80 and California 160
- Short distance to Downtown/Midtown Sacramento
- Shopping and other amenities moments away including, Loehmans Plaza, Howe Bout Arden Shopping Center, and The Arden Fair Mall to name a few
- Site has power line easement across it

CAL EXPO
LAND 365

HOWE BOUT ARDEN
SHOPPING CENTER

FUTURE PAD SITE

NEW GATED COMMUNITY
PORTOFINO

ENCINA HIGH SCHOOL

SUBJECT
PROPERTY

HOWE AVENUE

BELL STREET

HURLEY WAY

GREER ELEMENTARY

PARCEL
VIEW



LAND 365

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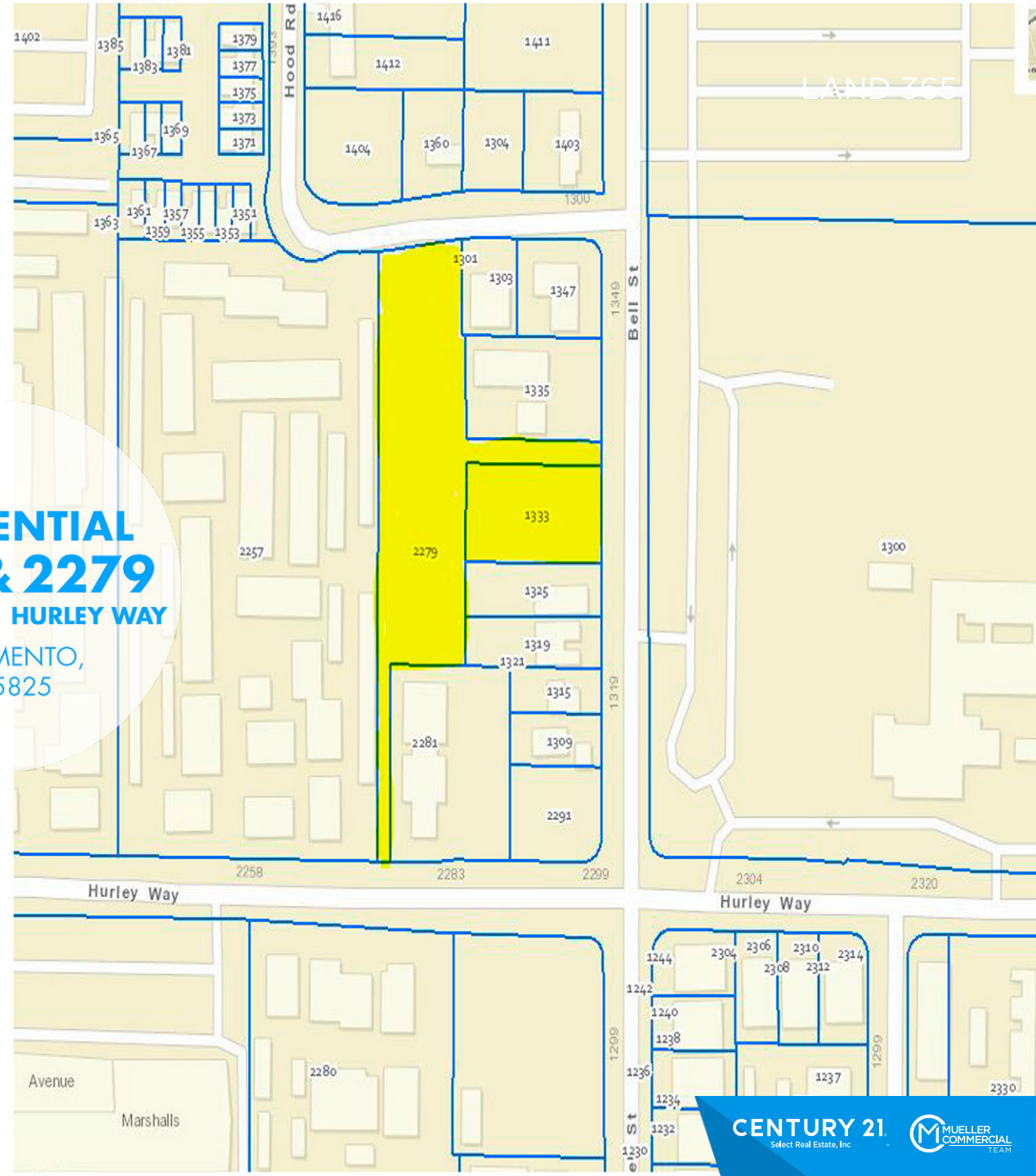


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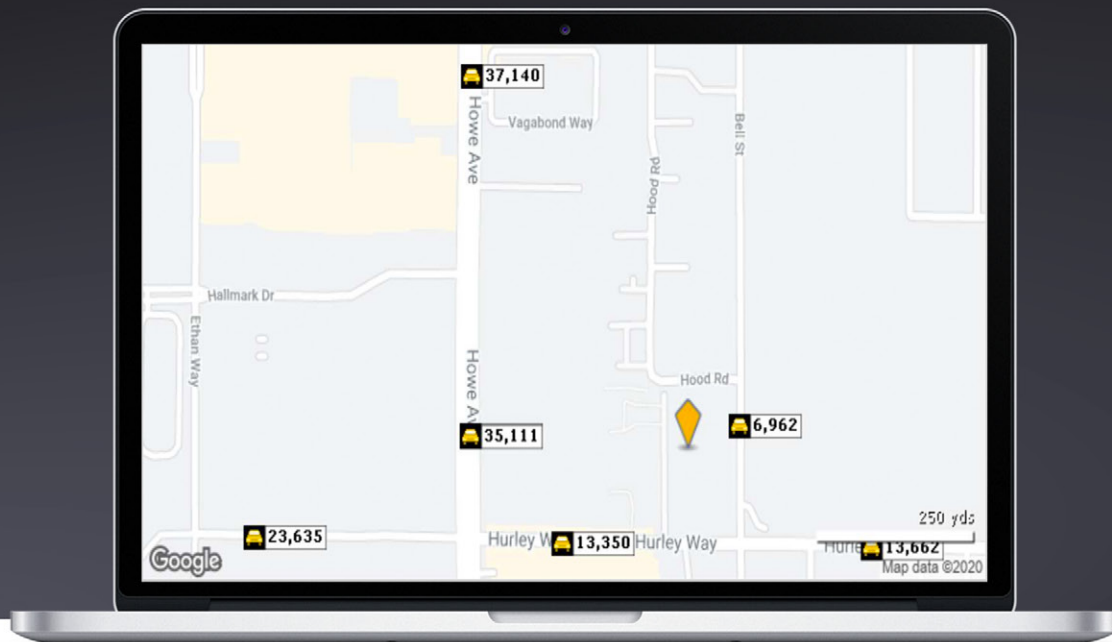
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POPULATION DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 PROJECTION	25,277	147,262	403,475
2020 ESTIMATE	24,004	141,059	386,526
2010 CENSUS	20,623	128,304	351,815
GROWTH 2020 - 2025	5.30%	4.40%	4.38%
GROWTH 2010 - 2020	16.39%	9.94%	9.87%

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 PROJECTION	11,905	64,781	165,196
2020 ESTIMATE	11,309	62,050	158,301
2010 CENSUS	9,727	56,377	144,237
GROWTH 2020 - 2025	5.27%	4.40%	4.36%
GROWTH 2010 - 2020	16.26%	10.06%	9.75%

TRAFFIC

Street	Cross Street	Cross Str Dist	count year	m from subj. prop.
BELL ST	HOOD RD	0.03 N	2018	.05
HURLEY WAY	HOWE AVE	0.08 W	2018	.13
HURLEY WAY	HOWE AVE	0.08 W	2015	.13
HURLEY WAY	WAYLAND AVE	0.05 E	2015	.19
HURLEY WAY	WAYLAND AVE	0.05 E	2018	.19
HOWE AVE	HURLEY WAY	0.08 S	2016	.20
HOWE AVE	HURLEY WAY	0.08 S	2018	.20
HOWE AVE	MCGOWEN WAY	0.02 S	2020	.35
HURLEY WAY	ETHAN WAY	0.05 W	2018	.40
HURLEY WAY	ETHAN WAY	0.05 W	2017	.40

LAND 365

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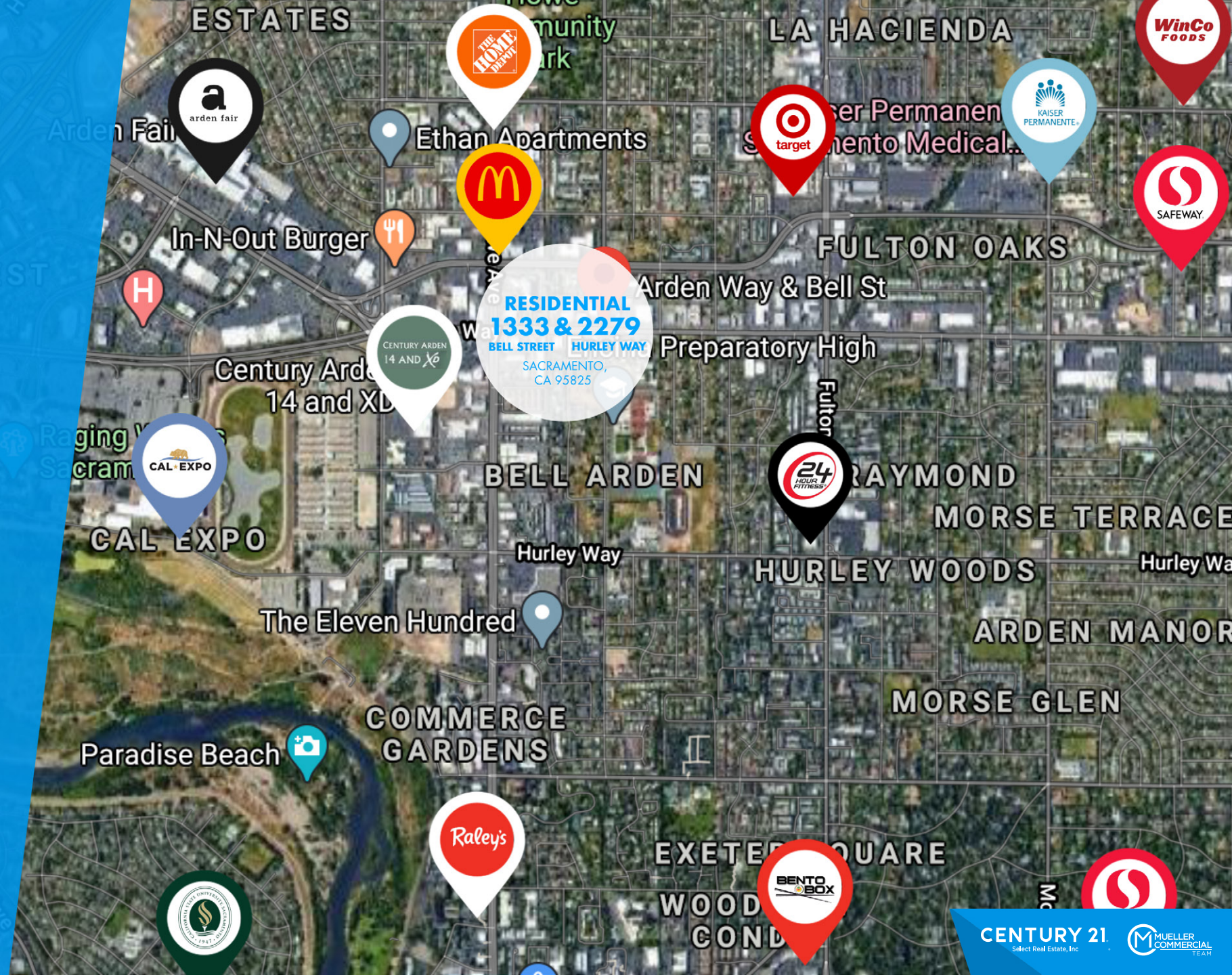
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915 Howe Ave Sacramento, Ca 95825

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SALE

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