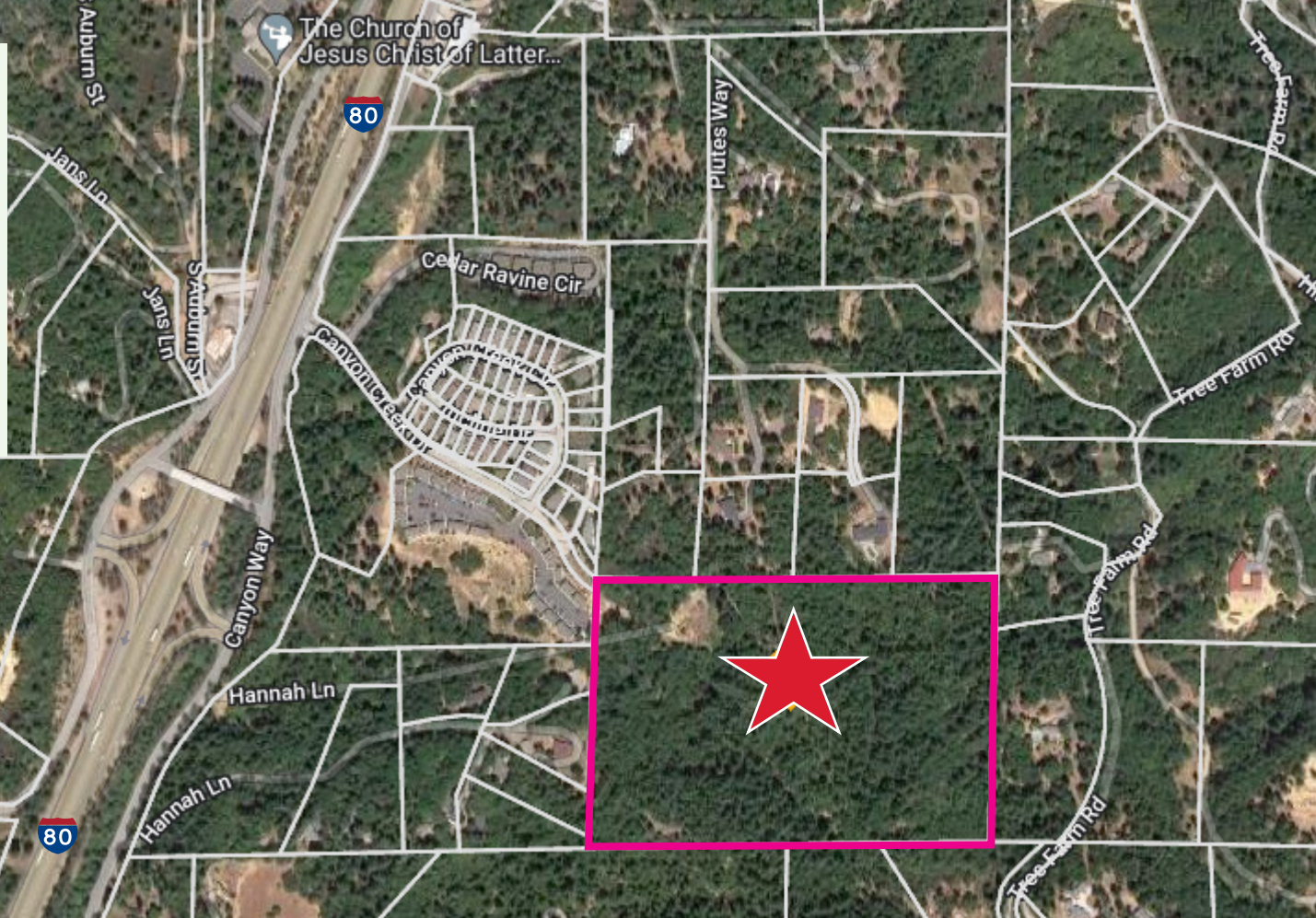


For Sale

26 Acres Development Land

Canyon Creek
Colfax, CA 95713



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Property Highlights:

- 26 acres of development Land
- A-1 zoning with general plan designation of low to medium density residential
- Adjacent to existing single family and multifamily residential
- Picturesque setting, yet close to the freeway
- Immediate access from Highway 80
- Located on the southern edge of the city of Colfax
- Two miles from downtown Colfax
- Easy access to Roseville, Rocklin and the Sacramento metro area
- Ideal housing far from an urban area, but close to amenities
- Low housing inventory in the submarket

The information contained herein including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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Executive Summary

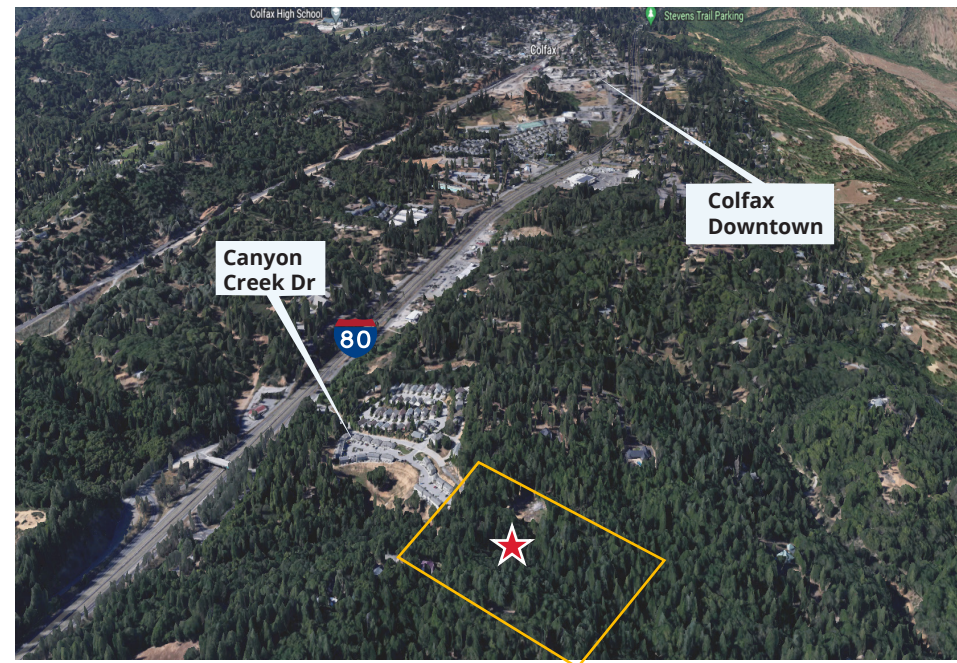
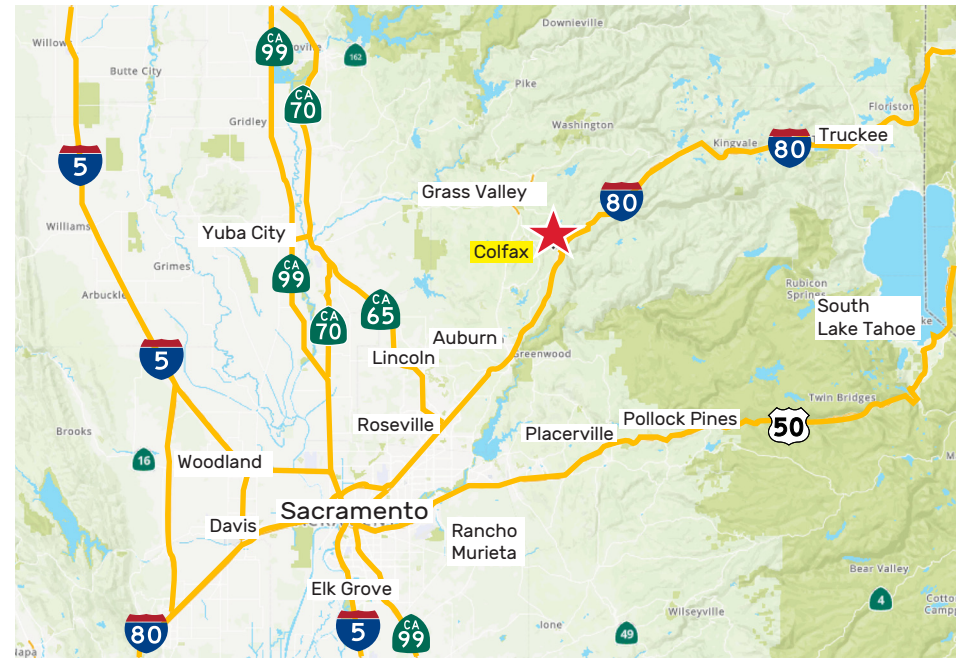
Canyon Creek, Colfax CA 95713

The offering is a 26-acre parcel of land that is designated in the General Plan to be low to medium density residential. Located within the jurisdiction of the City of Colfax, this property is located in the southern edge of the city.

The parcel features slopes and clearings within a picturesque forest setting, yet close to the freeway and in the immediate vicinity of single family and multi-family residential properties.

This is an ideal opportunity for a developer to build homes on larger lots to fulfill the needs of people that want to live away from the urban areas, yet close to amenities. Being only 33 miles from Roseville, the incredible shopping opportunities of Roseville are only a short drive away. Sacramento, with everything it has to offer, is only 50 miles away.

Located in the foothills of the Sierra Nevada mountains, Colfax is only 45 minutes away from skiing opportunities in the Sierra Nevada mountains and from scenic Lake Tahoe. Colfax prides itself as being above the fog, but conveniently below the snow line, which makes it a very attractive place to live.



About The Property

Canyon Creek, Colfax CA 95713

Property Details

ASSESSOR'S PARCEL NO:	101-150-022
ZONING DISTRICT:	A-1
GENERAL PLAN DESIGNATION	Medium to Low density Residential
LOCATION	Canyon Creek Drive, Colfax, CA
IMMEDIATE VICINITY	Single family homes and apartments
JURISDICTION	City of Colfax
OFFERING PRICE	\$ 799,000.00 (\$ 30,731 per acre)



City of Colfax

CA 95713

Colfax is a city in Placer County, California, located at the crossroads of Interstate 80 and State Route 174. It is named in honor of U.S. Vice President Schuyler Colfax (1869–73).

Some of the town's notable features include the newly restored Southern Pacific Railroad colonnade-style depot (which houses the Colfax Museum and Chamber of Commerce) built in 1905, the downtown shops on Main Street, and Colfax High School, which serves a large surrounding area.

Originally inhabited by the Maidu and Miwok Native Americans, by the mid-19th century the city site was known as Alder Grove; however, as development increased, the city became known as Illinoistown, a supply hub for gold mining camps. Later it was renamed Colfax after then Speaker of the House (and later Vice President) Schuyler Colfax who visited the town in 1865 while inspecting progress of construction of the Central Pacific Railroad, the western portion of the first transcontinental railroad.

According to the United States Census Bureau, the city has a total area of 1.4 square miles, all of it land. The 2020 United States Census reported that Colfax had a population of 2,258.

The population is spread out, with 562 people (26.3%) under the age of 19, 107 people (5.0%) aged 20 to 24, 737 people (34.5%) aged 25 to 44, 490 people (22.9%) aged 45 to 64, and 240 people (11.2%) who are 65 years of age or older.



Demographics

Colfax CA 95713



3,253

2-mile Total Population



\$105,001

2-mile Average Household Income

Colfax Home Sales

Median List Price (2021)	\$ 499,000
Median Closed Price (2021)	\$ 499,000
Closed price per sf (2021)	\$ 294.47
Median Days on Market (2021)	13
Average Active List Price (April 2022)	\$ 807,000
Average Sold Price (April 2022)	\$ 629,000
Months of Inventory available (April 2022)	2.4

Schools

Colfax Elementary School	Grades K-8
Colfax High School	Grades 9-12

Hospitals

Sierra Nevada Memorial Hospital - Dignity Health	Grass Valley	13 miles
Sutter Auburn Faith Hospital - Sutter Health	Auburn	16 miles

Information contained herein was obtained from CoStar and Metrolist

Driving Distances From Colfax CA

Rollins Lake	2 miles
Grass Valley	13 miles
Auburn	17 miles
Roseville	33 miles
Sacramento	50 miles
Truckee	52 miles
Tahoe City	64 miles



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