



935I Mosher Road @ Waterman Elk Grove, CA

Project Description: 19.25 level acres of land surrounded by a great deal of developing industrial sites. The property is zoned for MP (Industrial Office Park) with an underlying General Plan designation of Light Industrial. A bike & pedestrian trail is planned to extend across the east (rear) boundary of the property. Area activity includes:

Vulcan Materials, 24 acre aggregate plant at 10000 Waterman Road, targeting construction in early 2024.

Kubota, Grantline Road, completing a 701,000-square-foot division office is planned to have a final tractor assembly line, offices for Kubota executives and a "Kubota University" training center for employees.

Triangle Point, located at the northeast corner of Waterman and Grantline Roads, currently has a proposal for a 5.6-acre retail center that would include a gas station/car wash with nearly 10,000 square feet of buildings, a single 3,400-square-foot retail building and two restaurant buildings. An alternative fuels station is also proposed. Tractor Supply Co. has signed on as one of the retail tenants, and a coffee/doughnut operator is planned for one of the restaurant spaces. Another tenant is going to fill the gas station/car wash space. Behind the retail, a 7-acre site is proposed to have a mini-storage project. A cardlock secure commercial parking operator has an application pending for the northwest 18 acres and the other major component of Triangle Point would be 157 homes.

Sacramento Capital SouthEast Connector Expressway will connect Highways 50, 99 and Interstate 5. The expressway, when completed, would run from El Dorado Hills in El Dorado County, along the back side of Folsom, Rancho Cordova and Elk Grove, and then westward to Interstate 5 in south Sacramento County.

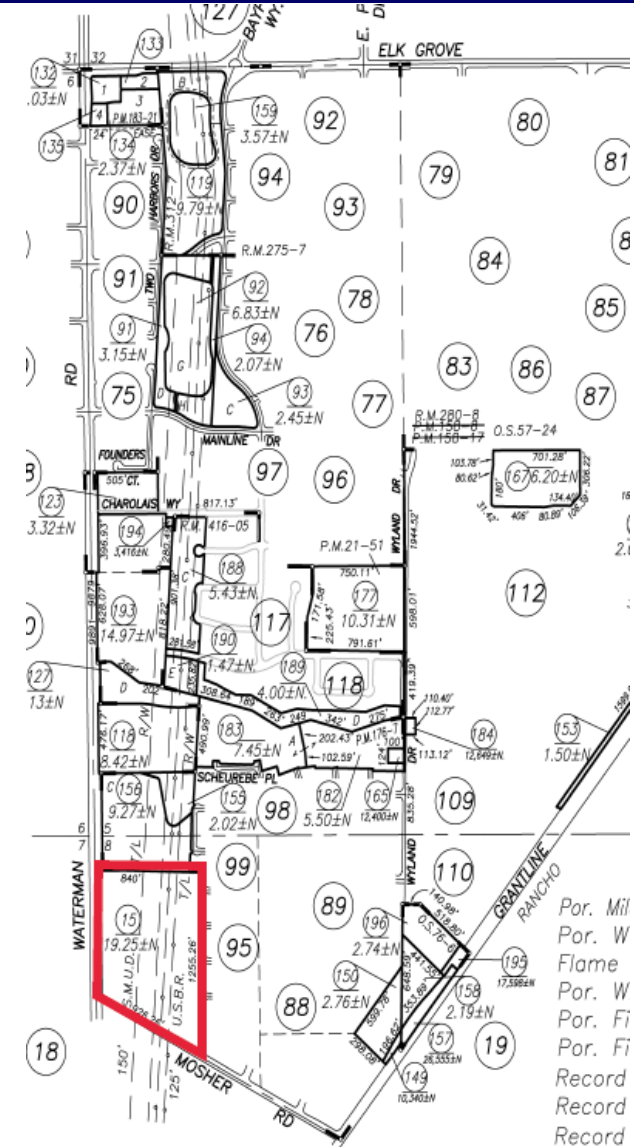
Location: Located at the north east corner of Waterman & Mosher Roads, 1,300 feet from Grantline Road, in the southern portion of the East Elk Grove area in the Elk Grove community. The site is 1.2 miles from the Grantline Road / Kammerer Road / Highway 99 interchange.

Zoning: MP (Industrial Office Park)

Permitted Uses, some requiring a Use Permit, include Auto Rental, Vehicle Sales-Wholesale, Vehicle Storage, Auto Parts Sales, Car washing & detailing, Fueling Station & Vehicle Services, Commercial Kennels, Charter Schools, Parking, Building Materials Stores & Yards, Equipment Sales & Rental, Garden Center, Maintenance & Repair Service, Offices, Delivery Center / Distribution (allowed by right), Freight Yard / Truck Terminal, Manufacturing, Personal Storage Facility, Storage (Warehouse), Storage yards & Wholesaling. See City of Elk Grove Zoning Code for details.

Assessor's Parcel Number: 134-0110-015

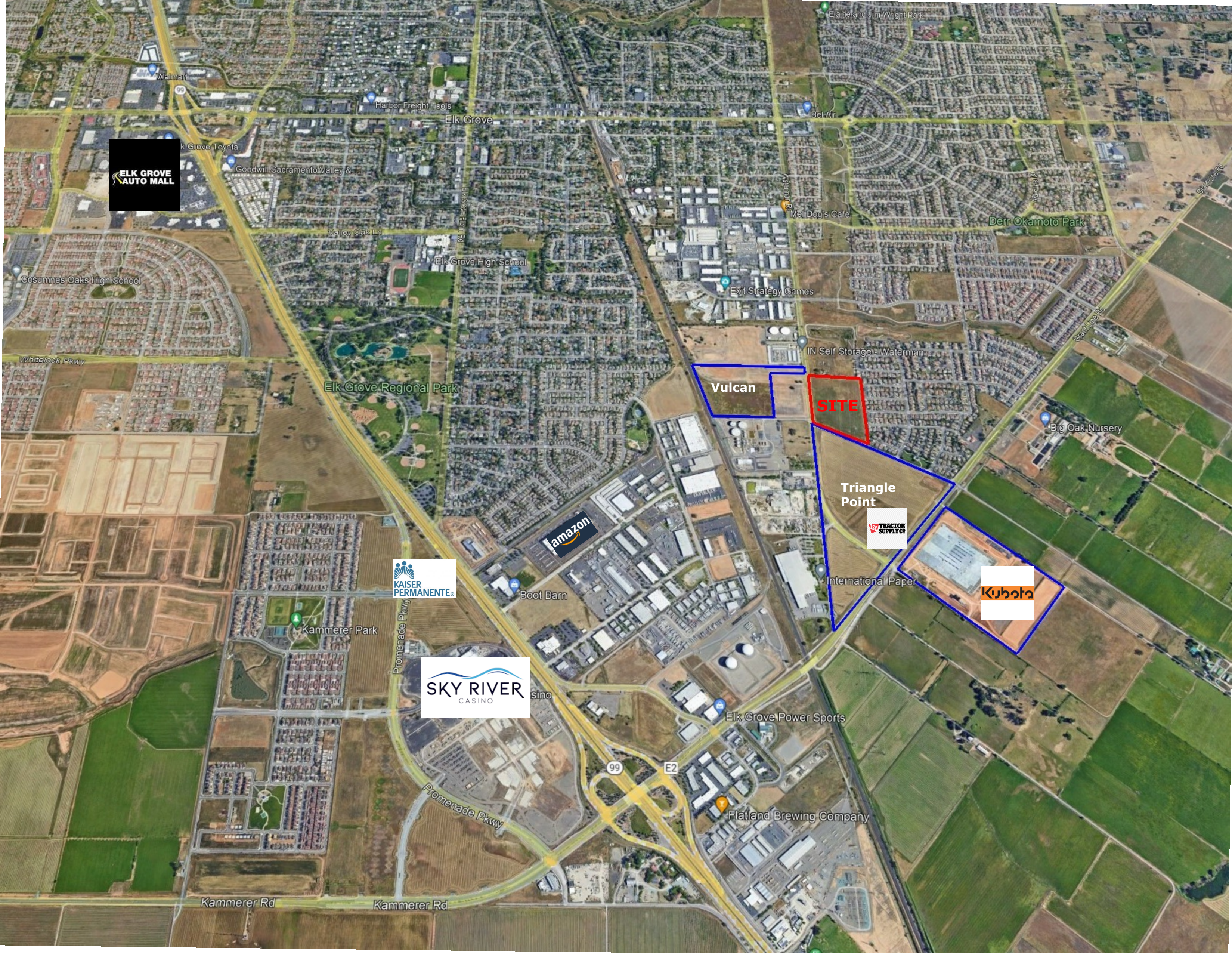
Price: ~~\$3,000,000~~ \$2,900,000



Bayless Properties, Inc. DRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC. All interested parties should confirm property information independently.





**ELK GROVE
AUTO MALL**

Vulcan

SITE

**Triangle
Point**

**W.C. TRACTOR
SUPPLY CO.**

Kubota

**KAISER
PERMANENTE**

**SKY RIVER
CASINO**

amazon

Walmart

Elk Grove Toyota

Cosumnes Oaks High School

Whiteoak Pkwy

Elk Grove Regional Park

Elk Grove High School

Promenade Pkwy

Kammerer Park

Kammerer Rd

Kammerer Rd

99

E2

Elk Grove Power Sports

Flatland Brewing Company

International Paper

IN Self Storage - Waterman

Exit Strategy Games

Me Dog's Cafe

Elk Grove

Harbor Freight Tools

Bel Air

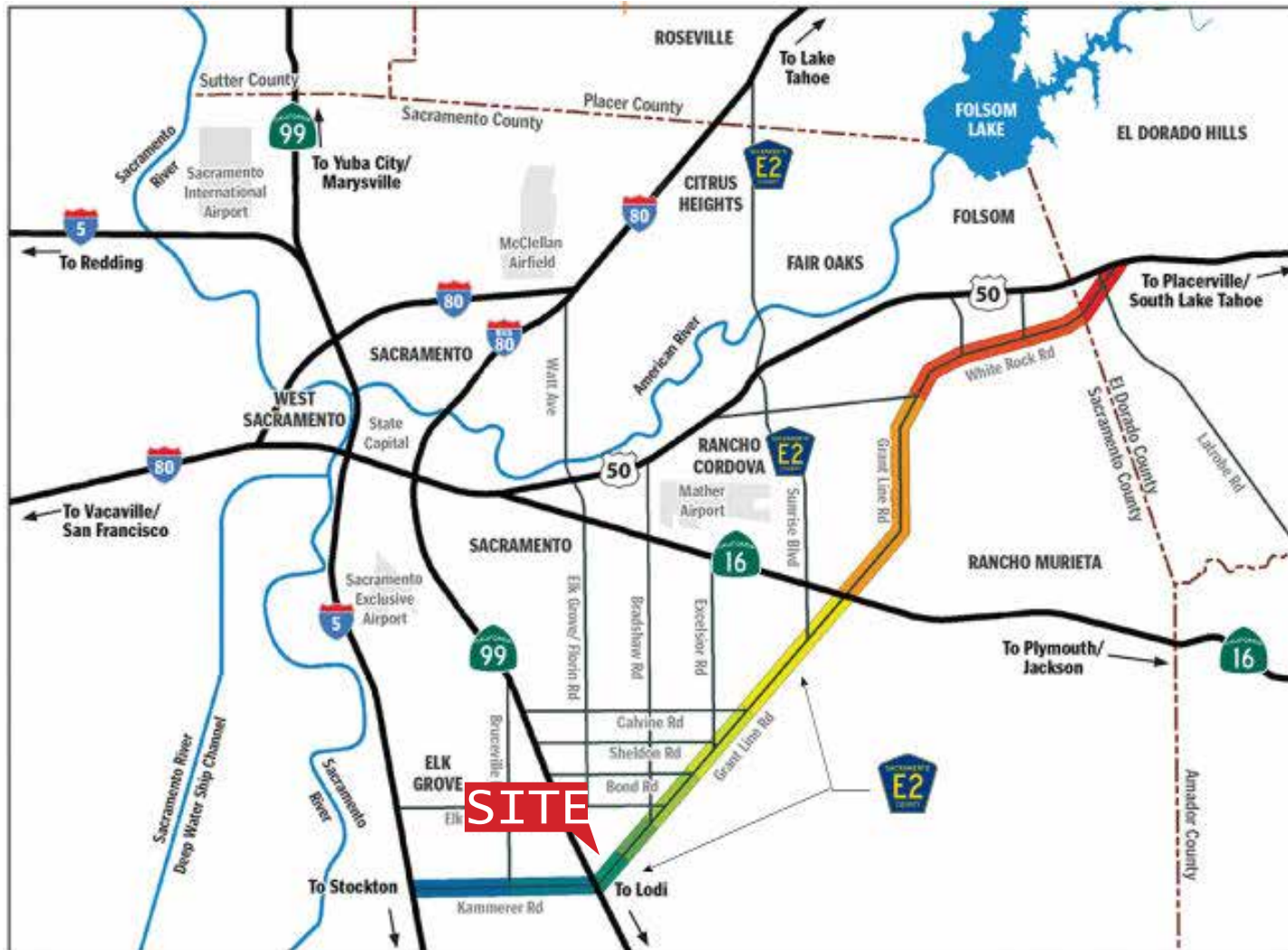
Elaine and Jim Wright Park

Derr Okamoto Park

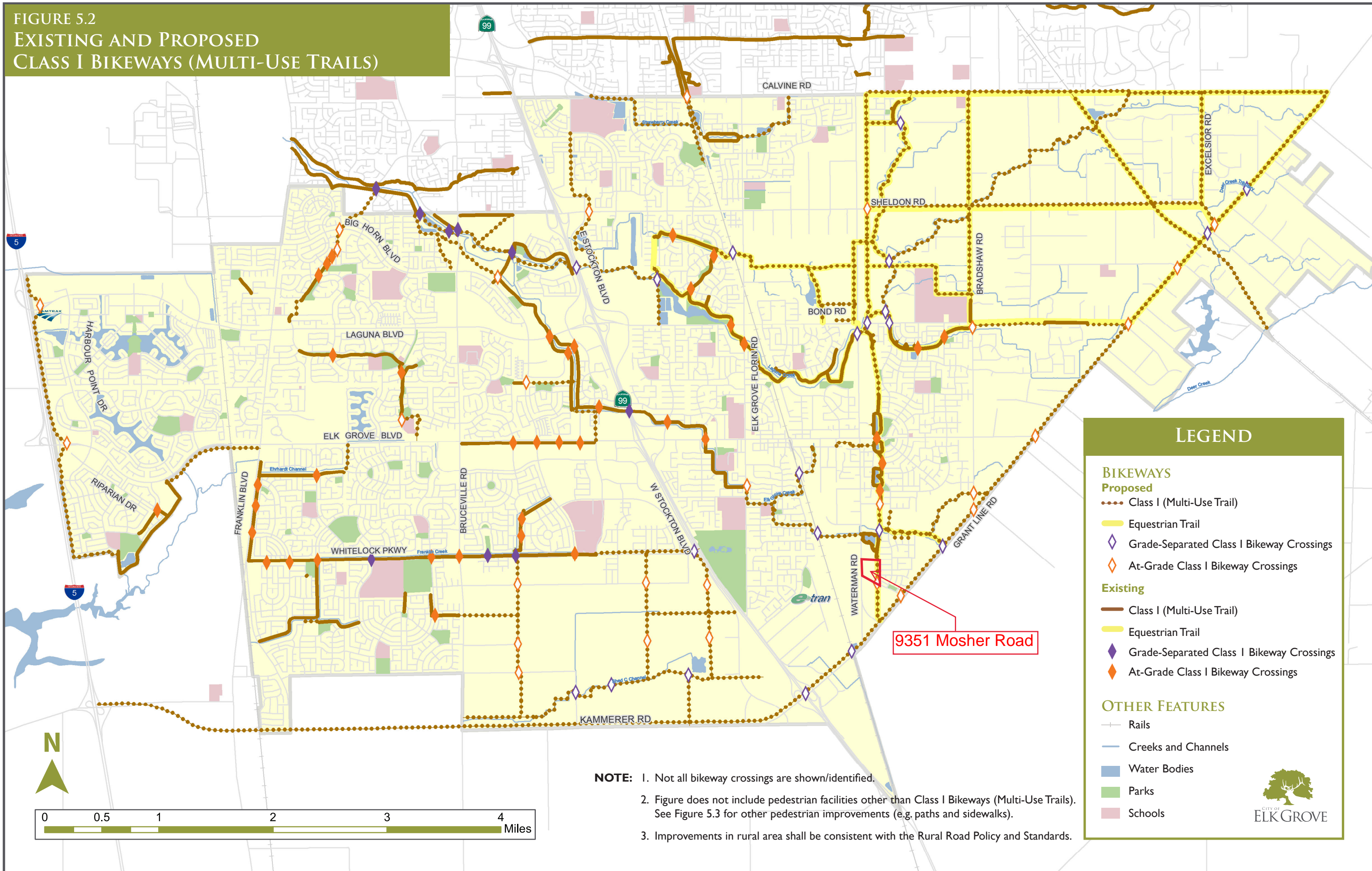
Big Oak Nursery

CAPITAL SOUTHEAST CONNECTOR EXPRESSWAY

The "Connector" is a ±30 mile limited access transportation corridor connecting El Dorado Hills at Highway 50 through the City of Elk Grove to Interstate 5. The signalized intersection at Grantline and Waterman Road will be one of the few on the Connector.



**FIGURE 5.2
EXISTING AND PROPOSED
CLASS I BIKEWAYS (MULTI-USE TRAILS)**



LEGEND

BIKEWAYS

Proposed

- Class I (Multi-Use Trail)
- Equestrian Trail
- Grade-Separated Class I Bikeway Crossings
- At-Grade Class I Bikeway Crossings

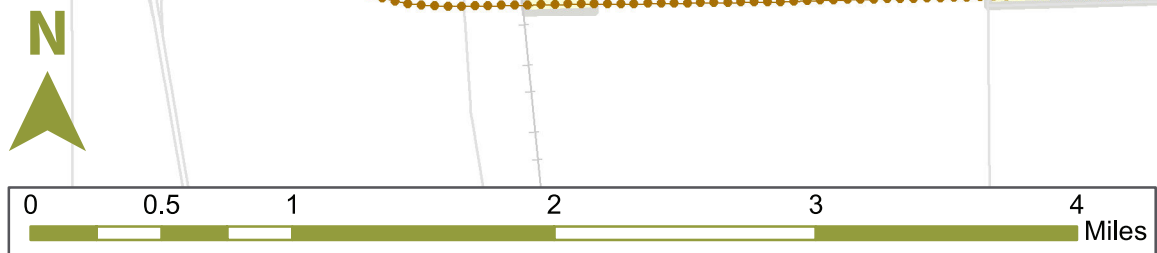
Existing

- Class I (Multi-Use Trail)
- Equestrian Trail
- Grade-Separated Class I Bikeway Crossings
- At-Grade Class I Bikeway Crossings

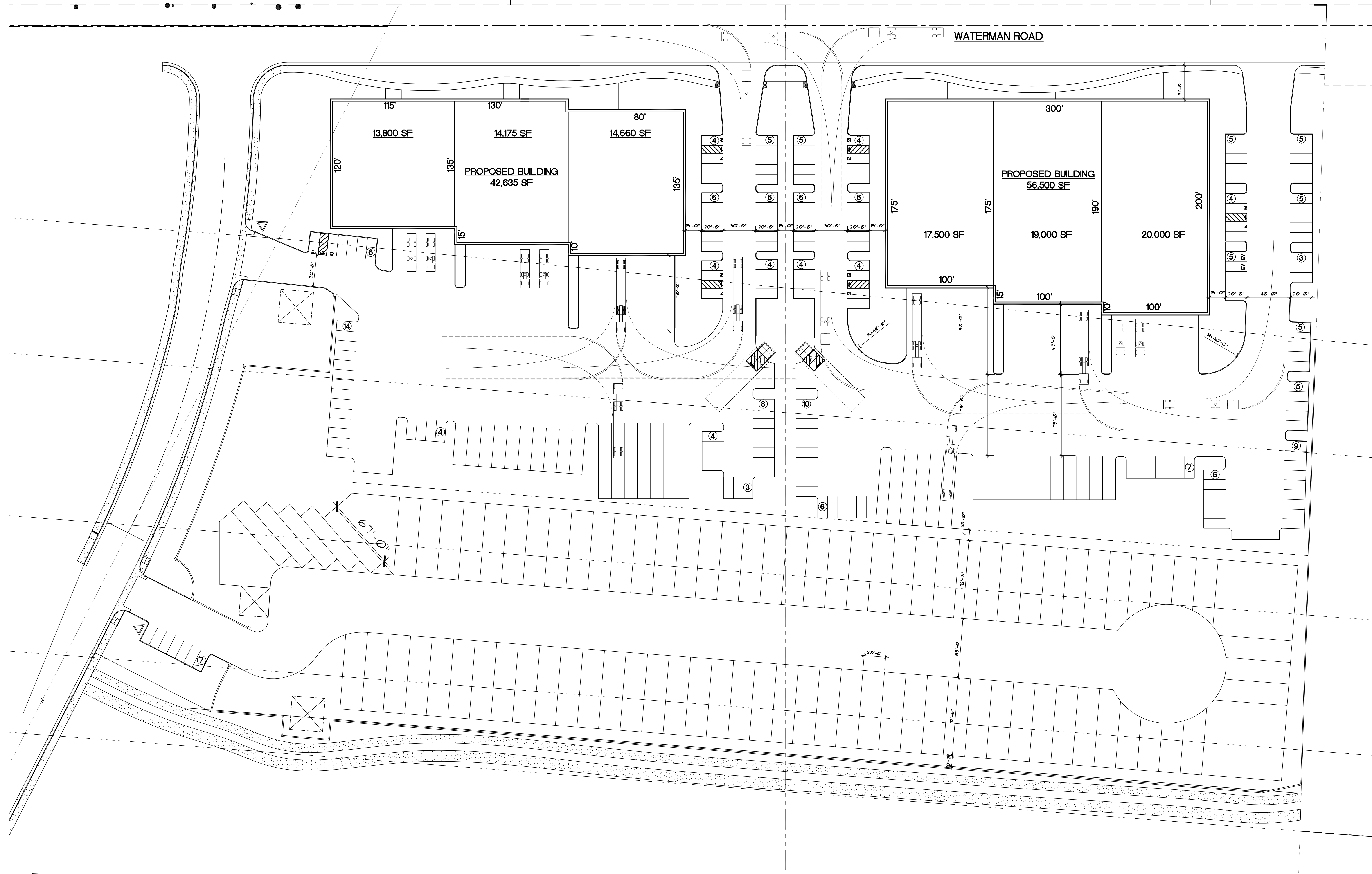
OTHER FEATURES

- Rails
- Creeks and Channels
- Water Bodies
- Parks
- Schools

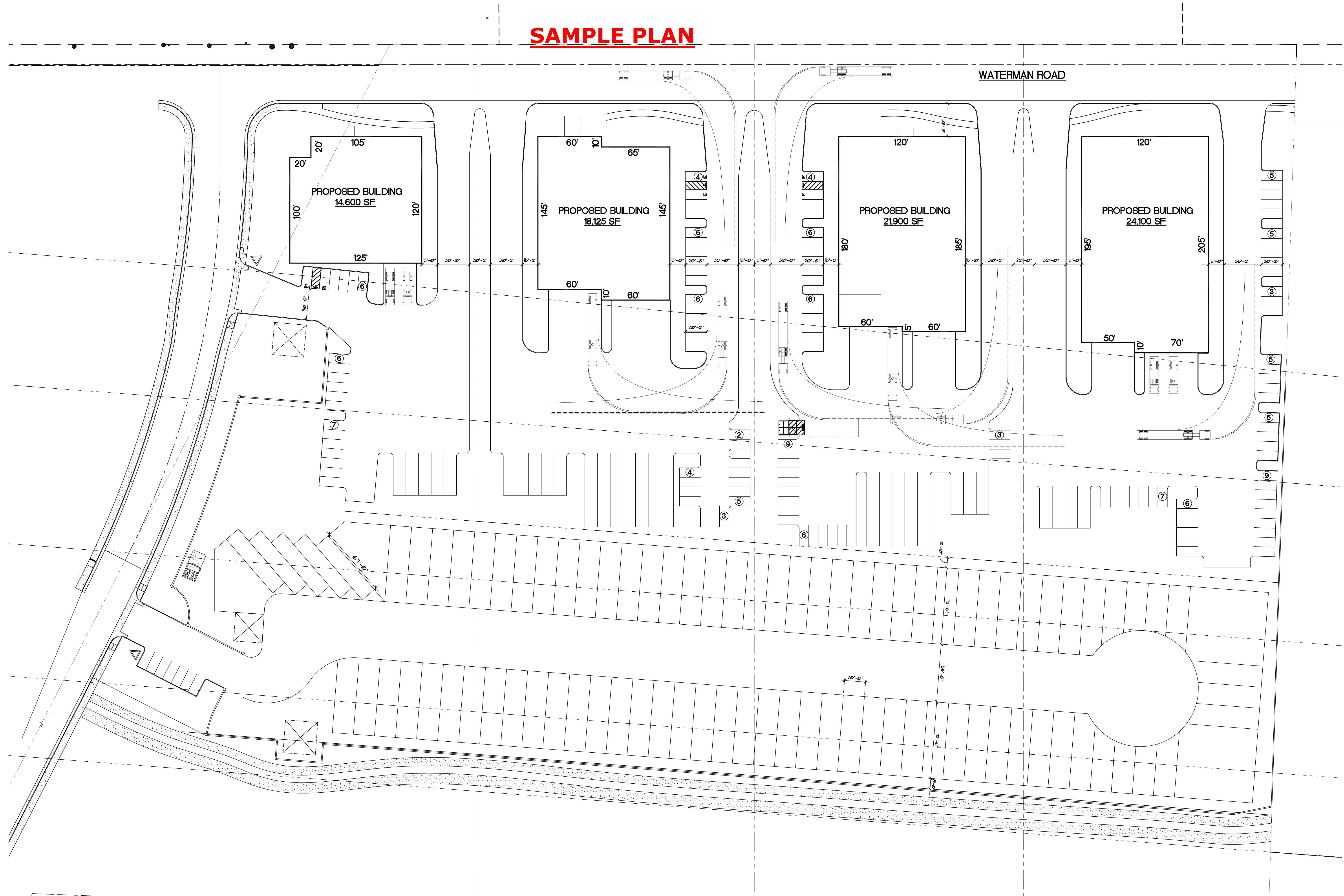
- NOTE:**
1. Not all bikeway crossings are shown/identified.
 2. Figure does not include pedestrian facilities other than Class I Bikeways (Multi-Use Trails). See Figure 5.3 for other pedestrian improvements (e.g. paths and sidewalks).
 3. Improvements in rural area shall be consistent with the Rural Road Policy and Standards.



SAMPLE PLAN



SAMPLE PLAN



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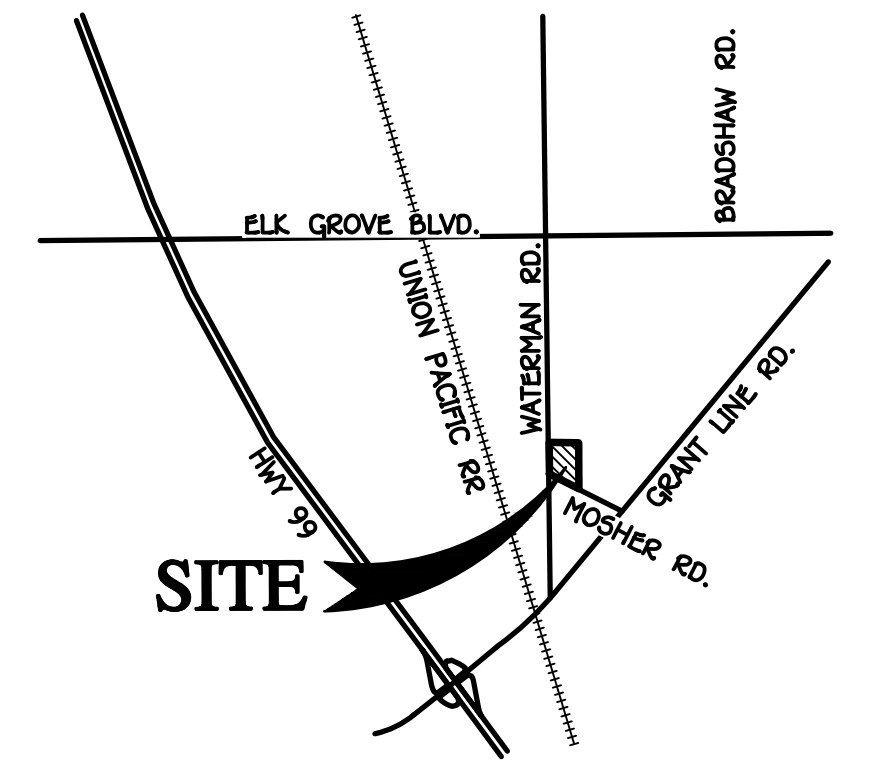
PRELIMINARY GRADING & UTILITY PLAN FOR:
WATERMAN PARK 20
WATERMAN ROAD & MOSHER ROAD

CITY OF ELK GROVE

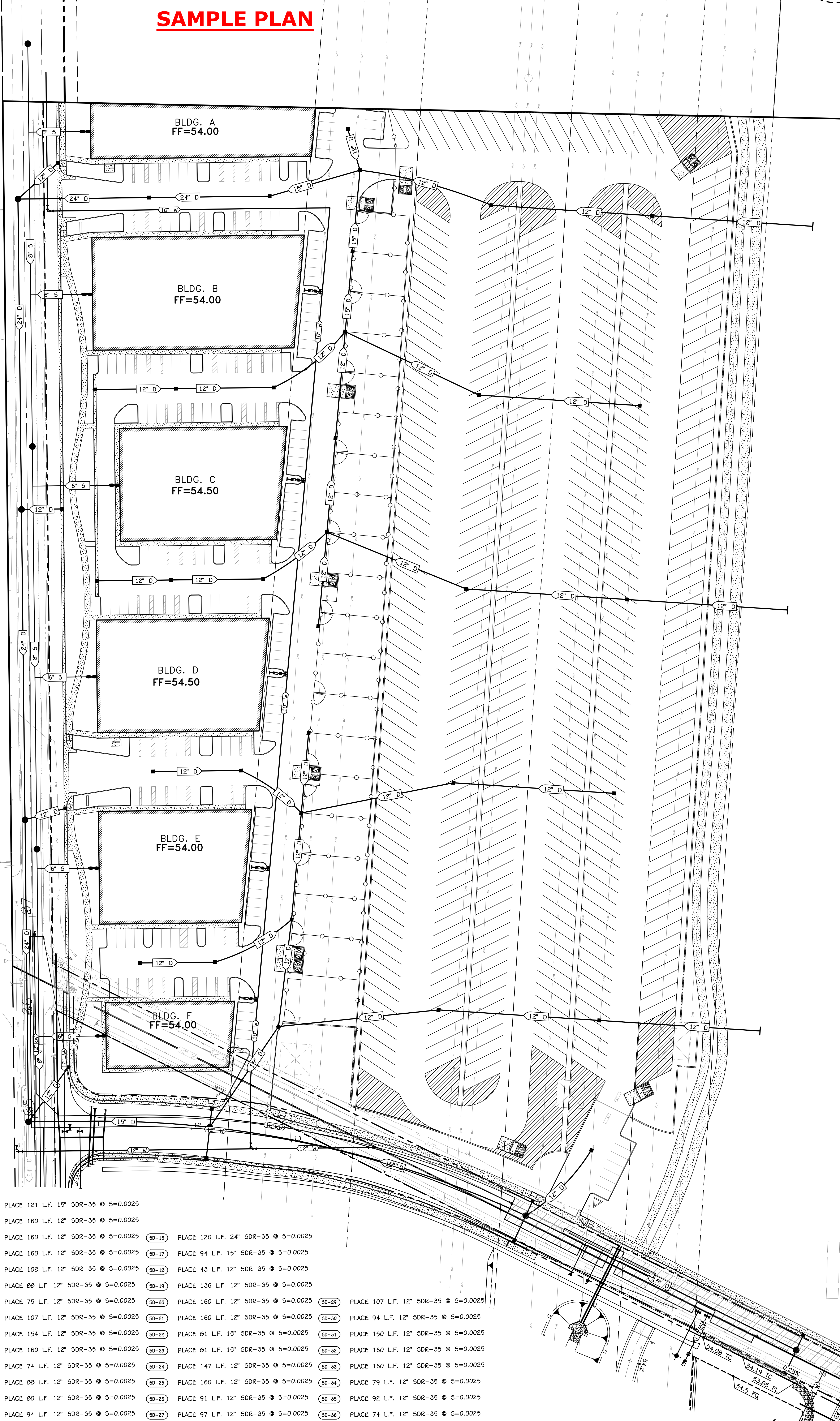
CALIFORNIA



VICINITY MAP
 NOT TO SCALE



SAMPLE PLAN



LEGEND

DESCRIPTIONS	PROPOSED	EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	6" S	6" S
WATER MAIN	6" W	6" W
FIRE SERVICE	6" FS	6" FS
CENTERLINE	---	---
BOUNDARY LINE	---	---
ELECTRICAL LINE	E E	E E
GAS LINE	G G	G G
TELEPHONE LINE	T T	T T
JOINT TRENCH	J/T	J/T
FENCE	X X	X X
WOOD FENCE	O O	O O
WROUGHT IRON FENCE	□ □	□ □
WALL	---	---
SIDEWALK, CURB AND GUTTER	---	---
VARIABLE CURB FACE	---	---
BARRICADE	■	■
MANHOLE	●	●
DRAIN INLET	■	■
SEWER CLEANOUT	○	○
WATER SERVICE	○	○
METERED WATER SERVICE	○	○
POST INDICATOR VALVE	○	○
FIRE HYDRANT	○	○
FIRE DEPT. CONNECTION	○	○
BLOWOFF VALVE	○	○
GATE VALVE	○	○
BUTTERFLY VALVE	○	○
REDUCED PRESSURE BACKFLOW PREVENTOR	○	○
DOUBLE DETECTOR CHECK VALVE	○	○
TYPE 'A' STREET LIGHT	○	○
TYPE 'B' STREET LIGHT	○	○
TRAFFIC LIGHT	○	○
TRANSFORMER	○	○
PULLBOX	○	○
PEDESTAL & SERVICE CAN	○	○
UTILITY SERVICE PEDESTAL	○	○
UTILITY POLE	○	○
GUY WIRE	○	○
4 SIDED STREET SIGN	○	○
SIGN	○	○
DIRECTION OF FLOW	→	→
FLOWLINE	---	---
SWALE	---	---
PAD ELEVATION	000.0	000.0
ELEVATION	123.45	x 200.45
2:1 SLOPE UNLESS NOTED OTHERWISE	---	---
TREE TO BE REMOVED	○	○
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE	○	○
OVERLAND RELEASE	DLR	DLR
DELINEATED WETLAND	---	---

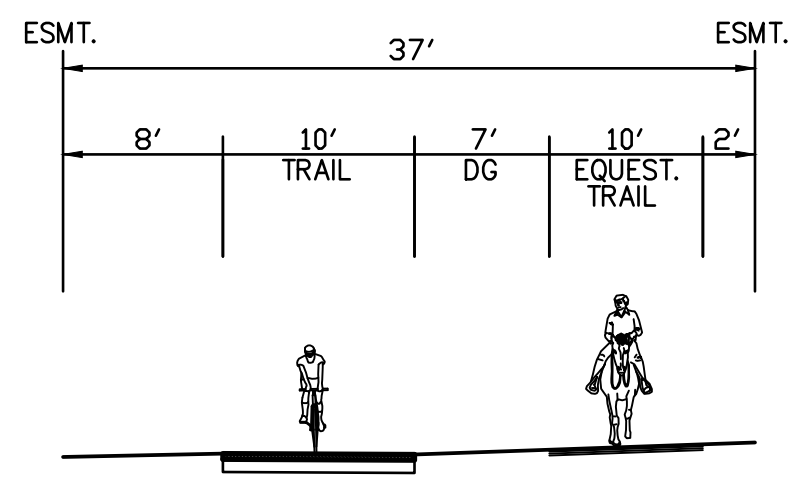
EARTHWORK SUMMARY

FILE: IP\EA\THSUM.DWG

I. GRADING ASSUMPTIONS	
A) SITE STRIPPING	= 0.00 FEET
B) BUILDING PAD OVERBUILD	= 0.00 FEET
C) COMPACTION:	
BUILDINGS	= 90 %
PARKING AREA	= 95 %
LANDSCAPING	= 85 %
II. RAW VOLUME CUT	= 7 CU. YDS
MINUS 15% COMPACTION	= 7 CU. YDS
TOTAL CUT	= 7 CU. YDS
III. RAW VOLUME FILL	= 7 CU. YDS
IV. VOLUME REQUIRED TO BALANCE	= 7 CU. YDS

KEY NOTES:

- "S" - SITE IMPROVEMENTS
- (SI-1) (E) JOINT TRENCH TO BE RELOCATED PER NEW MOSHER ROAD ALIGNMENT BY OTHERS

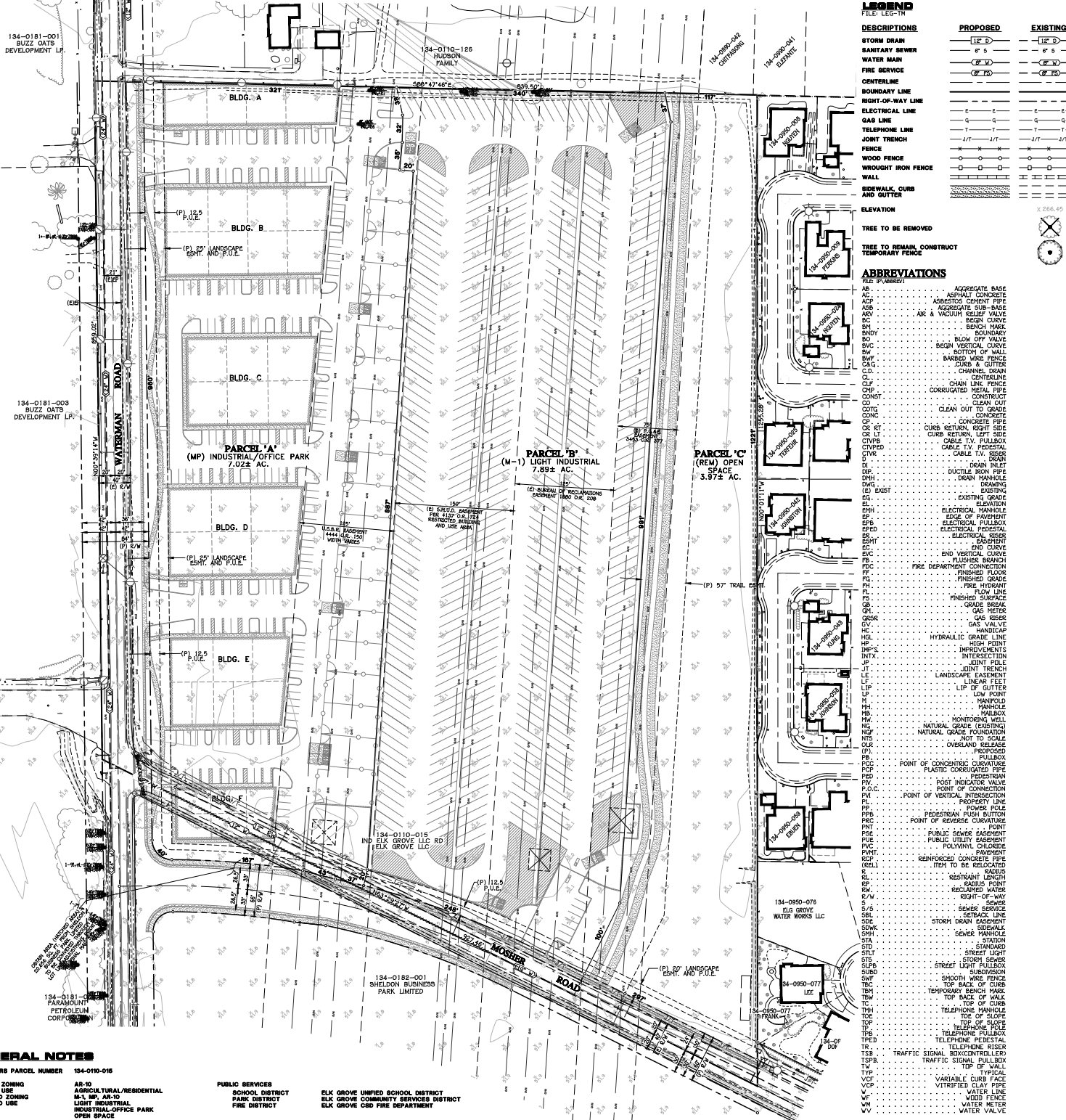
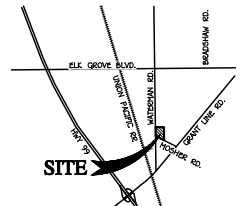


- 50-1 PLACE 121 L.F. 15" SDR-35 @ 5=0.0025
- 50-2 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-3 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-4 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-5 PLACE 108 L.F. 12" SDR-35 @ 5=0.0025
- 50-6 PLACE 80 L.F. 12" SDR-35 @ 5=0.0025
- 50-7 PLACE 75 L.F. 12" SDR-35 @ 5=0.0025
- 50-8 PLACE 107 L.F. 12" SDR-35 @ 5=0.0025
- 50-9 PLACE 154 L.F. 12" SDR-35 @ 5=0.0025
- 50-10 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-11 PLACE 74 L.F. 12" SDR-35 @ 5=0.0025
- 50-12 PLACE 80 L.F. 12" SDR-35 @ 5=0.0025
- 50-13 PLACE 80 L.F. 12" SDR-35 @ 5=0.0025
- 50-14 PLACE 94 L.F. 12" SDR-35 @ 5=0.0025
- 50-15 PLACE 130 L.F. 24" SDR-35 @ 5=0.0025
- 50-16 PLACE 120 L.F. 24" SDR-35 @ 5=0.0025
- 50-17 PLACE 94 L.F. 15" SDR-35 @ 5=0.0025
- 50-18 PLACE 43 L.F. 12" SDR-35 @ 5=0.0025
- 50-19 PLACE 136 L.F. 12" SDR-35 @ 5=0.0025
- 50-20 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-21 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-22 PLACE 81 L.F. 15" SDR-35 @ 5=0.0025
- 50-23 PLACE 81 L.F. 15" SDR-35 @ 5=0.0025
- 50-24 PLACE 147 L.F. 12" SDR-35 @ 5=0.0025
- 50-25 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-26 PLACE 91 L.F. 12" SDR-35 @ 5=0.0025
- 50-27 PLACE 97 L.F. 12" SDR-35 @ 5=0.0025
- 50-28 PLACE 83 L.F. 12" SDR-35 @ 5=0.0025
- 50-29 PLACE 107 L.F. 12" SDR-35 @ 5=0.0025
- 50-30 PLACE 94 L.F. 12" SDR-35 @ 5=0.0025
- 50-31 PLACE 150 L.F. 12" SDR-35 @ 5=0.0025
- 50-32 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-33 PLACE 160 L.F. 12" SDR-35 @ 5=0.0025
- 50-34 PLACE 79 L.F. 12" SDR-35 @ 5=0.0025
- 50-35 PLACE 92 L.F. 12" SDR-35 @ 5=0.0025
- 50-36 PLACE 74 L.F. 12" SDR-35 @ 5=0.0025
- 50-37 PLACE 94 L.F. 12" SDR-35 @ 5=0.0025

SAMPLE PLAN

50 0 50 100

VICINITY MAP
NOT TO SCALE



LEGEND

DESCRIPTIONS	PROPOSED	EXISTING
STORM DRAIN	— (L) D —	— (L) D —
SANITARY SEWER	— (S) —	— (S) —
WATER MAIN	— (W) —	— (W) —
FIRE SERVICE	— (F) —	— (F) —
CENTERLINE	— (C) —	— (C) —
BOUNDARY LINE	— (B) —	— (B) —
RIGHT-OF-WAY LINE	— (R) —	— (R) —
ELECTRICAL LINE	— (E) —	— (E) —
GAS LINE	— (G) —	— (G) —
TELEPHONE LINE	— (T) —	— (T) —
JOINT TRENCH	— (J) —	— (J) —
FENCE	— (F) —	— (F) —
WOOD FENCE	— (WF) —	— (WF) —
WROUGHT IRON FENCE	— (WIF) —	— (WIF) —
WALL	— (W) —	— (W) —
SEWER WALK, CURB AND GUTTER	— (S) —	— (S) —
ELEVATION	— (E) —	— (E) —
TREE TO BE REMOVED	— (TR) —	— (TR) —
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE	— (TR) —	— (TR) —

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	AGGREGATE CONCRETE PIPE
AGB	AGGREGATE SUB-BASE
AV	AIR & VACUUM CHECK VALVE
BC	BEGIN CURVE
BM	BENCH MARK
BNV	BOUNDARY
BO	BLIND OFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
BWF	BARGE WOOD GUTTER
C&G	CURB & GUTTER
C&L	CHAIN LINE
CL	CENTERLINE
CMF	CHAIN LINE FENCE
CONST.	CORRUGATED METAL PIPE
CO	CONSTRUCT
CO	CLEAN OUT
COTE	CLEAN OUT TO GRADE
CONC	CONCRETE
CP	CONCRETE PIPE
CR	CURB RETURN, RIGHT SIDE
CR LT	CURB RETURN, LEFT SIDE
CTVB	CABLE TV, PULLBOX
CTVFD	CABLE TV, FEDESTAL
CTVFL	CABLE TV, LEAD
DI	DRAIN INLET
DI	DUCTILE IRON PIPE
DIH	DRAIN MANHOLE
DIV	DRAIN
(E) EXIST	EXISTING
E	ELEVATION
EW	ELECTRICAL WIRE
EP	EDGE OF PAVEMENT
EPD	ELECTRICAL PULLBOX
EPED	ELECTRICAL FEDESTAL
ES	ELECTRICAL SIDING
ESHT	EXISTING
EV	END VERTICAL CURVE
FB	FLUSHER BRANCH
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
PH	FIRE HYDRANT
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GRSR	GAS RISER
GV	GAS VALVE
HC	HANDICAP
HP	HYDRAULIC GRADE LINE
HP	HIGH POINT
INTX	INTERSECTION
JP	JOINT PILE
JT	JOINT TRENCH
LE	LANDSCAPE EASEMENT
LF	LINE FEET
LIP	LIP OF GUTTER
LP	LOW POINT
M	MANHOLE
NB	NAILBOX
NW	NONTORING WELL
NS	NATURAL GRADE
NFP	NATURAL GRADE FOUNDATION
OTS	NOT TO SCALE
OLR	OVERLAND RELEASE
OP	OPEN
PP	POINT OF CONCERNIC CURVATURE
PPC	POINT OF PLASTIC CORRUGATED PIPE
PPV	POST INDICATOR VALVE
F.O.C.	POINT OF CONNECTION
PI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PP	POINT OF REVERSE CURVATURE
PPB	PEDESTRIAN PUSH BUTTON
PRC	POINT OF REVERSE CURVATURE
PSE	PUBLIC SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
KL	RESTRAINT
SP	SADDLE POINT
SW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S/S	SEWER SERVICE
SBL	SEWER LINE
SDC	STORM DRAIN EASEMENT
SDW	SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STREET LIGHT
STB	STREET SIGN
STPB	STREET LIGHT PULLBOX
SUB	SMOOTH WIRE FENCE
SWF	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TW	TOP BACK OF WALK
TC	TOP OF CURB
TRH	TELEPHONE HANDBOX
TOE	TOP OF EASEMENT
TOP	TOP OF SLOPE
TP	TELEPHONE PULLBOX
TR	TELEPHONE FEDESTAL
TR	TELEPHONE RISER
TSB	TRAFFIC SIGNAL BOX/CONTROLLER
TSF	TRAFFIC SIGNAL, PULLBOX
TV	TOP OF WALL
TYP	TYPICAL
VCF	VARIABLE CURB FACE
VFP	VETRIEVED CL PIPE
W	WATER LINE
WF	WROUGHT IRON FENCE
WM	WATER METER
VV	WATER VALVE

GENERAL NOTES

ASSESSORS PARCEL NUMBER 134-0110-016

EXISTING ZONING AR-10 AGRICULTURAL/RESIDENTIAL

PROPOSED ZONING M-1 MP INDUSTRIAL

PROPOSED USE LIGHT INDUSTRIAL OFFICE PARK OPEN SPACE

OWNER IND-ELK GROVE, LLC. RD-ELK GROVE, LLC. IV-ELK GROVE, LLC. 13360 VENTURA BLVD. SHERMAN OAKS, CA. 91423 MR. DAVID SPIEGEL 916-988-3700

ENGINEER BURRELL CONSULTING GROUP 1001 ENTERPRISE WAY, STE. 100 ROSELLE, CA. 95672 ATTN: JERRY APLASS (916) 783-8888

DEVELOPER SPIEGEL DEVELOPMENT, INC. 13360 VENTURA BLVD. SHERMAN OAKS, CA. 91423 MR. DAVID SPIEGEL 916-988-3700

UTILITY DISTRICTS BEVES ELECTRIC GAS TELEPHONE S.A.M.D. SACRAMENTO COUNTY, CSO-1 FRONTIER COMMUNICATIONS SACRAMENTO COUNTY CITY OF ELK GROVE ELK GROVE WATER SERVICES

PUBLIC SERVICES SCHOOL DISTRICT ELK GROVE UNIFIED SCHOOL DISTRICT PARK DISTRICT ELK GROVE COMMUNITY SERVICES DISTRICT FIRE DISTRICT ELK GROVE CSD FIRE DEPARTMENT

NUMBER OF EXISTING PARCELS 1

NUMBER OF PROPOSED PARCELS 3

SIZE OF LOTS SEE MAP

GROSS ACREAGE 20.23 ACRES

NOTES: ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS. ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REMOVED UNLESS OTHERWISE INDICATED. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE EMBODIMENTS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

LOT DENSITY

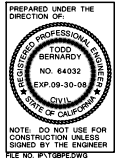
PARCEL 'A'	7.02 ± A.C.	
PARCEL 'B'	7.88 ± A.C.	
PARCEL 'C'	5.33 ± A.C.	
PROPOSED UNITS	NET AREA	GROSS AREA
3	18.88 AC	20.23 AC

PRELIMINARY TITLE REPORT:
PREPARED & ISSUED BY: ALLIANCE TITLE
ORDER NO.: 12259905-856-L1
DATED: SEPTEMBER 11, 2006

DATE MAP DRAWN	10/19/06
LATEST REVISION ON MAP	06/09/08
CHECKED BY	
SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION	

PROPOSED LANDSCAPE EASEMENTS

WATERMAN RD.	37,783 SQ FT (0.53 AC)
MOSHER RD.	22,874 SQ FT (0.34 AC)



NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER. TEL NO: 916-783-8888



9351 Mosher Road @ Waterman, Elk Grove

Confidentiality Disclosure & Brokerage Disclaimer

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