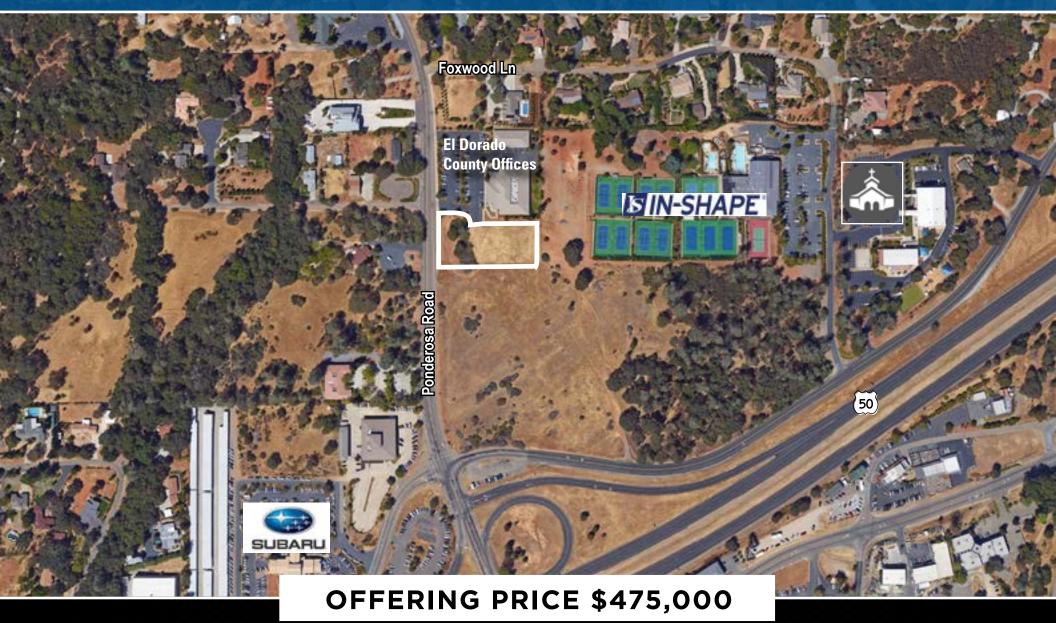
LAND SALE: ±1.16 ACRES 3887 PONDEROSA ROAD, SHINGLE SPRINGS



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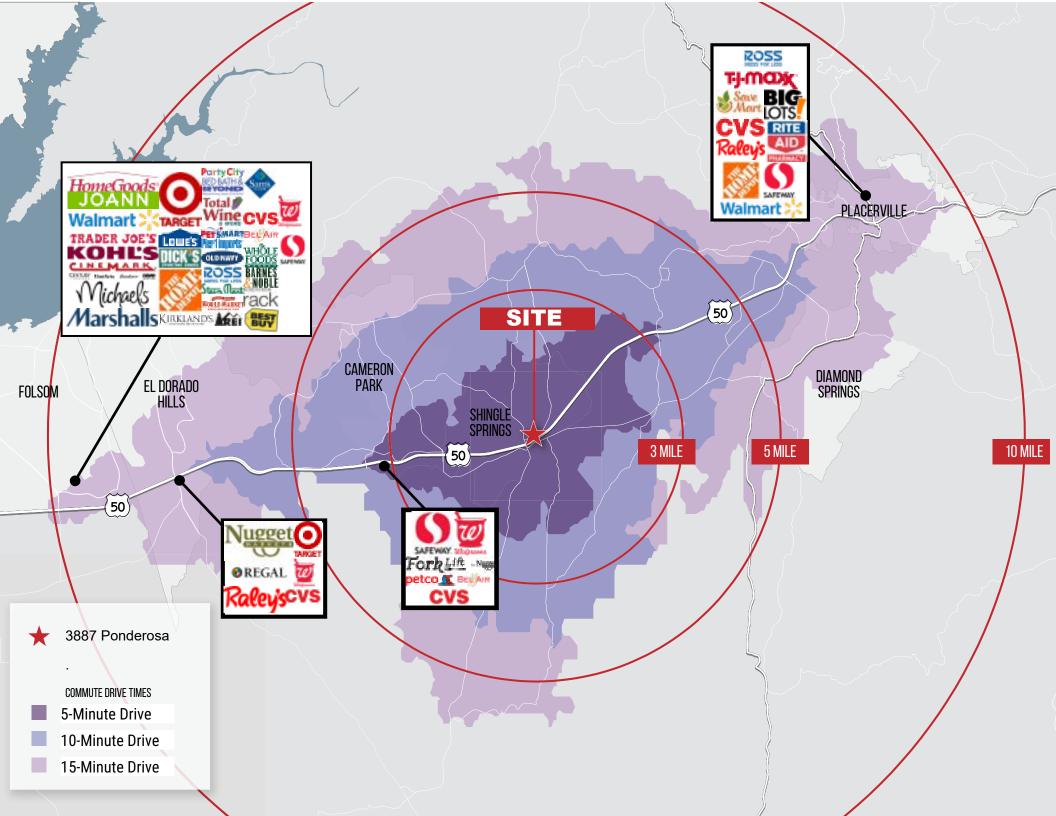
PROPERTY HIGHLIGHTS

- Offered at \$475,000
- ±1.16 acres (±50,529 SF)
- APN#: 070-270-032-000
- Zoned (CR) Commercial Regional Click here to view Zoning PDF
- Next to Ponderosa High School and well established single family homes
- Close to US Highway 50 Ponderosa exit
- Fiber, water & sewer connection available
- See link below for more info on sewer line locations
- Recent Phase I completedProposed full set of plans for an office building
- TOPO map & grading plan available
- Water & sewer services have been purchased but subject to additional fees on proposed development/use.

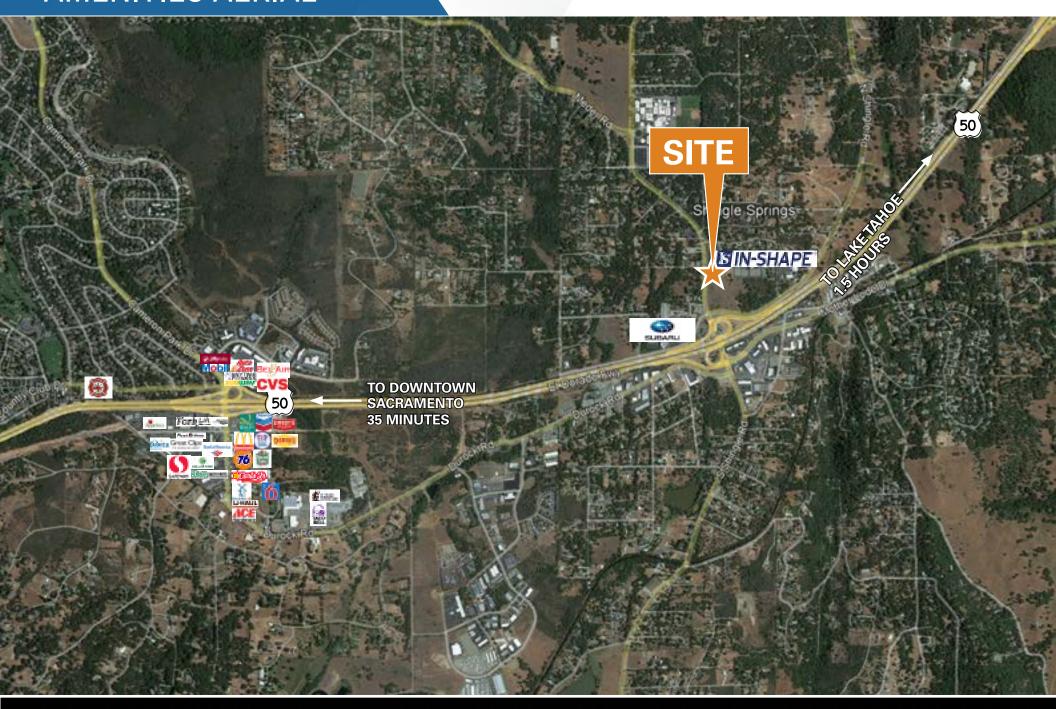








AMENITIES AERIAL





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<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	3-MILE	<u>5-MILE</u>
2022 Population	2,102	14,928	41,776
Average Age	45	45	44
Avg. HH Income	\$105,694	\$109,772	\$118,152
Median Home Value	\$607,251	\$554,712	\$501,949