

FOR SALE

3053 CAMBRIDGE RD

*±0.54 Acres of Residential Land
Zoned RM, Multi-Unit Residential*

CAMERON PARK, CA



±0.54 AC OF RESIDENTIAL LAND AVAILABLE IN CAMERON PARK, CA



OFFERED AT \$595,000

APN# 082-532-002-000

Gentle downslope, grassland & scattered oak trees

Lot backs to Cameron Park Lake & recreational amenities

Includes three water meters

Prepaid sewer connection fees

Zoning Allows Density of 5-24 Dwelling Units per acre

Great development opportunity for wide variety of housing such as:

- Apartments
- Condominiums
- Townhomes
- Detached Homes
- Senior Housing
- And more...



SCENIC VIEW OF CAMERON PARK LAKE

Gentle downslope, grassland & scattered oak trees on the property. Residents have direct access to the Cameron Park Lake from the gate at the back of the property.

Property Overview

An exceptional opportunity to develop housing on the last remaining vacant lot along Cambridge Road, directly backing up to Cameron Park Lake. This rare site offers the potential to create a residential community where occupants can enjoy serene lake views and peaceful surroundings right from their homes.

The property is zoned Multi-Unit Residential (RM), allowing for 5 to 24 dwelling units per acre—equating to approximately 3 to 12 residential units on this parcel. The zoning ordinance provides flexibility to pursue a parcel map or subdivision map to construct townhomes, condominiums, or detached homes. Other permitted uses include apartments, senior housing, and various rental housing developments.

Residents will enjoy direct gated access to Cameron Park Lake (with a pass from the Cameron Park Community Services District), offering a variety of recreational amenities including:

- Walking path surrounding the lake
- Tennis and pickleball courts
- Volleyball area and swimming lagoon with sandy beach
- Gazebo available for private events
- Restrooms, playground on the island, paddle boats, and more

WHAT *CAMERON* *PARK* HAS TO OFFER

Cameron Park is a vibrant community offering a well-rounded lifestyle. Local amenities include a public library, community center with gymnasium, swimming pool, meeting rooms, and programs for all ages. Families will appreciate access to area schools, including elementary, middle, and high school options all within approximately 3.9 miles of the property.

Recreation enthusiasts can join the Cameron Park Country Club, featuring an 18-hole golf course and private memberships, or utilize the local airport that serves small aircraft.

The Cameron Park Community Services District and Fire Department host the annual Summer Spectacular, a popular Fourth of July celebration featuring fireworks over the lake—visible right from homes on the property. Residents can also enjoy other community traditions, including the annual Easter Egg Hunt, adding to the neighborhood's appeal year-round.

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HISTORY OF *CAMERON PARK*

Cameron Park was originally founded in the 1960s by Larry Cameron. In its early years, subdivisions of vacant lots were created and sold to individual buyers. Over the past six decades, homes have been built on these lots, resulting in a charming mix of new and older residences that gives Cameron Park its distinct character and enduring appeal.

As the community grew, tract home developments were later introduced by builders to meet the increasing demand for housing in the area. Today, Cameron Park features a diverse blend of residential neighborhoods, along with commercial shopping centers, medical facilities, offices, and laboratories, making it a well-balanced and thriving community.

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PROPERTY INFORMATION LINKS

→ [PROPOSED FLOOR PLANS - UNITS 1 & 2](#)

→ [LOT NO. 193 UNIT 8 SUBDIVISION](#)

→ [PARCEL 082-532-002-000 ZONING](#)

→ [ALLOWED USES FOR RM ZONING
\(STARTING ON PAGE 31\)](#)



3053 CAMBRIDGE ROAD

Exclusively listed by

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