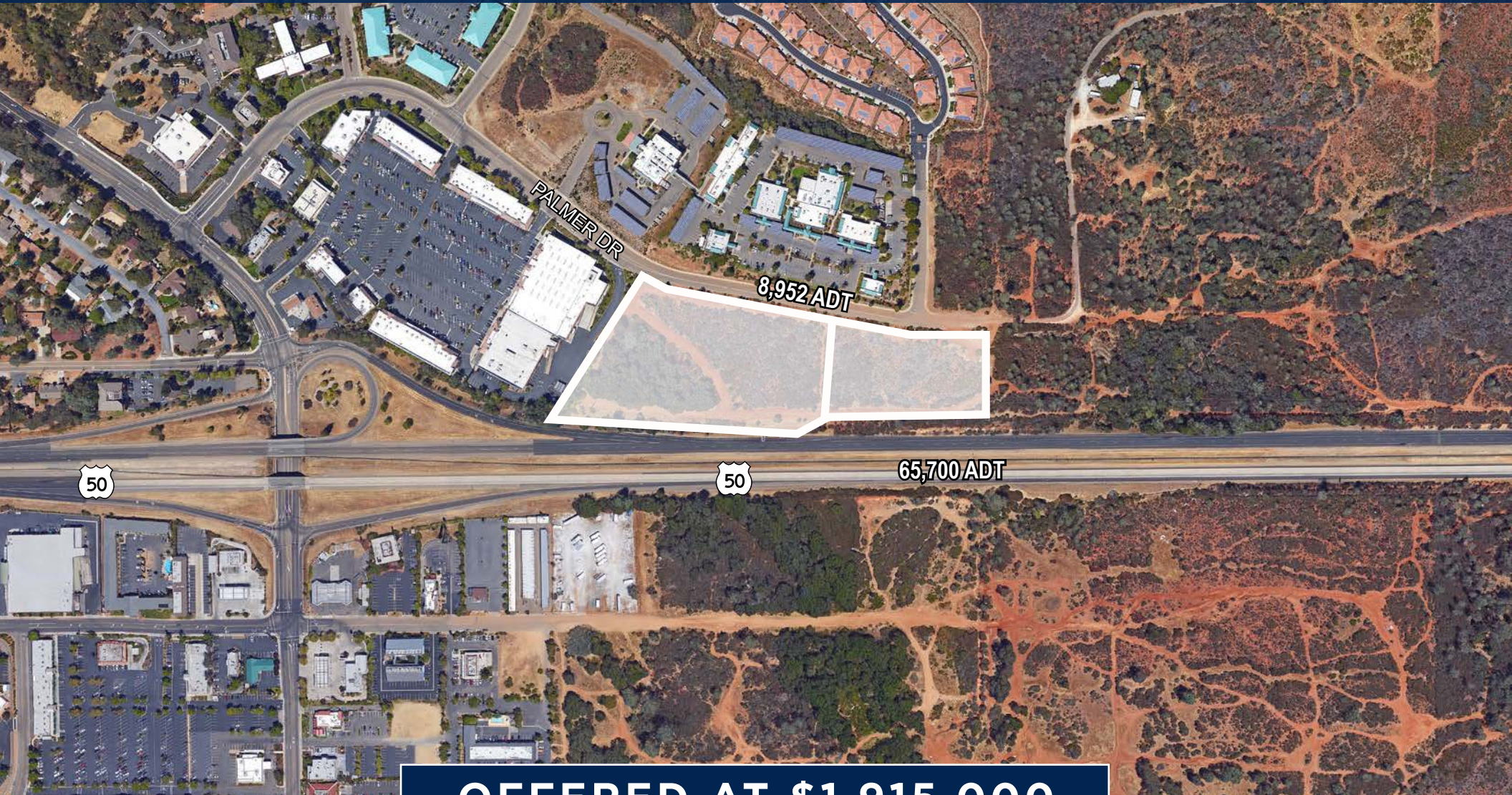


# (HIGHWAY 50 EXPOSURE) COMMERCIAL LAND FOR SALE



**OFFERED AT \$1,915,000**

**NEWMARK**

**TOM CONWELL**  
NEWMARK  
t 916-569-2380  
tom.conwell@nmrk.com  
CA RE License #01394155

**KIMBERLY BEAL**  
FOOTHILLS REALTY  
530-558-5504  
kimberlyabeal@gmail.com  
CA RE License #00675018



- ±4.67 acre parcel for \$995,000  
±4.22 acre parcel for \$920,000  
Offered at \$1,915,000 for both parcels
- One of the last pieces of land for commercial development in Cameron Park with easy access to/from US HWY 50
- Located off Palmer Drive in Cameron Park, CA with Highway 50 exposure in both directions
- Minutes from Folsom/El Dorado Hills markets
- Two Parcels; ±4.67 acres and ±4.22 acres, totaling ±8.89 acres

-



# PROPOSED PROJECTS

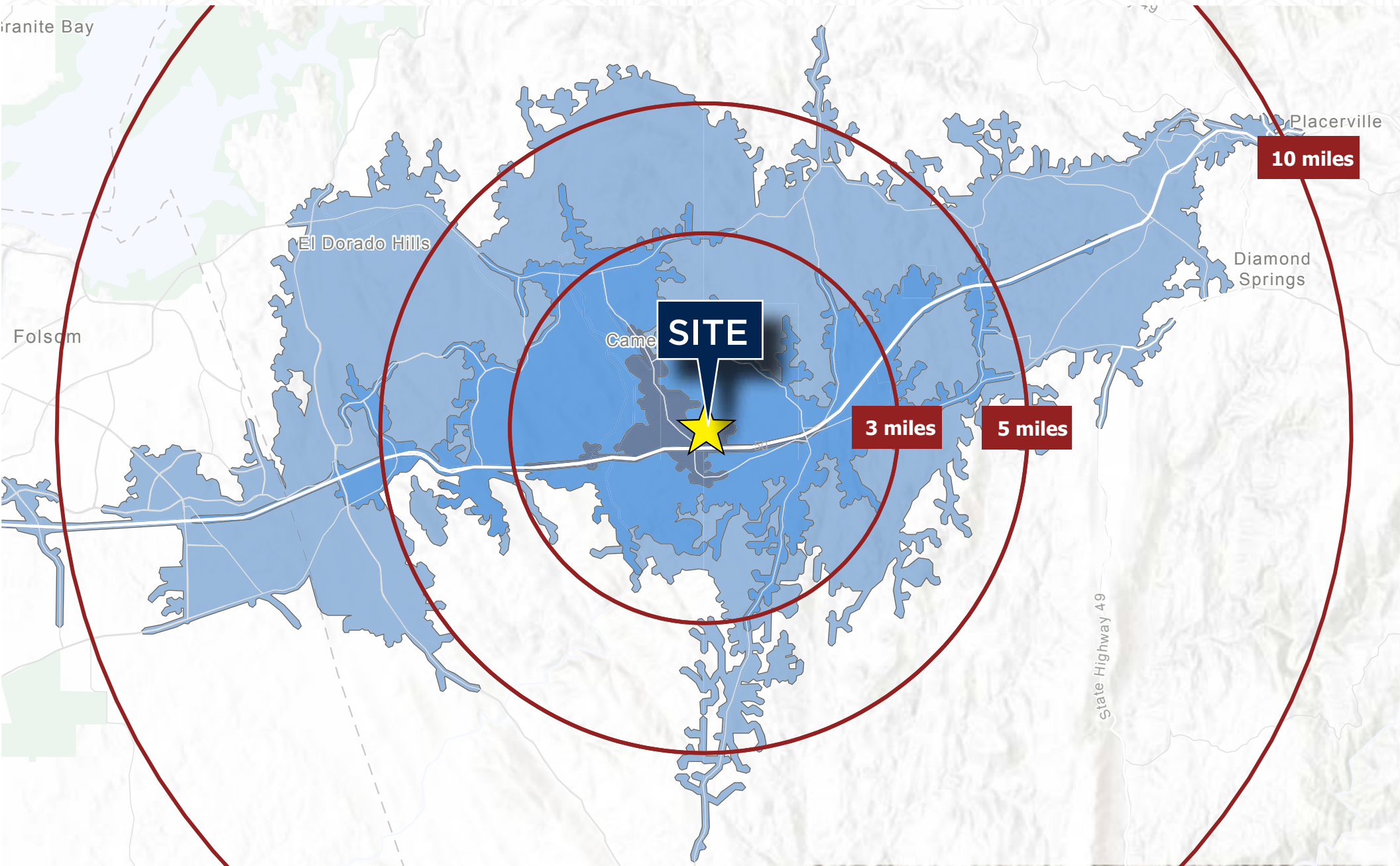


For more information about projects in the area, please visit:  
[engageeldorado.us.engagementhq.com/edc-projects-in-your-area](https://engageeldorado.us.engagementhq.com/edc-projects-in-your-area)



# COMMUTE DRIVE TIMES

5-Minute Drive    10-Minute Drive    15-Minute Drive





# NEARBY AMENITIES



**SITE**

to Downtown Sacramento

Boat & RV Storage



Marshall Medical  
Center

Palmer Professional  
Centre

Ponte Palmero  
Retirement Community

Cameron Park Village  
Apartments

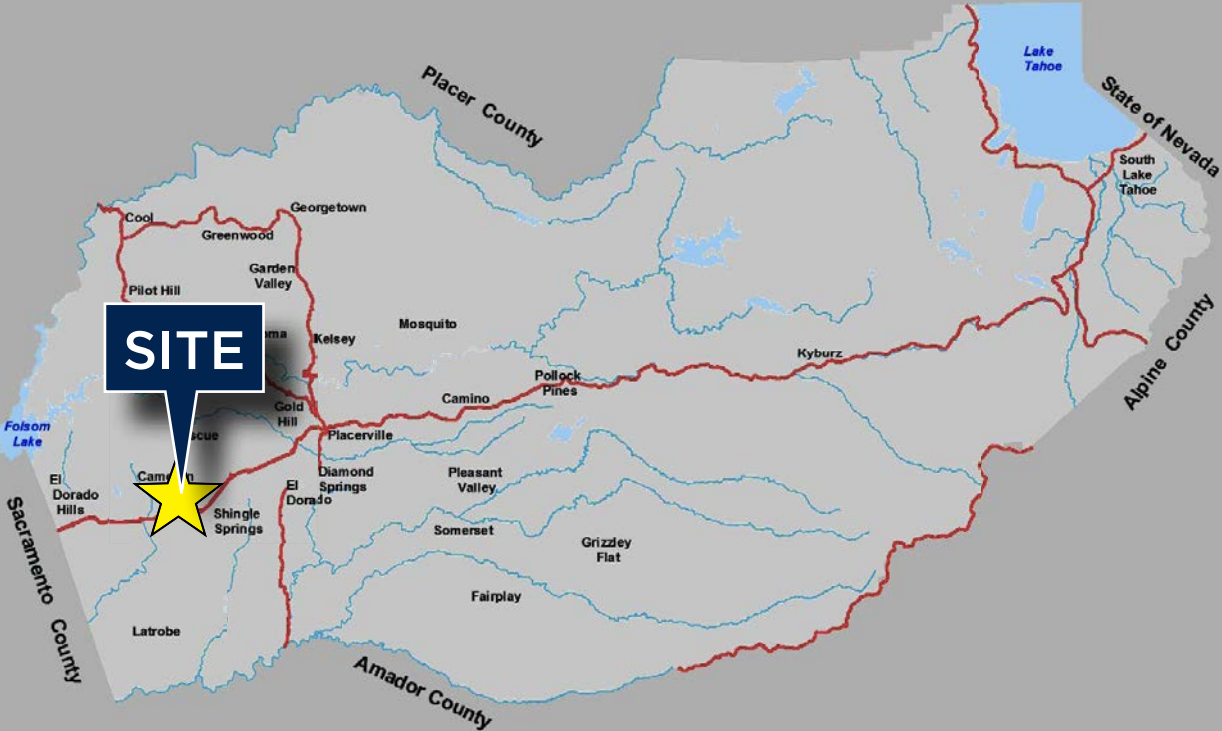




# CONTACT EXCLUSIVE AGENTS

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980 Ninth Street, Suite 2500, Sacramento, Ca. 95814

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**NEWMARK**

## DEMOGRAPHICS (2024)

### 1-MILE

### 3-MILE

### 5-MILE

#### Population

3,869

28,722

49,005

#### Average Age

47.7

44.9

45.5

#### Avg. HH Income

\$105,190

\$115,707

\$132,114

#### Avg. Home Value

\$694,787

\$675,375

\$752,869

Average Daily Traffic Highway 50: 65,700