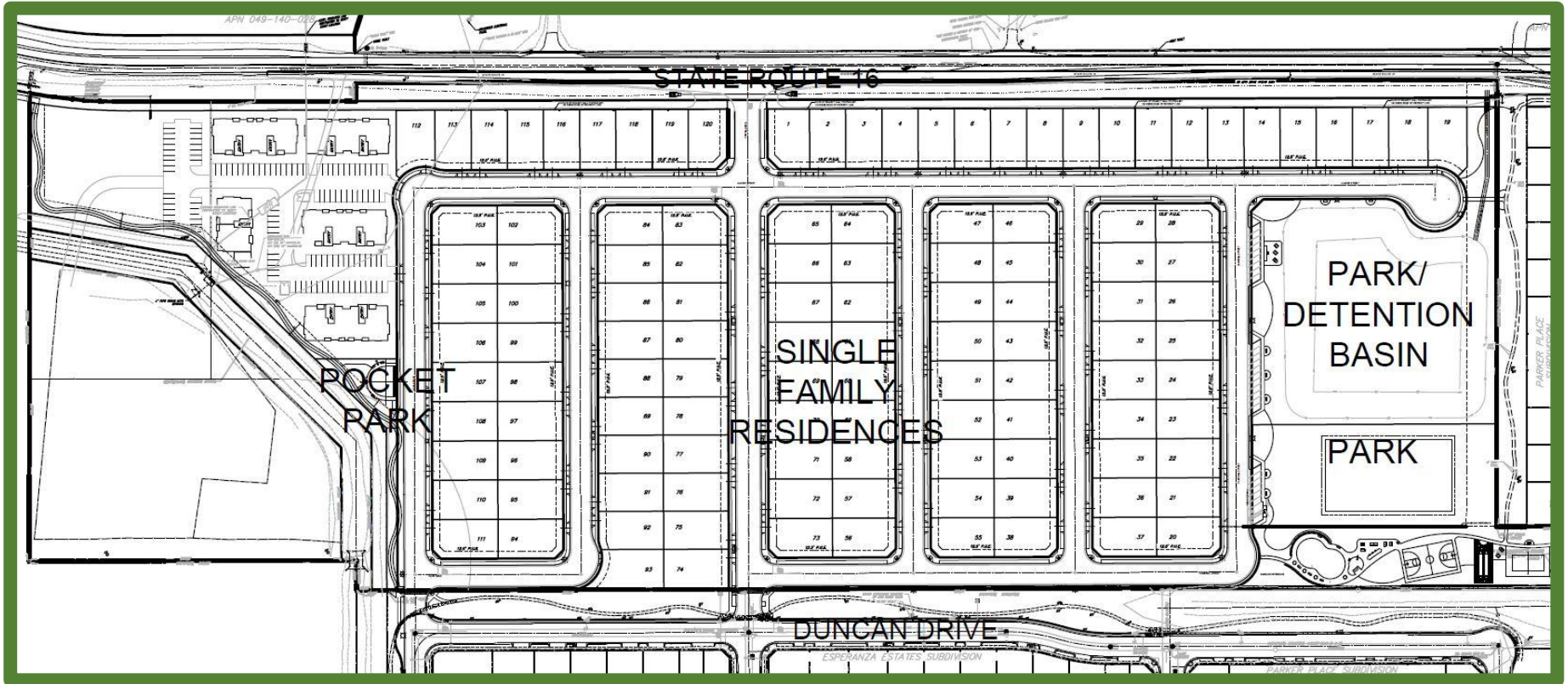




Orcioli Subdivision at Esparto
120 Lots & 40 Apartments / APN 049-150-040
25615 State Highway 16, Esparto, CA 95627

****Prime Development Opportunity in Esparto, California****
120 Lots & 40 Apartments – Final Map Ready to Record!



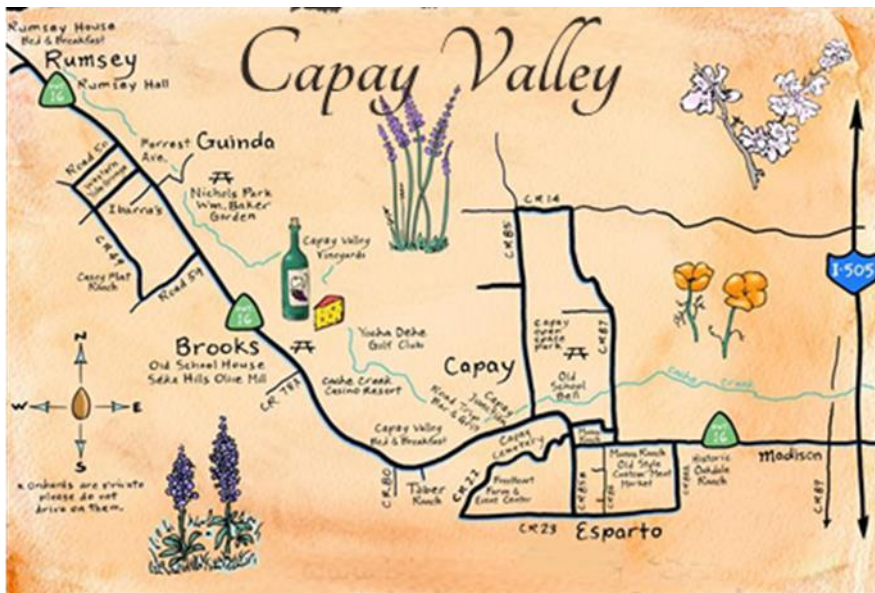
Jeff Robinson / (925)683-0934 / Man4Land@msn.com

Emerald Valley Land / CalDRE # 01278618 | Jeff Robinson / CalDRE #07008196



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Attention major developers: this is your chance to capitalize on a premier residential development in the growing community of Esparto, CA. With 120 lots available, this project offers significant potential in one of Yolo County's emerging regions. Located just 30 minutes from Sacramento and within close proximity to major hubs like Davis and Woodland, Esparto is experiencing increased demand for quality housing as more families seek a balance between rural charm and urban convenience.



THE OFFERING:

120 TM Lots and 40 Apartments

Final Map Ready to Record

±46.56 Acres

APN 049-150-040

Frontage on CA16 provides easy access to major highways for an easier commute!

ASKING PRICE: \$3,300,000

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Acquire 120 Lots in Esparto, CA!

According to Realtor.com: The median listing home price in Esparto, CA was \$550,000. The median listing home price per square foot was \$287. Esparto, CA was a seller's market in August 2024, which means that there are more people looking to buy than there are homes available.

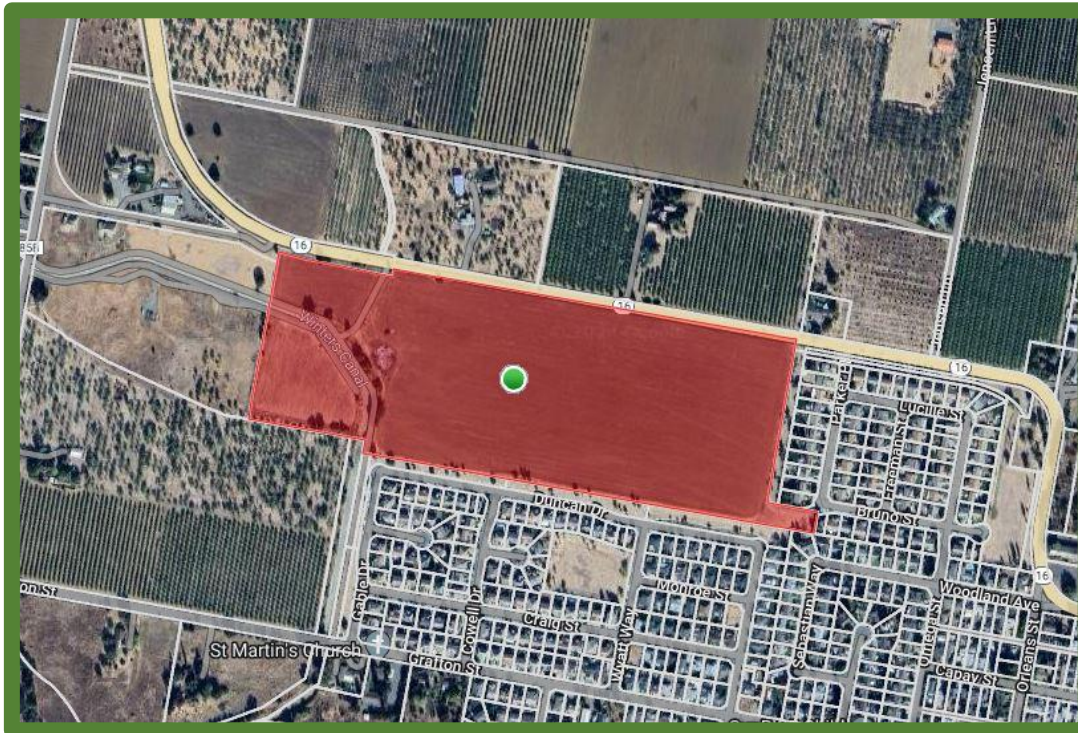
(https://www.realtor.com/realestateandhomes-search/Esparto_CA/overview)

About Esparto:

- Located in Yolo County, California
- Current population is ±3,572
- On CA 16, just west of Interstate 505

Distances from Esparto to...

- From Esparto to:
- Cash Creek Casino – 9 miles
- UC Davis – 24 miles
- Vacaville – 29 miles
- Sacramento – 38 miles
- Napa – 55 miles
- Berkeley – 72 miles
- San Francisco – 81 miles
- Stockton – 85 miles
- Santa Rosa – 92 miles

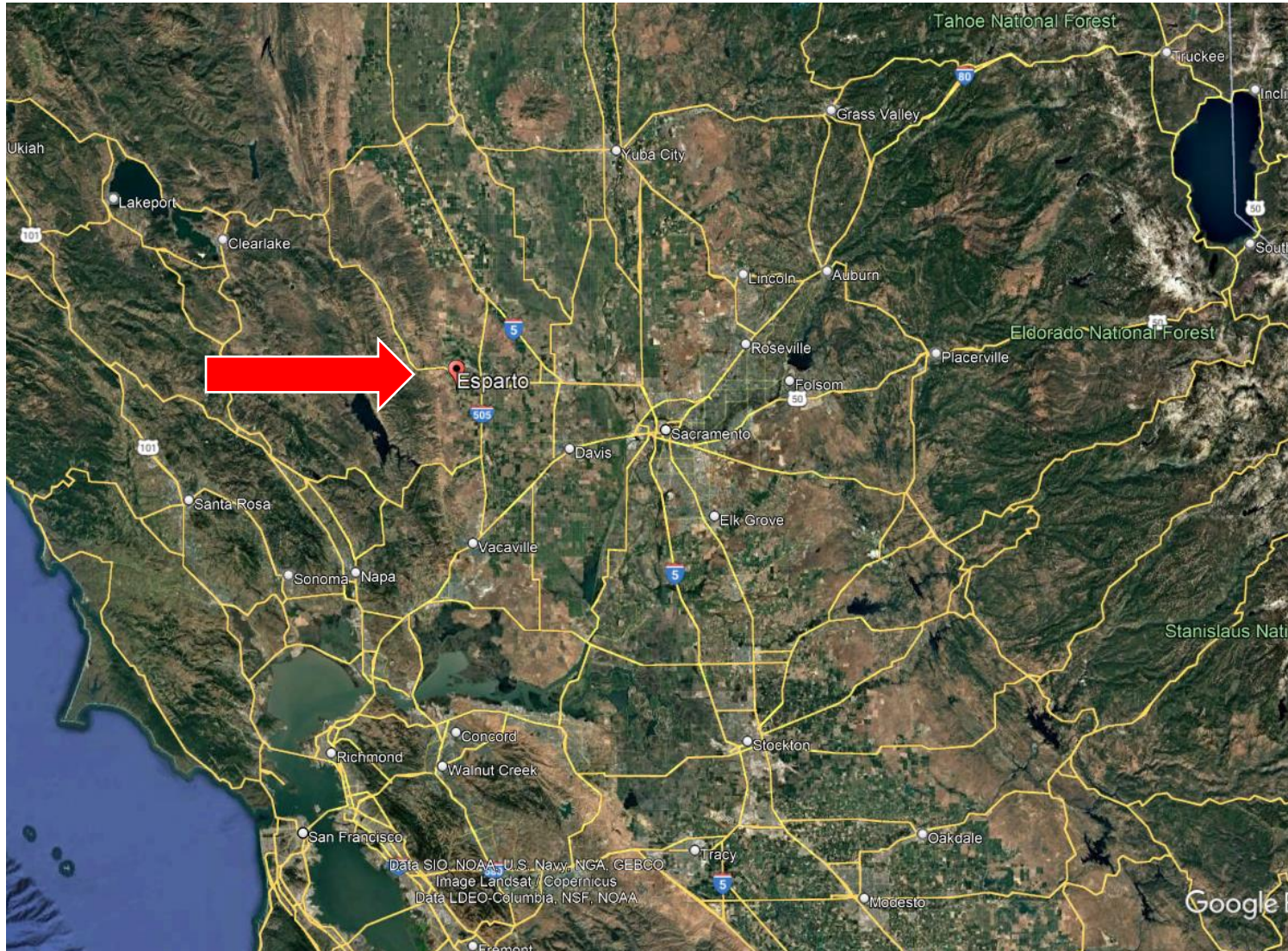


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