



Prime Land Opportunity in Sacramento – 109.18 AC for Sale

8285 14th Ave & SE of Jackson Rd, Sacramento, CA 95826



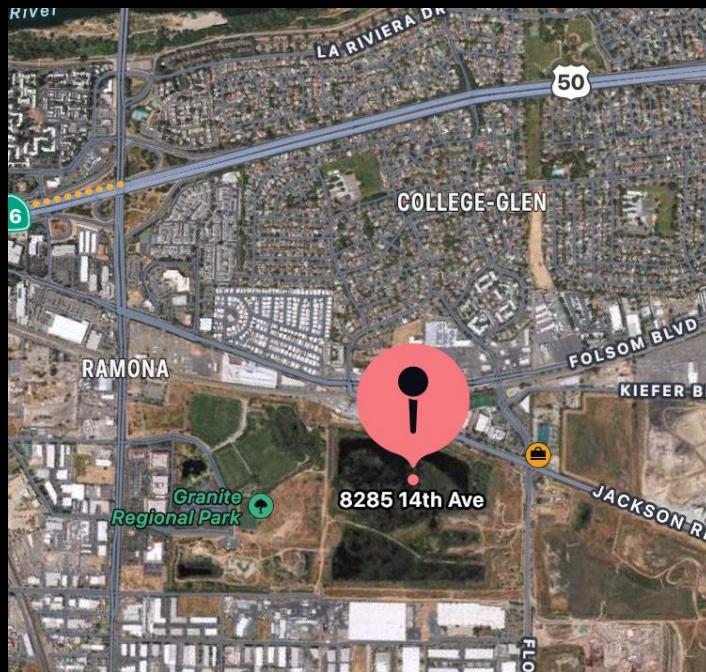
- ◇ **Price:** \$20,000,000
- ◇ **Lot Size:** 109.18 Acres
- ◇ **Zoning:** OB-SWR-PUD (Various lots with different zoning allocations)
- ◇ **Parcel Options:** Available

Neighborhood Insights

- ♀ **Estimated Population:** 40,847
- ♀ **Median Age:** 32.8
- ♀ **Median Home Price:** \$349,300
- ♀ **Growing Workforce:** 84% White Collar, 16% Blue Collar
- ♀ **Annual Residential Turnover:** 19.38%

Key Highlights

- Easy Access to Major Highways/Roads** – Near Folsom Blvd, Interstate 50, and Highway 65.
- Diverse Investment Potential** – Commercial, residential, and industrial.
- Thriving Neighborhood** – Close to Sacramento's growing tech and business community.
- Proximity to Parks & Green Space** – Adjacent to Granite Regional Park.
- Flexible Development Opportunities** – Multiple zoning classifications available.
- Growing Community** – Median home price: **\$349,300** | Estimated population: **40,847**



Overview

This expansive land in a fast-growing Sacramento area presents unlimited development possibilities, from commercial projects to industrial investments. Don't miss this rare opportunity to acquire prime real estate in a strategic location. Reach out to us via the contact info below and we look forward to helping you make your dreams come true.

Nina Kovalyov

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🏢 **Capitol Commercial Real Estate & Business Sales**

LIC# 01718290

Available Parcels & Pricing

Parcel Size	Zoning	Price
2.81 AC	OB-SWR-PUD	\$450,000
8.10 AC	OB-SWR-PUD	\$850,000
5.30 AC	OB-SWR-PUD	\$850,000
3.59 AC	OB-SWR-PUD	\$850,000
3.46 AC	OB-SWR-PUD	\$850,000
0.92 AC	C2-SWR-PUD	\$450,000
3.24 AC	OB-SWR-PUD	\$850,000
11.37 AC	OB-SWR-PUD	\$850,000
15.48 AC	A-OS-SWR-PUD	\$850,000
50.47 AC	A-OS-SWR-PUD	\$850,000
0.004 AC	OB-SWR-PUD	\$30,000
TOTAL (100.18 AC)	Min. 17	

TOTAL (109.18 AC) Mixed Zoning



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