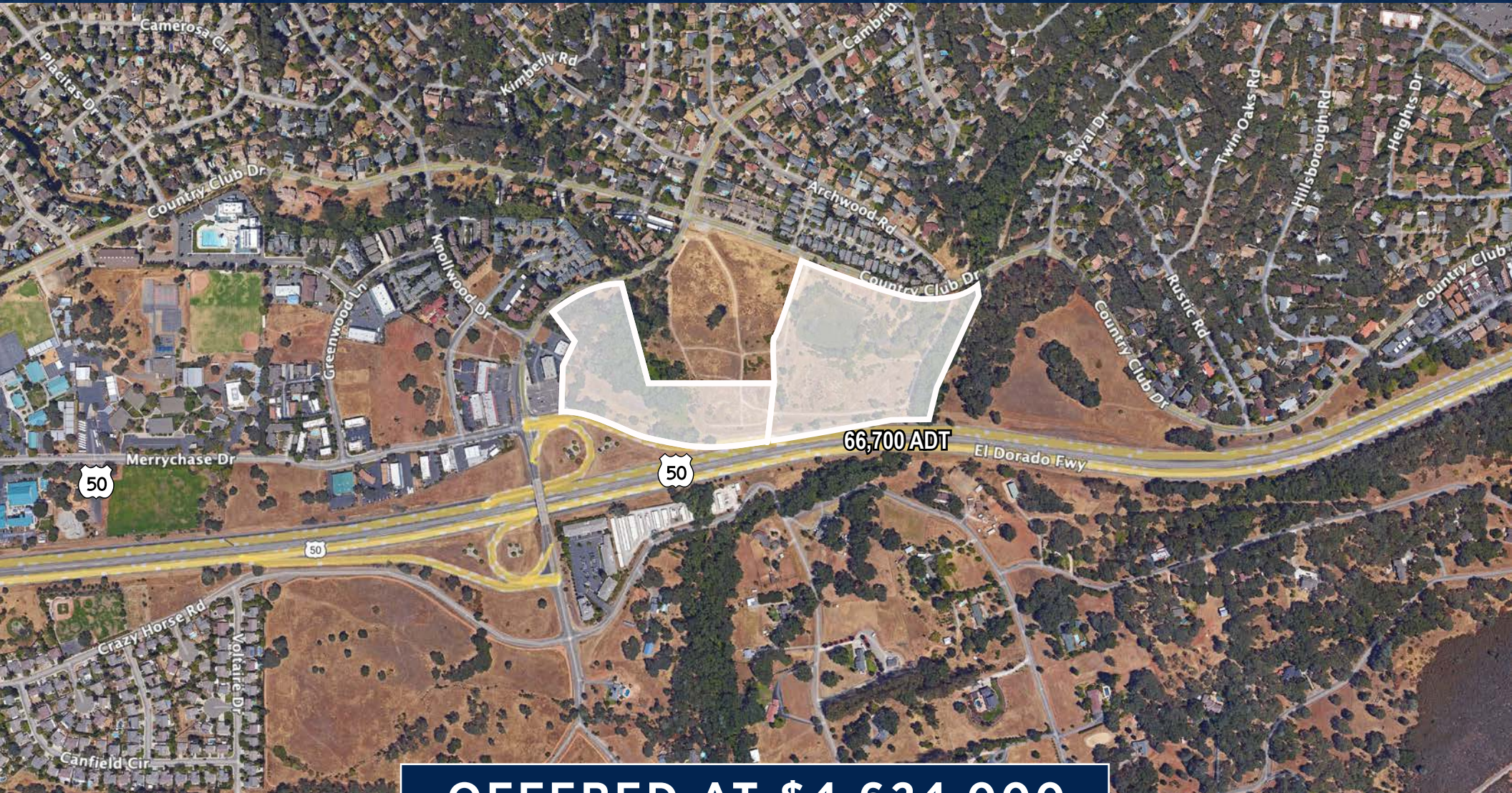


# (HIGHWAY 50 EXPOSURE) CAMBRIDGE-COUNTRY CLUB COMMERCIAL LAND FOR SALE



**OFFERED AT \$4,624,000**

**NEWMARK**

**TOM CONWELL**

NEWMARK

t 916-569-2380

tom.conwell@nmrk.com

CA RE License #01394155

**KIMBERLY BEAL**

FOOTHILLS REALTY

530-558-5504

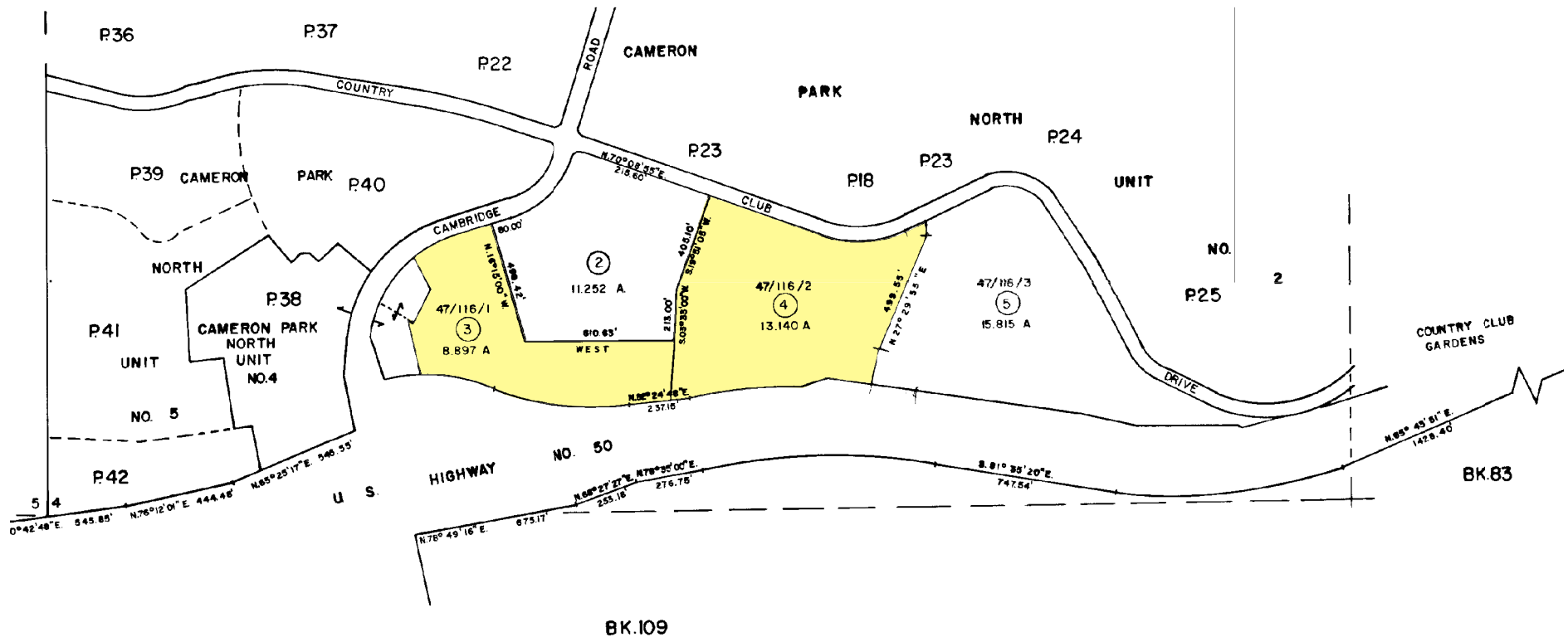
kimberlyabeal@gmail.com

CA RE License #00675018



# 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

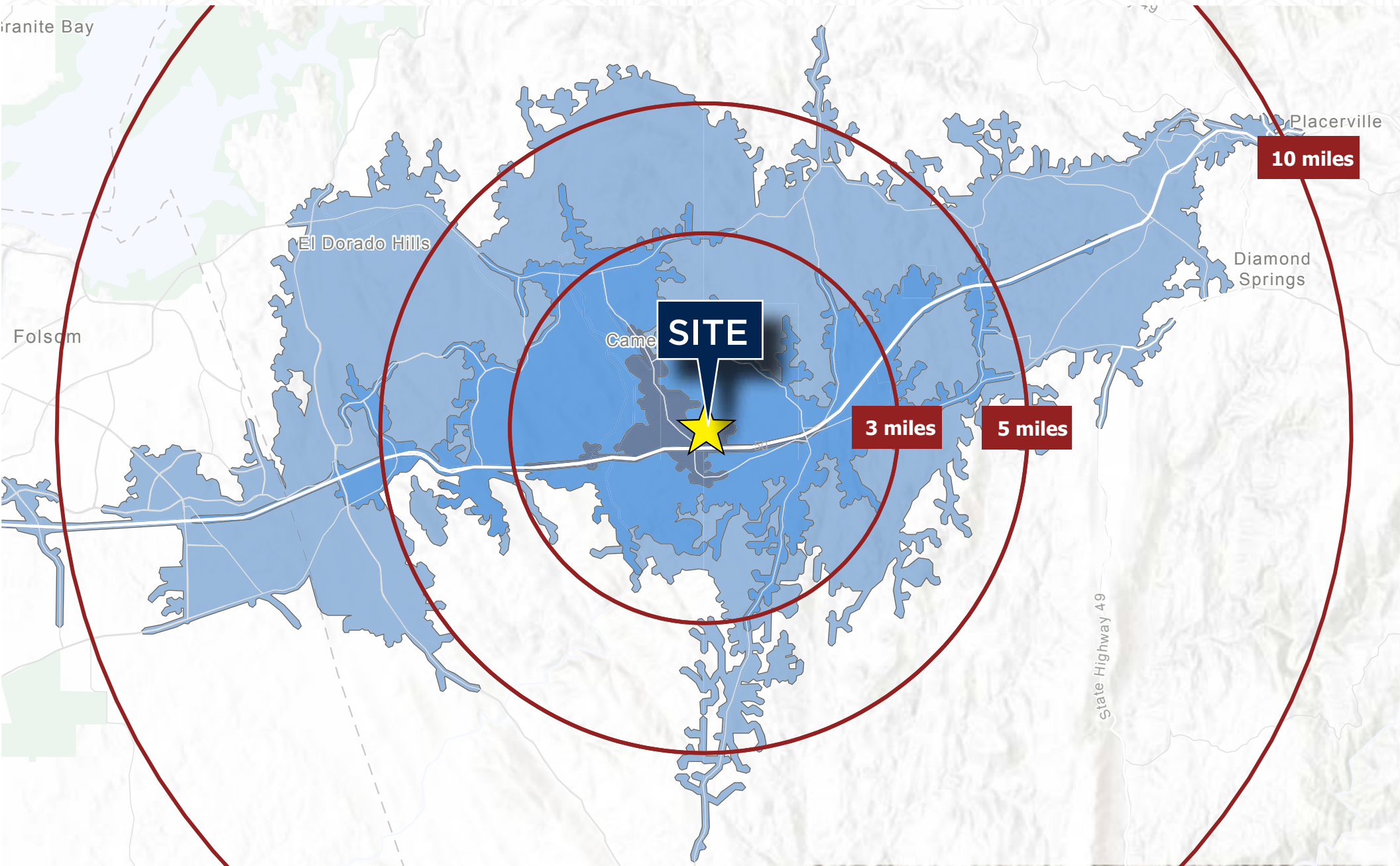


For more information about projects in the area, please visit:  
[engageeldorado.us.engagementhq.com/edc-projects-in-your-area](https://engageeldorado.us.engagementhq.com/edc-projects-in-your-area)



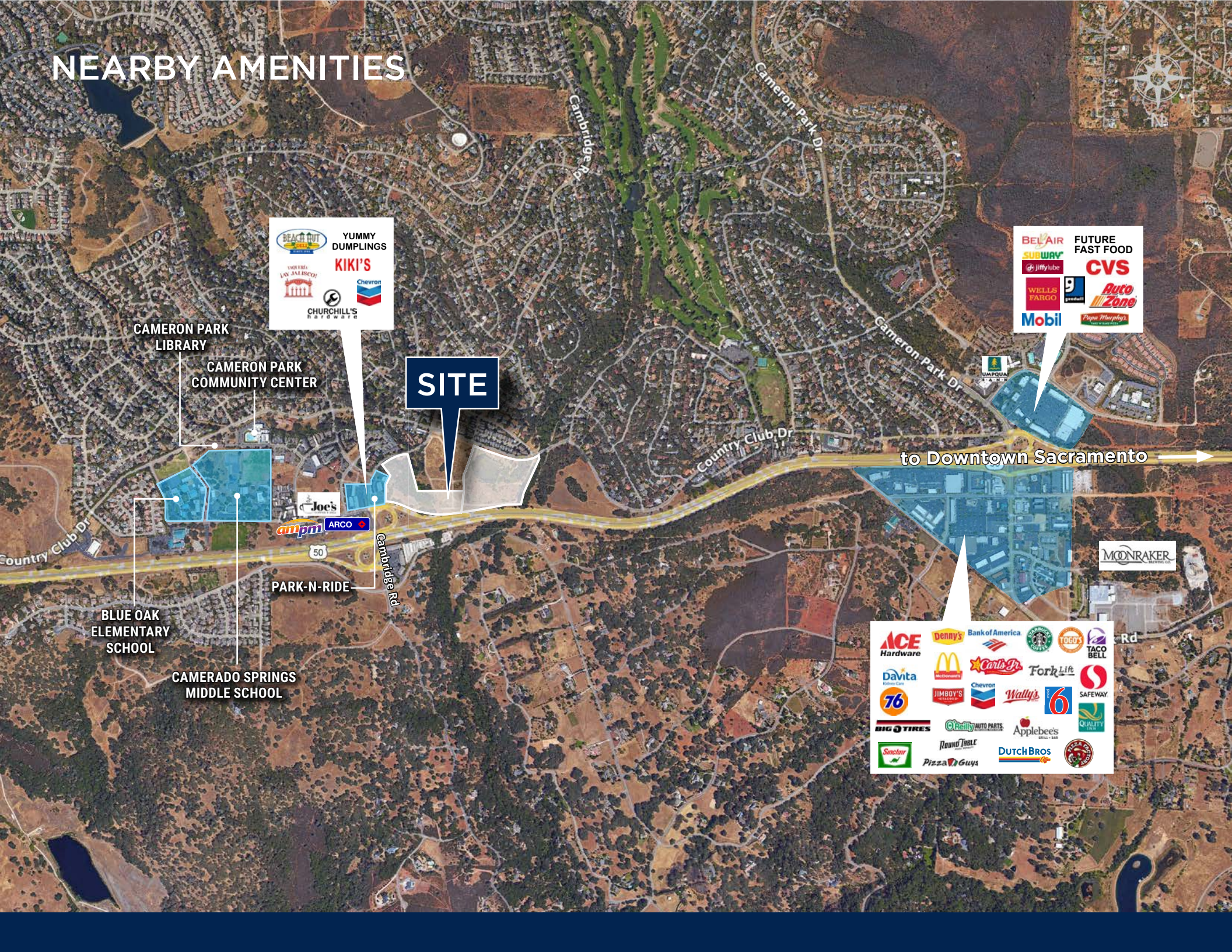
# COMMUTE DRIVE TIMES

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





# NEARBY AMENITIES



**SITE**

CAMERON PARK  
LIBRARY

CAMERON PARK  
COMMUNITY CENTER

BLUE OAK  
ELEMENTARY  
SCHOOL

CAMERADO SPRINGS  
MIDDLE SCHOOL

PARK-N-RIDE

Joe's

ampm ARCO

50

Cambridge Rd

Country Club Dr

Cameron Park Dr

Cameron Park Dr

to Downtown Sacramento

MOONRAKER

ACE Hardware Denny's Bank of America Starbucks Togo's Taco Bell  
Carl's Jr. Fork Life Wally's 6 Safeway  
Applebees Dutch Bros Pizza Guys  
Sanctus Round Table Big O Tires 76 Davita McDonald's Chevron Jimbo's Quality Inn  
Santitas Round Table Pizza Guys

BEL AIR FUTURE FAST FOOD  
SUBWAY jiffylube CVS  
Wells Fargo Auto Zone  
Mobil Papa John's

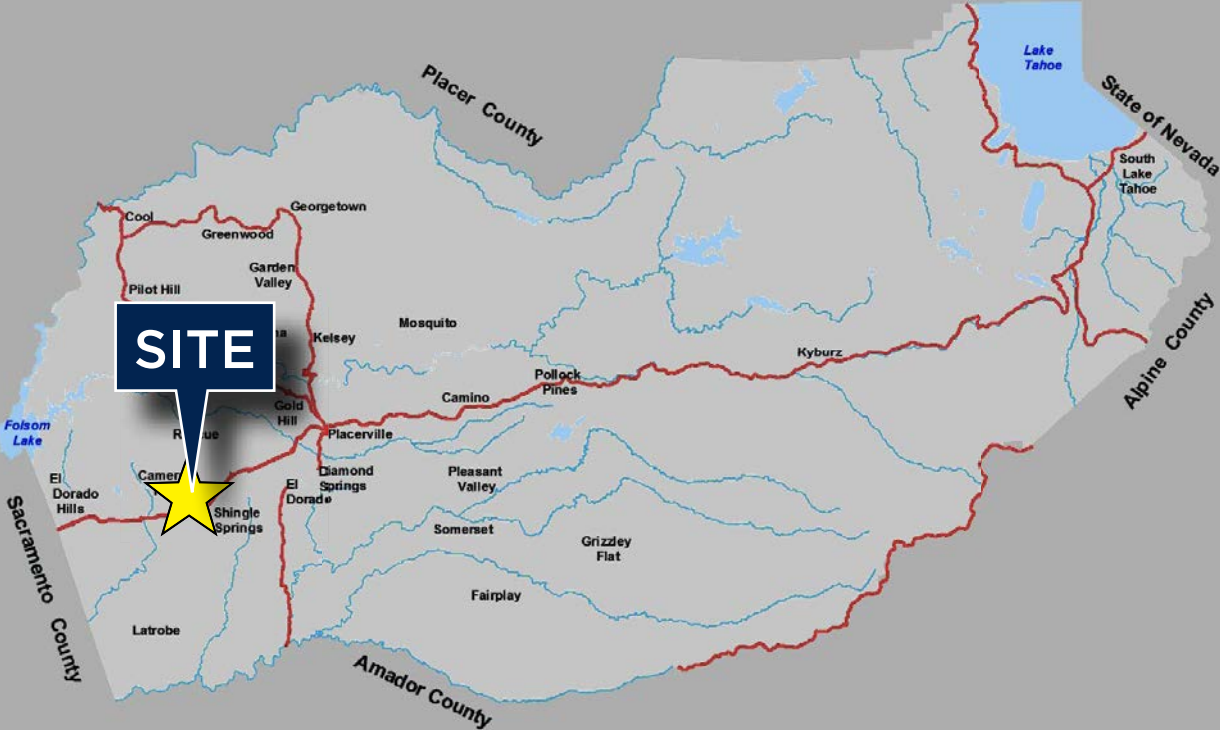
BEACH HUT YUMMY DUMPLINGS  
TODER'S LAY JALISCO KIKI'S  
CHURCHILL'S RESTAURANT Chevron



# CONTACT EXCLUSIVE AGENTS

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## 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

**NEWMARK**