

# FUTURE DEVELOPMENT NEXT TO METRO AIR PARK

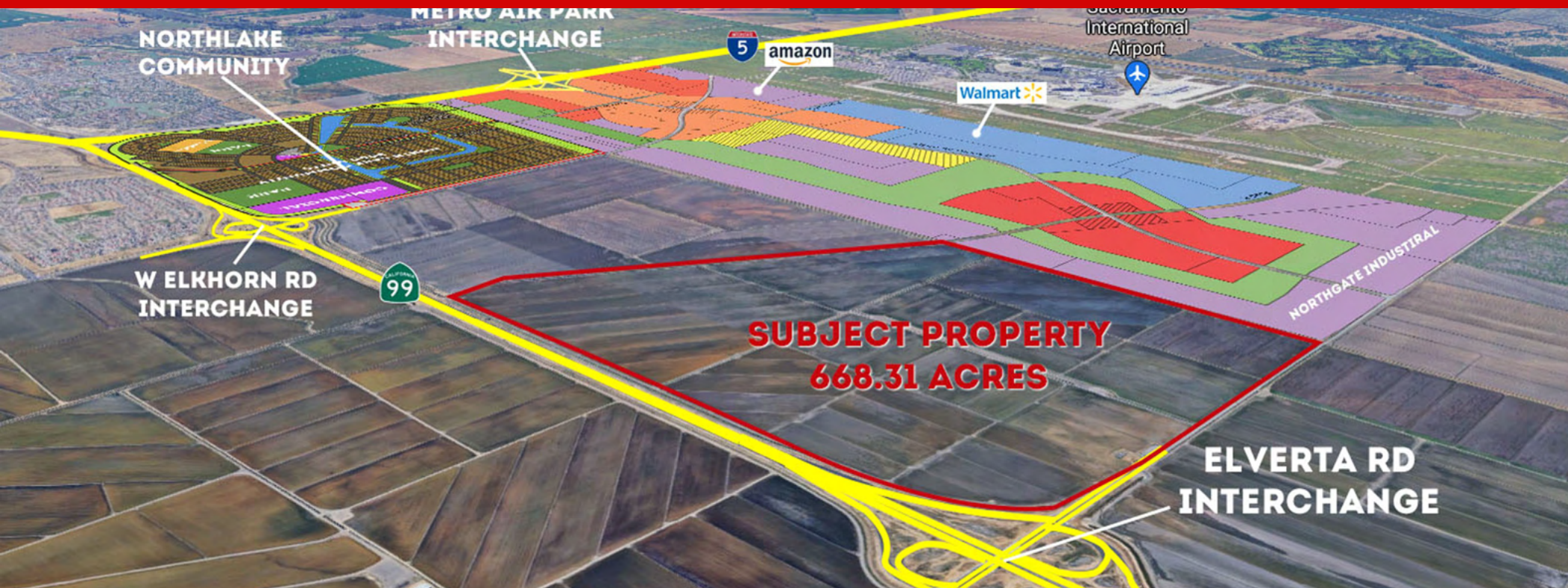


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**HELM**  
PROPERTIES

# PROPERTY OVERVIEW



## Land Highlights

- 1.3 Miles of Highway 99 Visibility
- Neighbor to multiple new developments
- Amazon & Walmart warehouses 1 mile
- Adjacent to Metro Air Park & SMF Airport

## Parcel Numbers

- 201-0170-053
- 201-0170-054
- 201-0170-039
- 201-0170-038

## Property Description

Location: Hwy 99 & Elverta Rd  
Size: 668.31 acres  
Zoning: AG (county open to plan)

## Purchase Price

Unpriced

Seller may consider selling a portion for the right price. Min size 200 acres.

## The Offering

Helm Properties is please to present the opportunity to acquire the premier developable land site adjacent to Metro Air Park & the Sacramento International Airport. The 668 +/- acres is located 1.3 miles along Highway 99 starting just south of the Elverta Rd Interchange.

## Current Income

Rice Rent: Est \$260,000 annually  
Cell Phone Tower: \$920 mo / \$11,040 annually

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# METRO AIR PARK OVERVIEW MAP



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# Northlake Natomas



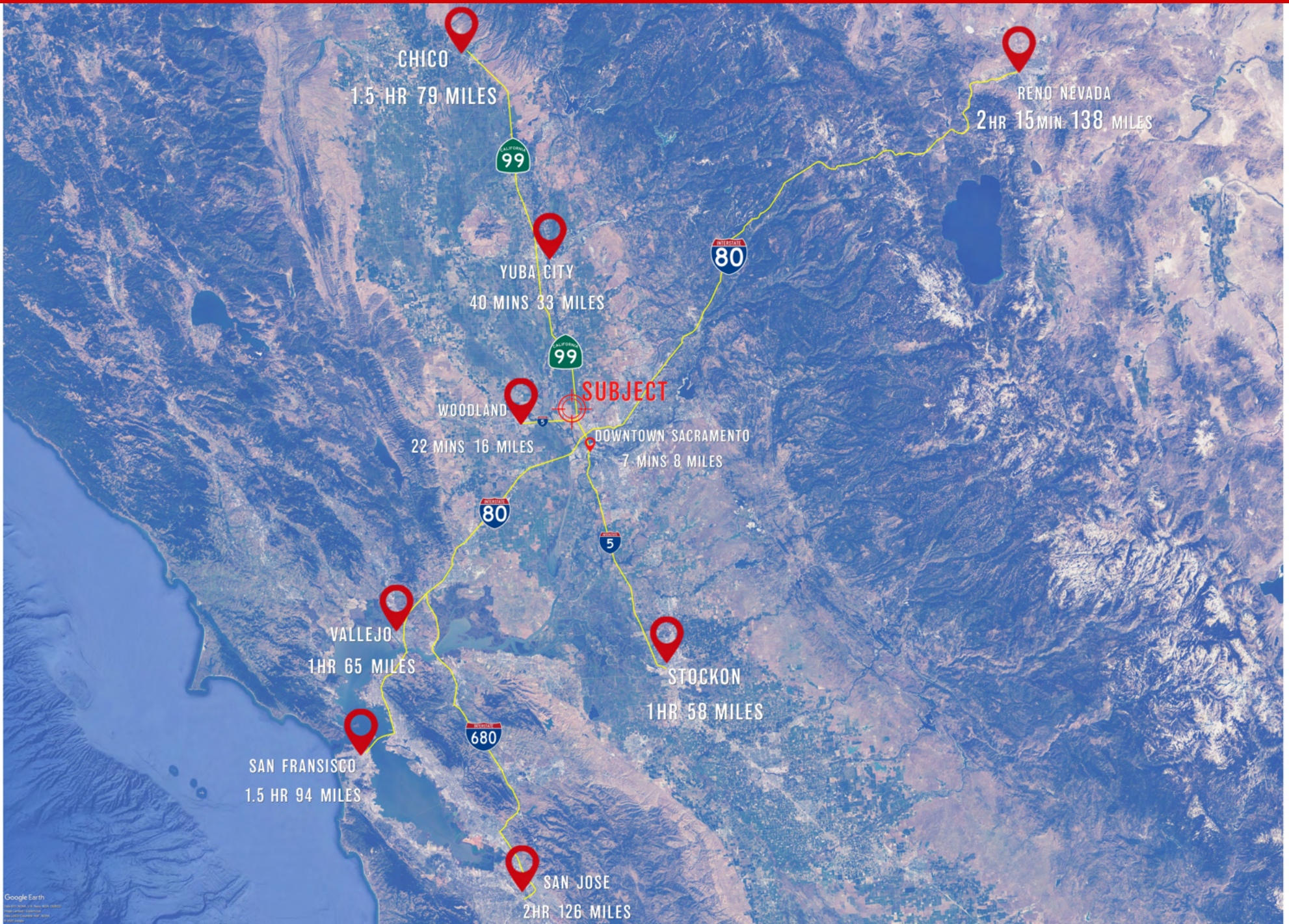
- 2,100 Single Family Homes
- 500 Multi-Family Units
- 37 Acres Of Commercial
- Resident's Club with Pool
- Lakeside Homes
- Parks and Recreation Areas

Northlake will be Sacramento's next large residential community, with 2700+ residential units it will be home to some 11,000 people.

Homebuilding giant Lennar to handle all single-family homes planned in the Northlake project just getting underway in Sacramentos Natomas area.



# DISTANCE MAP



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