

717 D Street

Davis, CA

FOR SALE

PRIME INFILL DEVELOPMENT OPPORTUNITY



916-443-1500 2747 Riverside Blvd.
916-443-1556 FAX Sacramento, CA 95818
CA DRE LIC #C01929348

EXCLUSIVE AGENT: **DAVID MACKO**

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THE OFFERING



Nor Cal Commercial Real Estate is pleased to present perhaps the only approved prime infill development site for sale in all of Davis. The offering includes approved plans for a development project called D Street Gardens, which subdivides the property into 8 single family attached parcels, each with an ADU – a total of 16 approved units! Located at 717 D Street in the Old North Davis neighborhood, the location boasts easy walking distance to Downtown Davis and the UC Davis campus.



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SPECIFICATIONS

LOCATION:	The property is located in the Old North Davis neighborhood. Surrounded by a mixture of single family and multi-family residences. The central location allows for walkable access to Downtown Davis and the UC Davis campus.
APN:	070-152-020 and 070-152-021
PARCEL SIZE:	19,271 sf (.4424 acre)
ZONING:	R-3-M
PRICE:	\$1,595,000

THE PRICE INCLUDES CONSTRUCTION PLANS AND APPROVALS FOR D STREET GARDENS:

Approved Subdivision:

8 separate single family attached parcels. Each of the 8 lots would have an ADU in the garage so there are 16 total units approved.

Approved New Buildings:

2 new buildings totaling 12,949 (6,491SF in building "A" and 6,458SF in building "B").

Approved Units:

16 units. (8 2 bedroom/2 bathroom single family units and 8 ADU's)



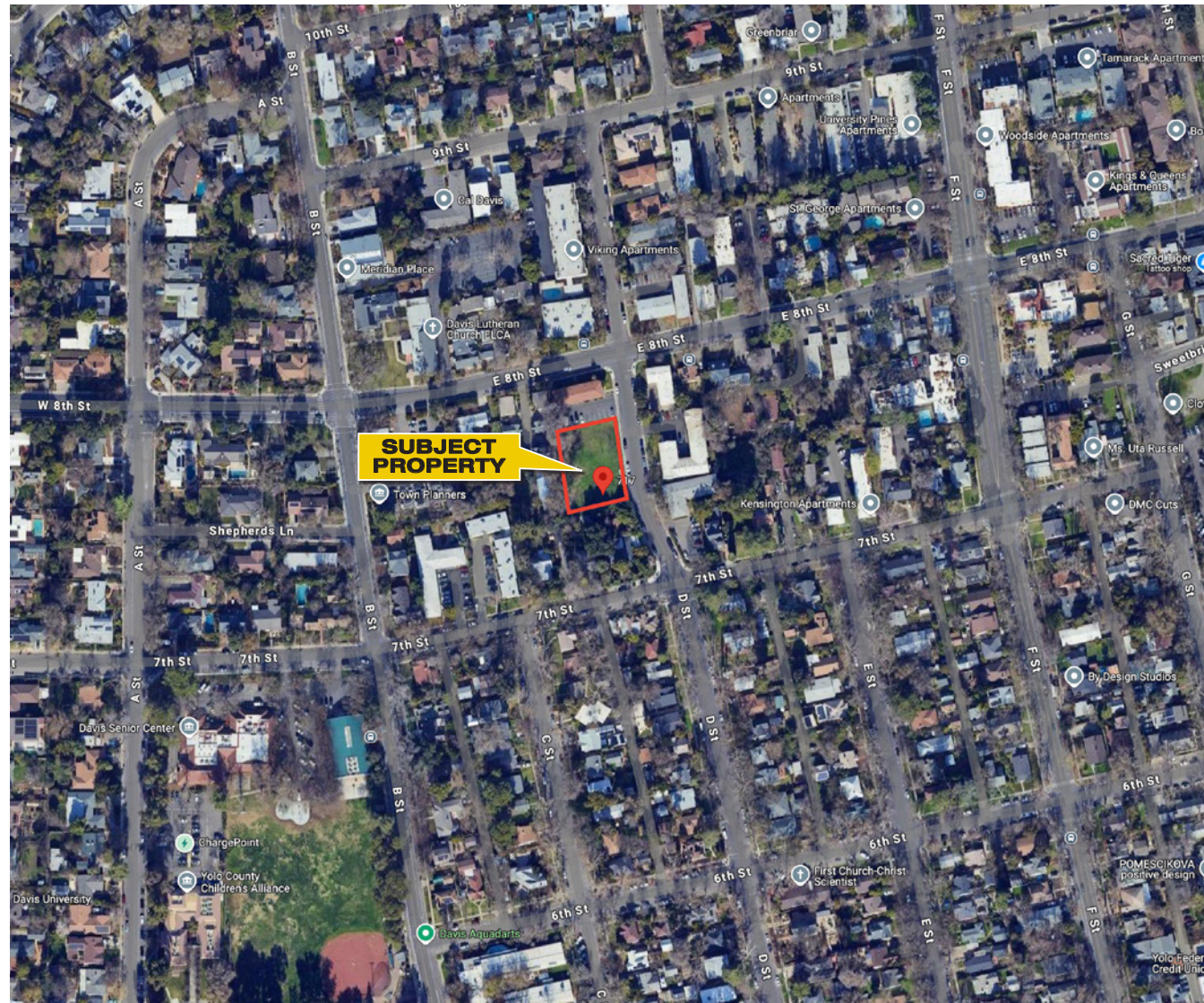
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The Property is located in the convenient Old North Davis neighborhood and is surrounded by a diverse mix of single family and multi-family residential properties. The property is approximately 11 miles to the West of Sacramento, 90 miles to the East of San Francisco, and an approximately 20 miles drive to Sacramento International Airport. The Property near public transit, and vehicle connections to downtown Davis and to UC Davis although one could easily walk or bike to either.

With 65,000 residents and a world-renowned public research university, the City of Davis has a unique mix of big city amenities and small town charm. The City of Davis has an excellent quality of life. It is one of the 50 healthiest cities to live and retire in and has a very low crime rate. The Davis School District is top rated and well-funded.

Davis, which first opened in 1908, is a regularly nationally ranked university best known for its top rated schools of agriculture, medicine, veterinary medicine, and food science. The campus is more than 5,300 acres and currently has more than 35,000 enrolled students. It offers over 104 majors, 99 graduate programs, is an NCAA Division 1 school and receives more than \$700 million in research funding each year.

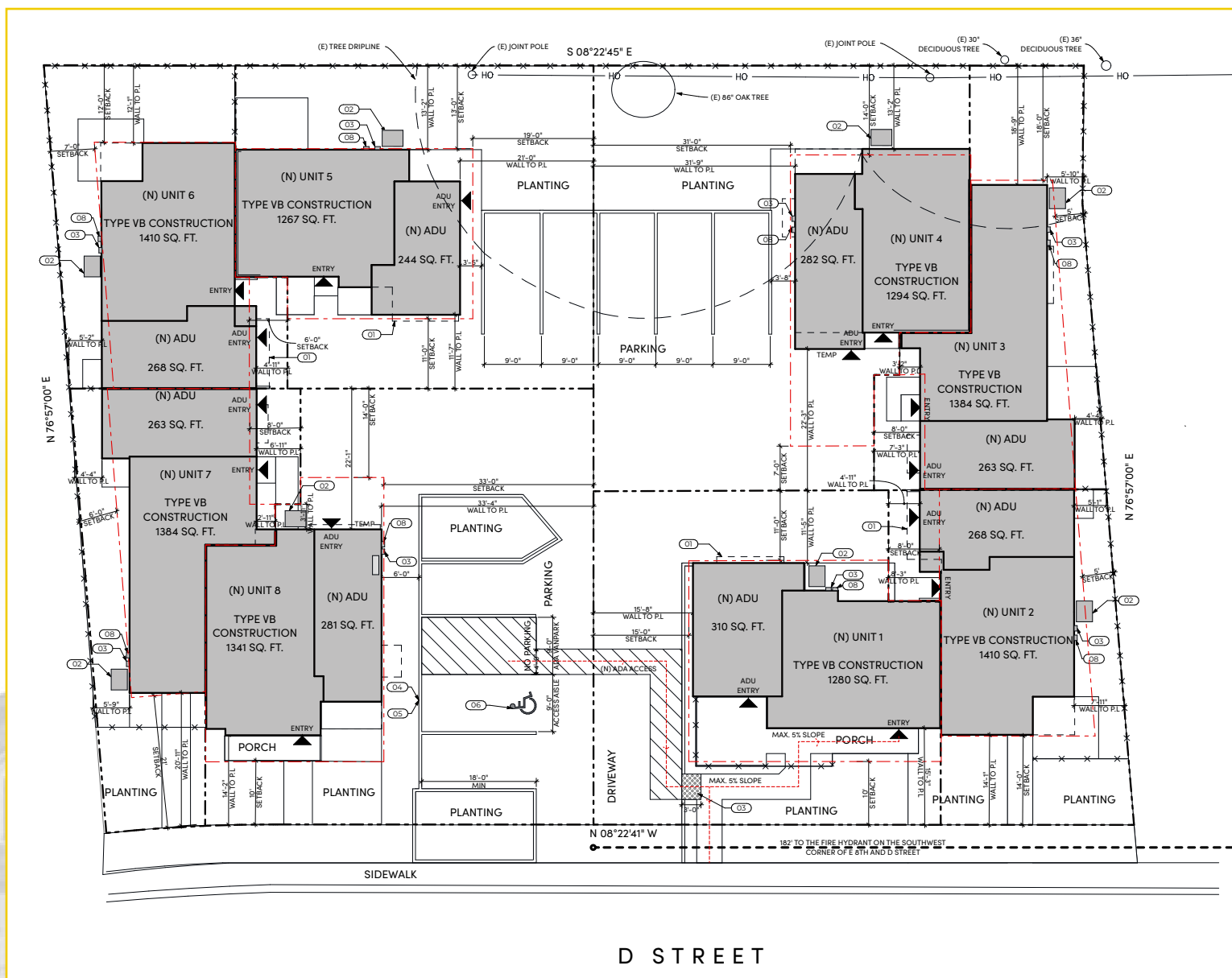


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ARCHITECTURAL SITE PLAN



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