

LIGHT INDUSTRIAL SITE OPPORTUNITY



**CITY OF
ELK GROVE**

**LIGHT INDUSTRIAL
AVAILABLE**

**144-LOT SUBDIVISION
KBHOME**

**TSC TRACTOR
SUPPLY CO.**

**KUBOTA
WESTERN
DIVISION**

Triangle Point

9430 Mosher Road
Elk Grove, CA 95624

 **MERIDIAN PACIFIC, LTD.**
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Executive Summary

Triangle Point

Elk Grove, CA 95624

MP Elk Grove, LLC owns ± 75 acres of fully entitled land named Triangle Point located at 9430 Mosher Road, Elk Grove, CA 95624. The land is the last parcel within the 1,430-acre East Elk Grove Specific Plan.

Zoned for commercial, residential, and light industrial, the land is subdivided into nine (9) separate parcels in this prime location. The land will facilitate site improvements to accommodate a 144-lot residential subdivision by KB Home, a convenience store/gas station/car wash by Loop, QSR pads, and retail locations for Dunkin' and Tractor Supply.

The last available parcel (parcel 9) is zoned commercial / light industrial and encompasses 7.53 acres.



**Triangle Point
75-acre Parcel
Elk Grove, CA**



PROPERTY OVERVIEW

Address	9430 Mosher Road NWC/NEC Waterman Road At Grant Line Road Elk Grove, CA 95624
County	Sacramento
APN	134-0182-001
Zoned	Mixed Use Master Plan
Land Area	± 75 acres

AVAILABLE PARCEL

Parcel 9	7.53 Acres
Zoned	Commercial / Light Industrial

DEMOGRAPHICS

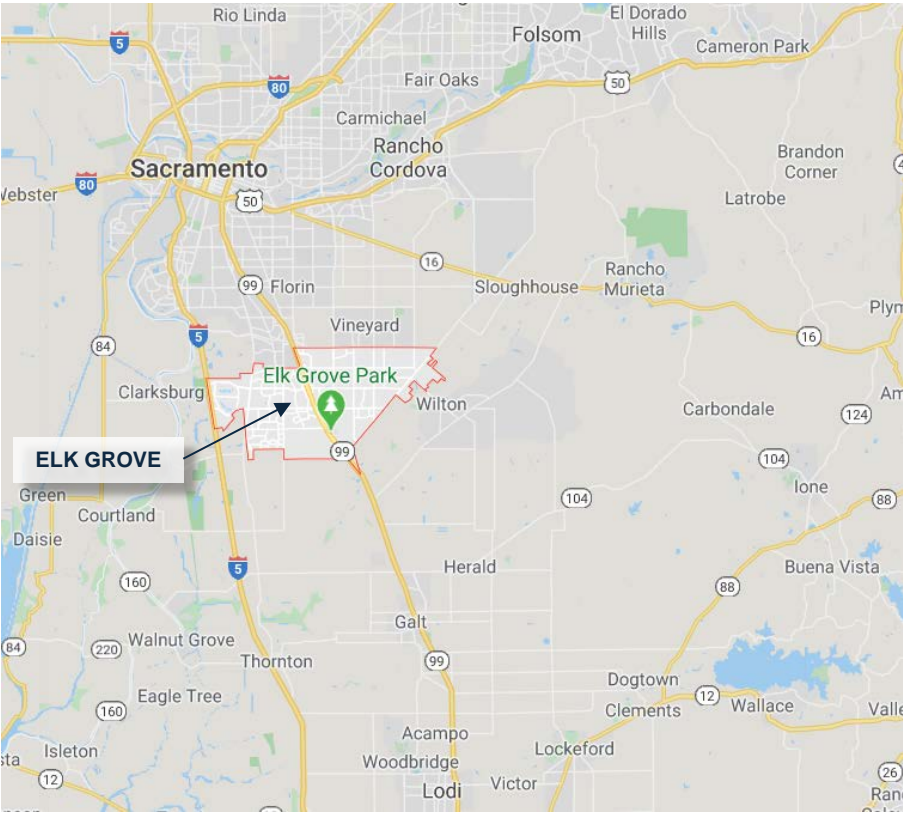
Elk Grove, Demographics

Population (2023)	178,444
Median HH Income (2022) <i>(Source: US Census Bureau)</i>	\$115,864
Trade Area	± 1,000,000

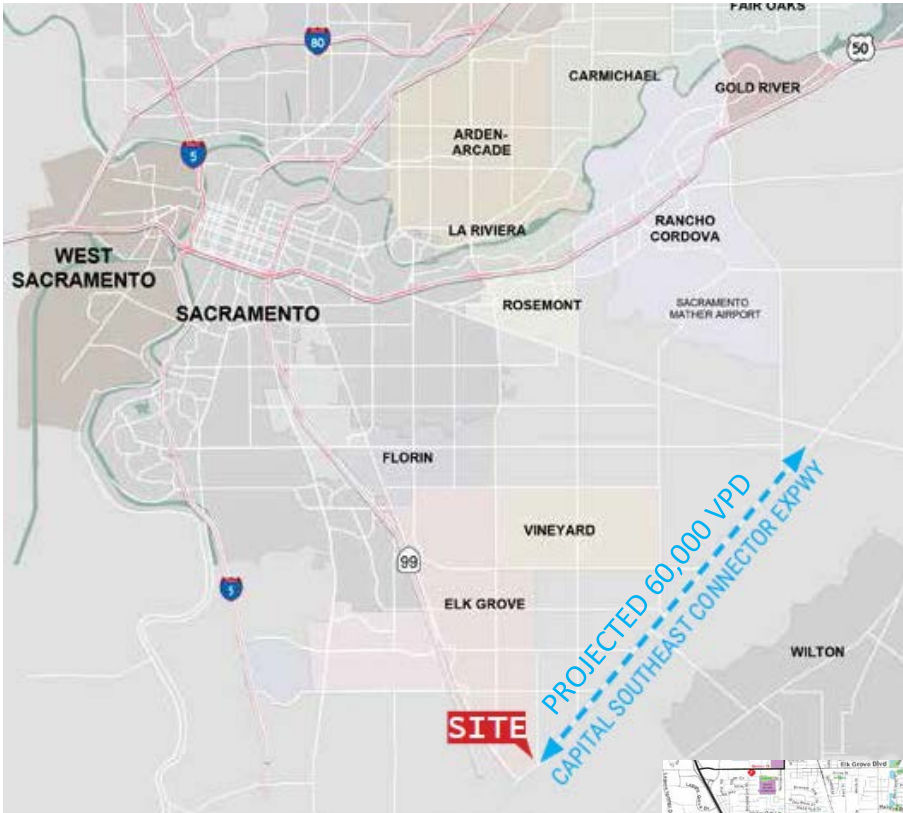
Property Location

Triangle Point

Elk Grove, CA 95624



Elk Grove is the second largest city in Sacramento County located 15 miles south of the California State Capitol. Lake Tahoe, Napa Valley and the scenic Sierra Mountains are short drives away. Elk Grove is serviced by north/south Hwy 99 splitting the city centrally. Elk Grove enjoys great schools, safe neighborhoods, and lower housing prices per square foot drawing in talent from the Bay Area and Silicon Valley areas.



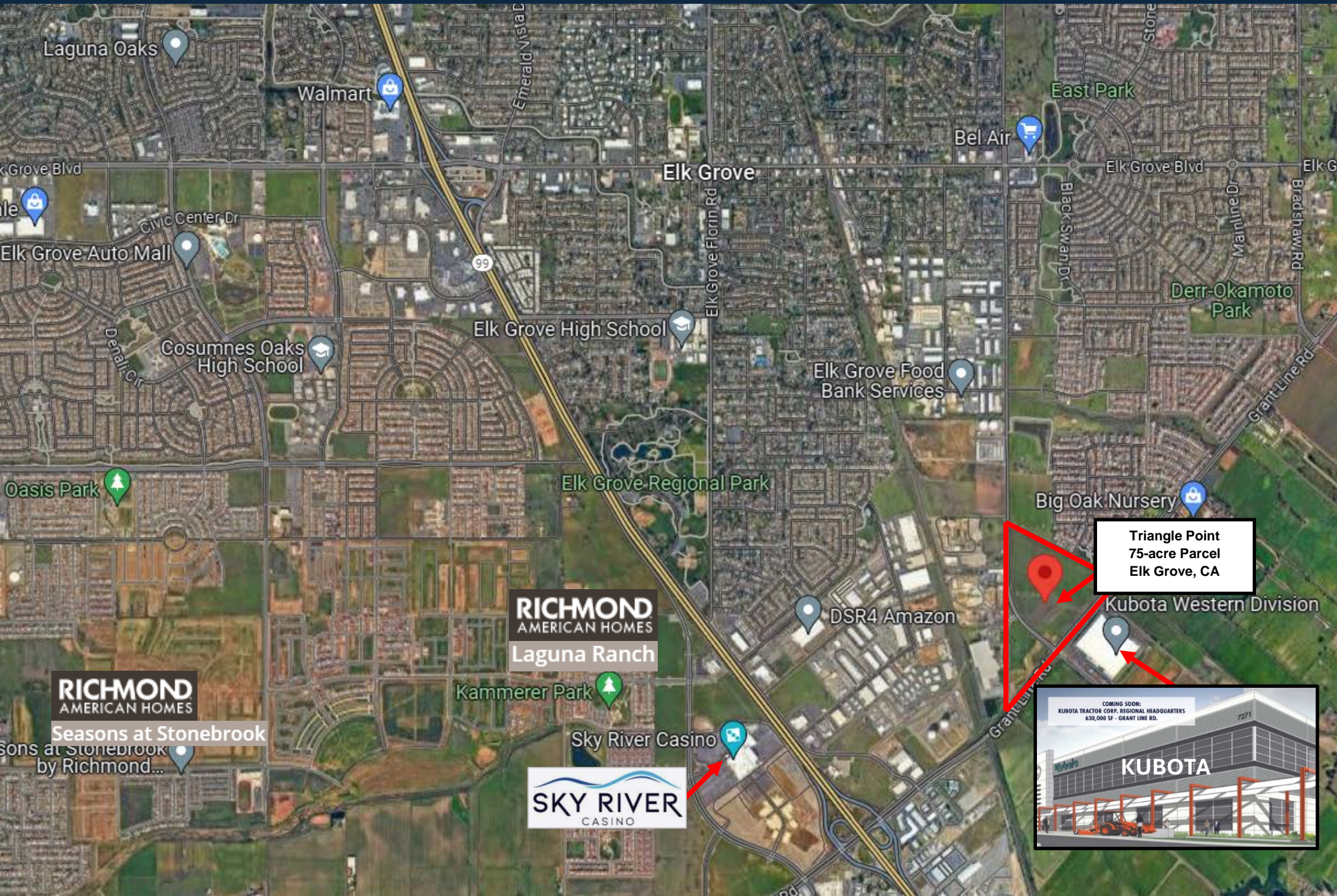
The site is located in south Elk Grove within the East Elk Grove Specific Plan and is the last parcel to be developed in the 1,430-acre plan. Elk Grove will strategically benefit from future Capital SouthEast Connector providing direct access to Hwy 50 from Interstate 5 through the Elk Grove Grant Line Road interchange accommodating projected daily traffic to 60,000 vehicles per day.



Aerial

Triangle Point

Elk Grove, CA 95624



Triangle Point
75-acre Parcel
Elk Grove, CA

Kubota Western Division



RICHMOND
AMERICAN HOMES
Laguna Ranch

RICHMOND
AMERICAN HOMES
Seasons at Stonebrook
by Richmond...

SKY RIVER
CASINO

Parcel Map

Triangle Point

Elk Grove, CA 95624

REFERENCES

- 57 RS 24 [11]
- 176 PM 7 [12]
- 303 BM 10 [13]
- 319 BM 8 [14]
- SACRAMENTO COUNTY FIELD NOTES Q 56 L 4 [15]
- 5 RS 5 [16]
- 52 PM 16 [17]
- 84 RS 7 [18]
- 392 BM 6 [19]
- 88 RS 6 [10]
- 85 RS 24 [11]

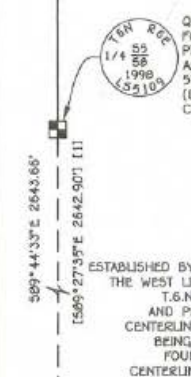
FOUND 1/2" IRON ROD 546°53'14"W 0.75'
NO RECORD, CL. MOSHER ESTABLISHED BY
INTERSECTION, HOLDING FOUND
MONUMENTATION PER [3] & [4]. SET
MONUMENT WELL PER CITY STANDARDS.

CLOSING CORNER
FOUND 2" BRASS DISK IN
CONCRETE STAMPED AS
SHOWN, PER 57 ROS 24

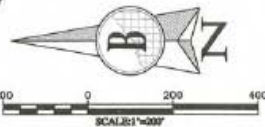
FOUND 2" BRASS DISK IN CONCRETE
STAMPED AS SHOWN, PER 57 ROS 24
NOT ACCEPTED AS CLOSING CORNER.
(DESTROYED BY CONSTRUCTION)

FOUND 1/2" ROD PER
[8], [11], FITS WITH
COUNTY TIES Q-109,
DATED 05/06/02
(DESTROYED BY
CONSTRUCTION.)

QUARTER CORNER
FOUND 2" BRASS DISK IN
PIPE STAMPED
AS SHOWN, PER
57-805-24
(DESTROYED BY
CONSTRUCTION)



DETAIL "C"
N.T.S.



PARCEL MAP NO. 13-057 TRIANGLE POINT 75

BEING PORTIONS OF THE NORTHWEST ONE-QUARTER AND THE
SOUTHWEST ONE-QUARTER OF SECTION 8, IN TOWNSHIP 6
NORTH, RANGE 6 EAST, M.D.B. & M.

CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

MAY 2023

SHEET 3 OF 7

**B BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

BOUNDARY ESTABLISHMENT SHEET INDEX

BASIS OF BEARINGS

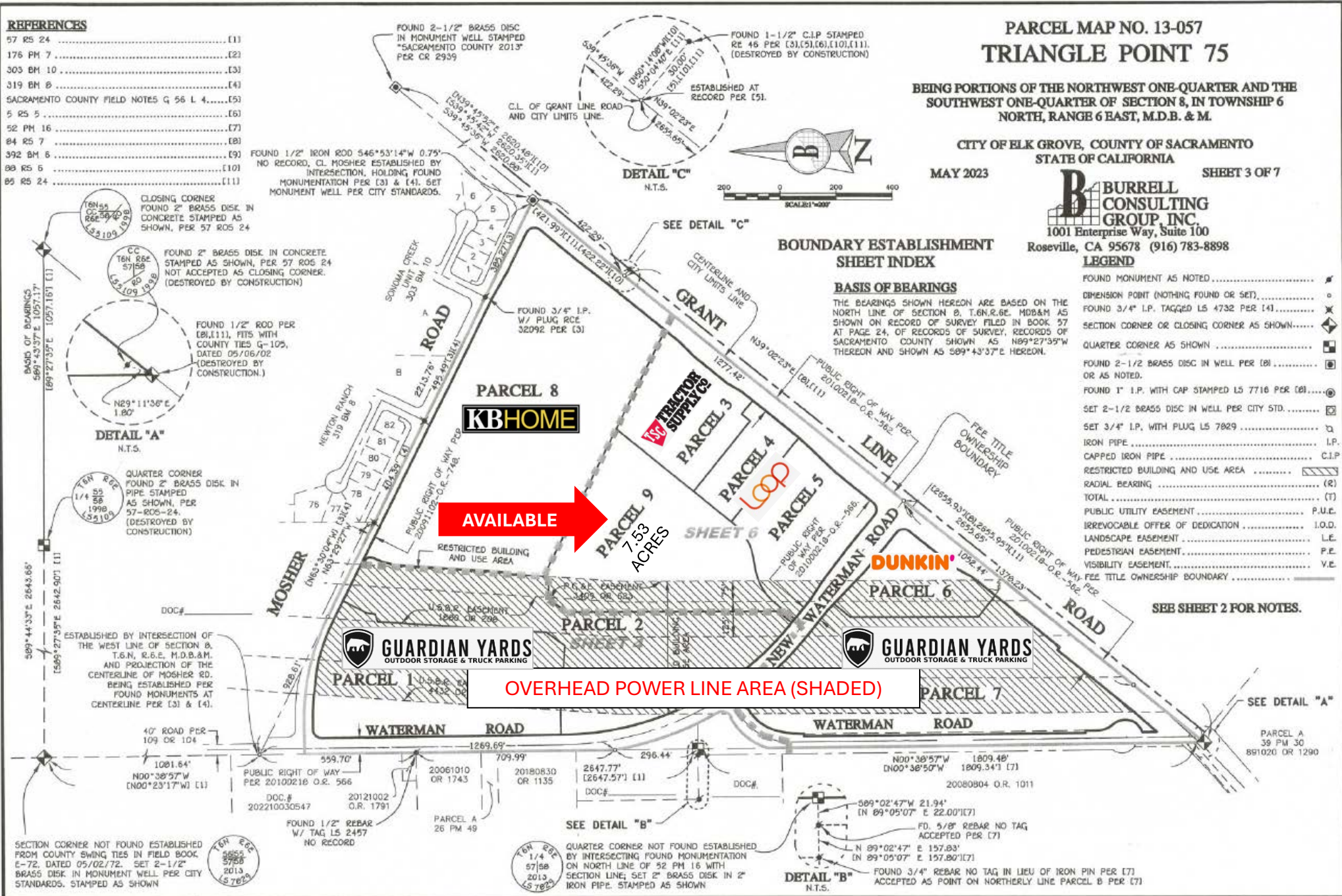
THE BEARINGS SHOWN HEREON ARE BASED ON THE
NORTH LINE OF SECTION 8, T.6N, R.6E, M.D.B. & M. AS
SHOWN ON RECORD OF SURVEY FILED IN BOOK 57
AT PAGE 24, OF RECORDS OF SURVEY, RECORDS OF
SACRAMENTO COUNTY SHOWN AS N89°27'35"W
THEREON AND SHOWN AS S89°43'37"E HEREON.

LEGEND

- FOUND MONUMENT AS NOTED [Symbol]
- DIMENSION POINT (NOTHING FOUND OR SET) [Symbol]
- FOUND 3/4" I.P. TAGGED LS 4732 PER [4] [Symbol]
- SECTION CORNER OR CLOSING CORNER AS SHOWN [Symbol]
- QUARTER CORNER AS SHOWN [Symbol]
- FOUND 2-1/2 BRASS DISC IN WELL PER [8] [Symbol]
- OR AS NOTED. [Symbol]
- FOUND 1" I.P. WITH CAP STAMPED LS 7716 PER [8] [Symbol]
- SET 2-1/2 BRASS DISC IN WELL PER CITY STD. [Symbol]
- SET 3/4" I.P. WITH PLUG LS 7829 [Symbol]
- IRON PIPE I.P.
- CAPPED IRON PIPE C.I.P
- RESTRICTED BUILDING AND USE AREA [Symbol]
- RADIAL BEARING (R)
- TOTAL (T)
- PUBLIC UTILITY EASEMENT P.U.E.
- IRREVOCABLE OFFER OF DEDICATION I.O.D.
- LANDSCAPE EASEMENT L.E.
- PEDESTRIAN EASEMENT P.E.
- VISIBILITY EASEMENT V.E.
- WAY PER TITLE OWNERSHIP BOUNDARY [Symbol]

AVAILABLE →

OVERHEAD POWER LINE AREA (SHADED)



SEE SHEET 2 FOR NOTES.

SEE DETAIL "A"

SEE DETAIL "B"

SECTION CORNER NOT FOUND ESTABLISHED
FROM COUNTY SWING TIES IN FIELD BOOK
E-72, DATED 05/02/72. SET 2-1/2"
BRASS DISK IN MONUMENT WELL PER CITY
STANDARDS. STAMPED AS SHOWN

QUARTER CORNER NOT FOUND ESTABLISHED
BY INTERSECTING FOUND MONUMENTATION
ON NORTH LINE OF 52 PM 16 WITH
SECTION LINE; SET 2" BRASS DISK IN 2"
IRON PIPE. STAMPED AS SHOWN

DETAIL "B"
N.T.S.

FOUND 3/4" REBAR NO TAG IN LIEU OF IRON PIN PER [7]
ACCEPTED AS POINT ON NORTHERLY LINE PARCEL B PER [7]

Property Intersection

Triangle Point

Elk Grove, CA 95624



Grant Line Road at Mosher Road Intersection



Grant Line Road and Waterman Road Intersection



Grant Line Road near Mosher Road



Mosher Road at Grant Line Road

Property Highlights

Triangle Point

Elk Grove, CA 95624

Elk Grove is the second largest city in Sacramento County, located 15 miles south of the California State Capital. Triangle Point is located in south Elk Grove and is the last parcel to be developed in the 1,430-acre East Elk Grove Specific Plan.

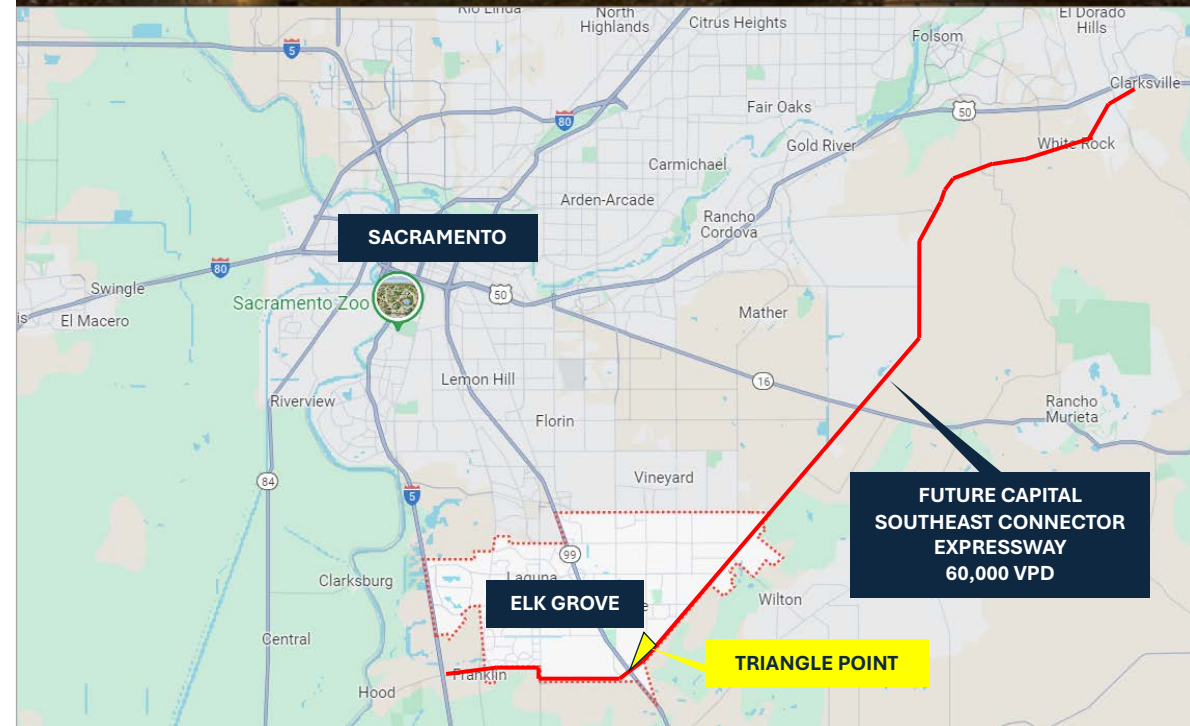
Located one mile east of Highway 99 at the Grant Line Road interchange, Triangle Point benefits from a signalized intersection that will provide access to the future Capital SouthEast Connector Expressway linking Interstate 5 and Highway 99 through south Elk Grove with a projected 60,000 VPD.

Triangle Point comprises a future 144-lot residential subdivision, zoned for light industrial, self storage and outdoor vehicle parking, commercial and retail use.

Triangle Point is surrounded by the Fieldstone and Sterling Meadows residential communities, shopping centers, schools, and the one million square foot Kubota assembly plant.

- Elk Grove is one of the best places to live in California
- Great single-family residential demand in the area
- East access to two major freeways, airport, and rail
- Adjacent Kubota assembly plan will attract 500+ employees

Award-winning school district, first rate parks, outstanding restaurants, historical district and more.



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CONTACT INFORMATION

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