

FIDDYMENT RANCH

ROSEVILLE | CA

Up to ± 9.4 Acres Development Land

Two ± 4.7 Acre Lots
Available for Ground Lease,
Build-to-Suit, or Sale.

- Immediately surrounded by over 12,000 existing, planned, and under construction homes.
- Backbone infrastructure with underground utilities, site grading, and biological mitigation complete.
- Community Commercial (CC) zoning permits a wide array of commercial uses including QSR/drive-thru, day care, medical services and office use.



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EXECUTIVE SUMMARY

**FIDDYMENT
RANCH**
ROSEVILLE | CA

PROPERTY OVERVIEW

Fiddymment Ranch is located at the signalized intersection of Fiddymment Road and Prairie Town Way, offering prime visibility and a rare opportunity to lease or purchase in the heart of one of the most affluent and fastest-growing areas in the Sacramento MSA. This site is part of the larger Fiddymment Farm Master Planned Community, which features $\pm 5,748$ residential units, multiple schools, and ± 38 acres of commercial uses.

LOCATION INFORMATION

Fiddymment Ranch is located just south of the future $\pm 2,213$ -acre Placer One master planned community which, at buildout, will include over $\pm 5,600$ residential units, a town center, a university campus, and a major employment center. The area is already bustling with activity, surrounded by new housing projects and the fully leased Plaza at Blue Oaks, home to high-profile retailers like Raley's, AutoZone, Chipotle, and Habit Burger Grill. With its Community Commercial zoning, Fiddymment Ranch is suitable for a wide array of commercial uses, including QSR/Drive-Thru, day care, and medical services/offices.



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INFRASTRUCTURE IN PLACE

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BACKBONE INFRASTRUCTURE: All essential backbone infrastructure is complete.

UNDERGROUND UTILITIES: Underground utilities have been extended to the front of the property, with laterals stubbed and ready for connection.

SITE GRADING: The site has been rough graded.

BIOLOGICAL MITIGATION: All biological mitigation requirements have been satisfied.



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PROPERTY HIGHLIGHTS

**FIDDYMENT
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- Up to 9.4 acres for ground lease, build-to-suit, or sale.
- Surrounded by over 12,000 residential units.
- Community Commercial (CC) zoning permits a wide array of commercial uses such as QSR/ drive-thru, day care, medical services and office use ([City of Roseville permitted uses](#)).

±4.7 Acre
Lot

Prairie Town Way

Fiddymment Road

±4.7 Acre
Lot

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DEVELOPMENT AREA

**PLACER RANCH
PHASE 3**
576 Units

**PLACER RANCH
PHASE 2**
2,440 Units

**FIDDYMENT RANCH
PHASE 3**
1,433 Units

**FIDDYMENT RANCH
PHASE 1**
1,943 Units

**FIDDYMENT RANCH
PHASE 2**
2,372 Units

**FIDDYMENT
RANCH**
ROSEVILLE | CA

**CROCKER
RANCH**
1,095 Units

**FIDDYMENT
RANCH**
ROSEVILLE | CA

**PLACER RANCH
PHASE 1**
2,320 Units

HOUSING

6,843 EXISTING HOUSING
DEVELOPMENTS

5,336 PLANNED OR UNDER
CONSTRUCTION

12,179 TOTAL UNITS

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CONCEPTUAL SITE PLAN

**FIDDYMENT
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Fiddymment Road

Prairie Town Way



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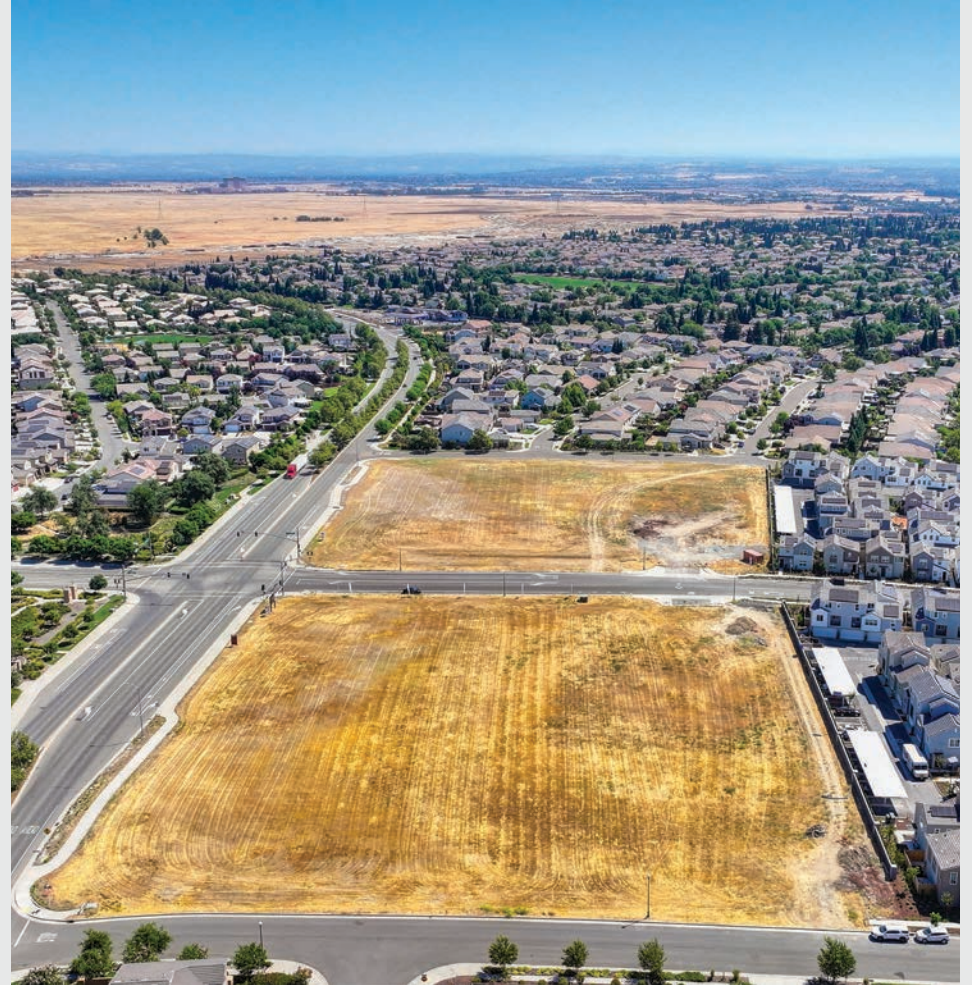
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PROPERTY PHOTOS

**FIDDYMENT
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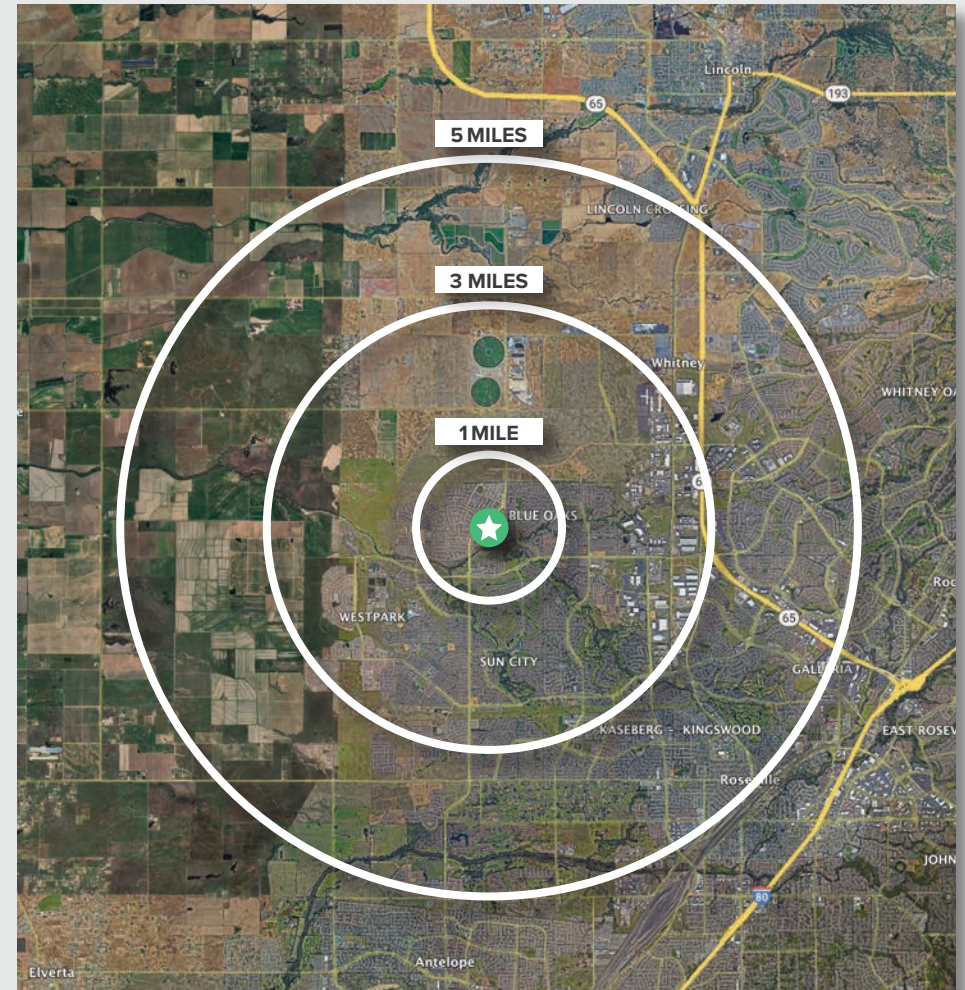
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REGIONAL DEMOGRAPHICS

**FIDDYMENT
RANCH**
ROSEVILLE | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	14,984	60,470	147,527
2020 Census Population	11,796	52,781	138,089
2010 Census Population	4,435	31,737	104,490
2025 Median Age	39.5	41.6	39.5
HOUSEHOLDS			
2025 Estimated Households	5,270	22,363	53,387
2020 Census Households	3,735	18,984	48,611
2010 Census Households	1,678	11,870	37,658
INCOME			
2025 Estimated Average Household Income	\$186,577	\$170,459	\$162,530
2025 Estimated Median Household Income	\$168,665	\$144,762	\$137,469
BUSINESS			
2025 Estimated Total Businesses	146	1,153	4,194
2025 Estimated Total Employees	717	10,837	37,905

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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