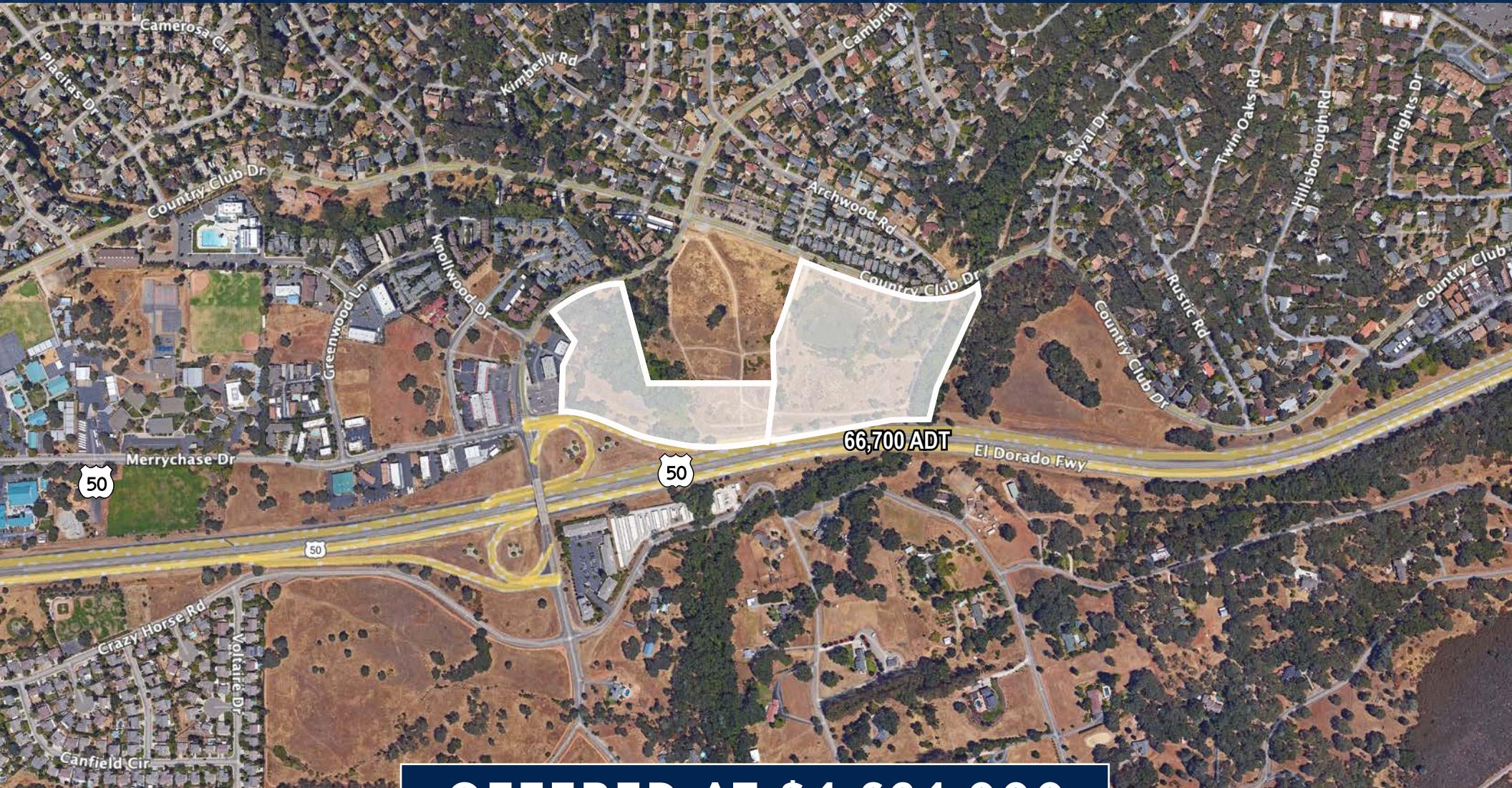


(HIGHWAY 50 EXPOSURE) CAMBRIDGE-COUNTRY CLUB COMMERCIAL LAND FOR SALE



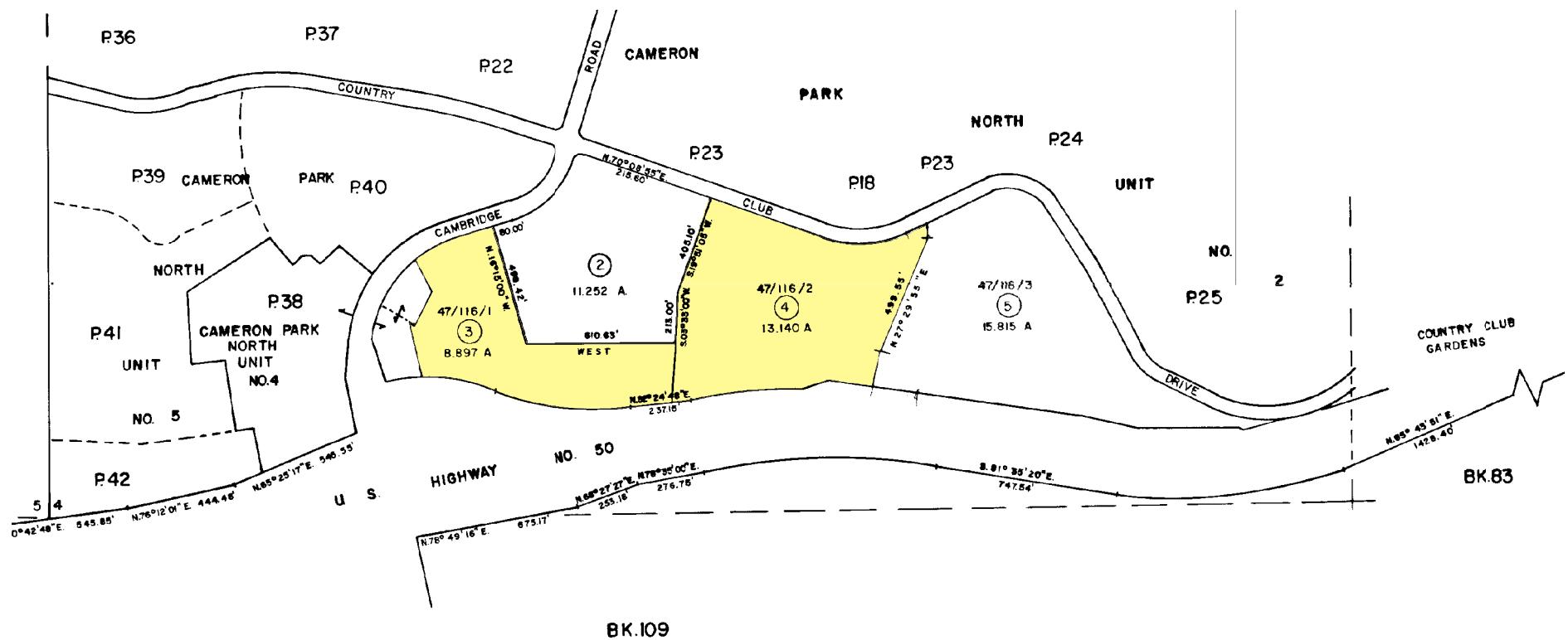
NEWMARK

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PROPERTY HIGHLIGHTS

- ±13.3 acre parcel for \$3,475,000
±8.9 acre parcel for \$1,149,000
Offered at \$4,624,000 for both parcels
- One of the last pieces of land for commercial development in Cameron Park with easy access to/from US Highway 50
- Minutes from Folsom/El Dorado Hills markets
- Two Parcels; ±8.9 acres and ±13.3 acres, totaling ±22.04 acres
- Zoned CPO-DC for the ±8.9 acre parcel
APN#082-430-003-000
- Zoned CPO-DC for the ±13.3 acre parcel
APN#082-430-004-000
- Located off Cambridge Road and US Highway 50 in Cameron Park, CA
- Approximately 1,000' of frontage on US Highway 50
- Zoning Info and Allowed Uses:
<https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/land-use/long-range-planning/tgpa-zou-main/title-130-article-2-dec-2015.pdf>



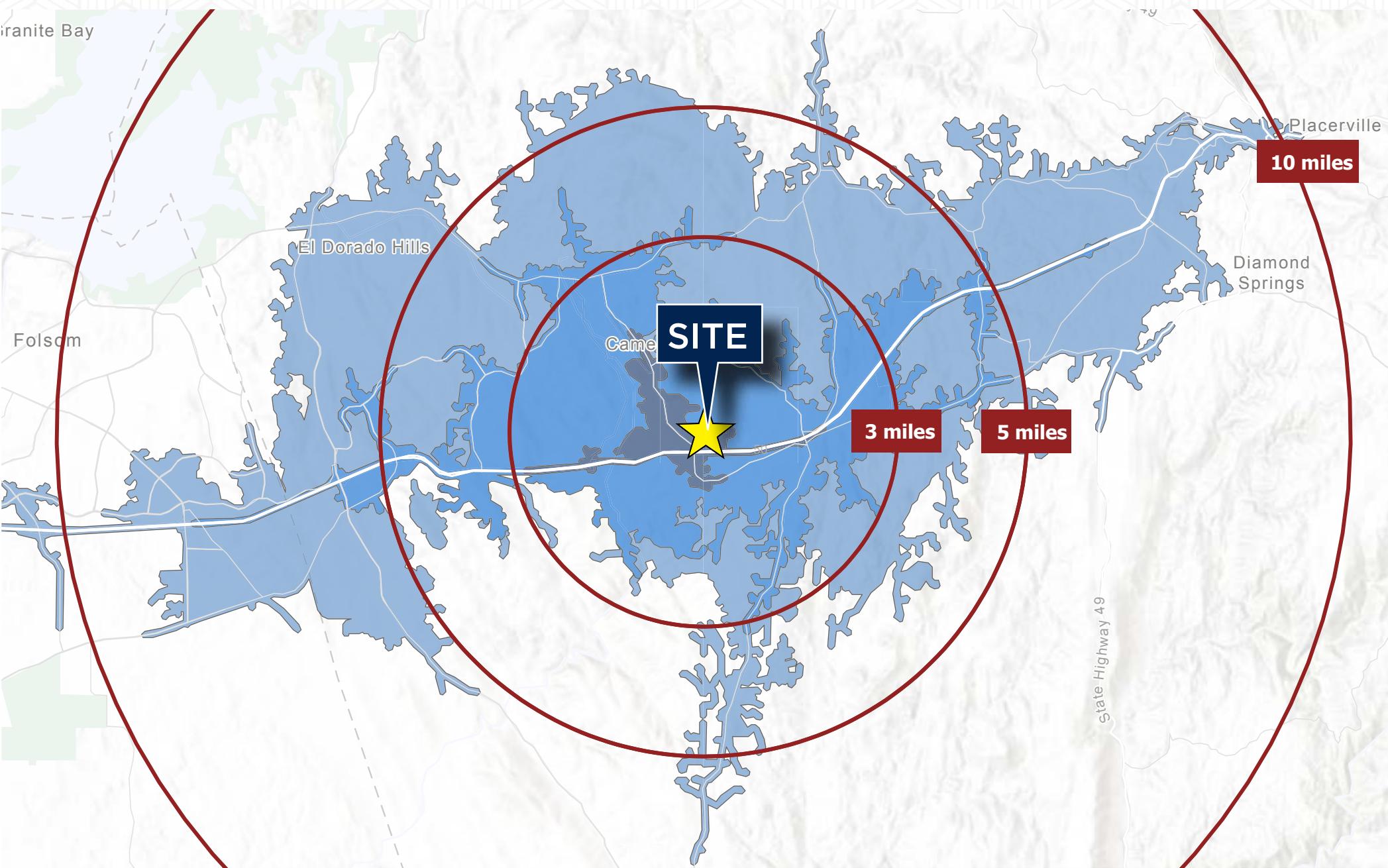
PROPOSED PROJECTS



For more information about projects in the area, please visit:
engageeldorado.us.engagementhq.com/edc-projects-in-your-area

COMMUTE DRIVE TIMES

5-Minute Drive 10-Minute Drive 15-Minute Drive



NEARBY AMENITIES



CONTACT EXCLUSIVE AGENTS

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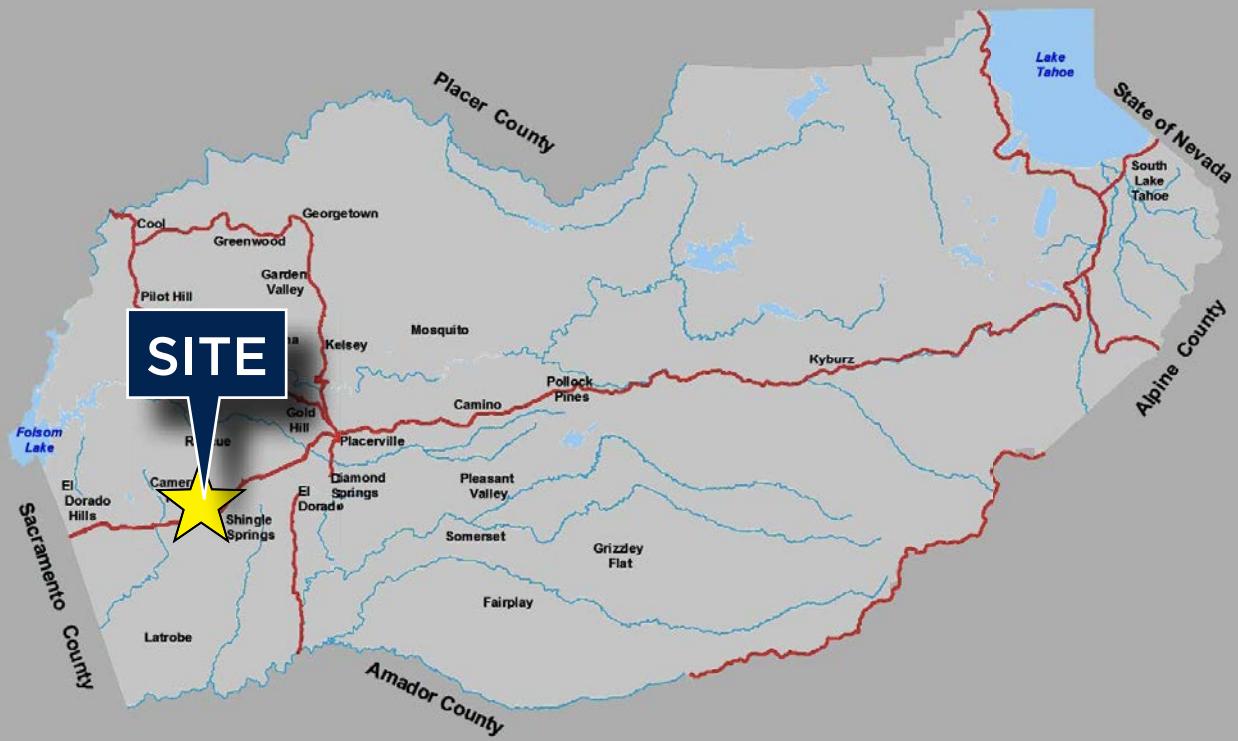
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NEWMARK



DEMOGRAPHICS (2024)

	1-MILE	3-MILE	5-MILE
Population	6,086	33,554	69,001
Average Age	42.4	44.3	45.7
Avg. HH Income	\$116,131	\$124,477	\$141,223
Avg. Home Value	\$633,681	\$708,110	\$776,872

Average Daily Traffic Highway 50: 66,700