



FOR SALE

A rare opportunity to acquire one of the last remaining pieces of land for commercial development in Cameron Park, located off Cambridge Rd and Country Club Dr, with excellent Highway 50 exposure

CAMERON PARK, CA

\$4,624,000
SALE PRICE

22.2 AC
TOTAL AC AVAILABLE

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

Two Parcels: ±8.9 AC and ±13.3 AC (Totaling ±22.04 AC)

±8.9 AC Parcel | APN#082-430-003-000 (Zoned CPO-DC)

±13.3 AC Parcel | APN#082-430-004-000 (Zoned CR-DC)

±1,000 feet of frontage on US Hwy 50

Easy access to and from US Hwy 50

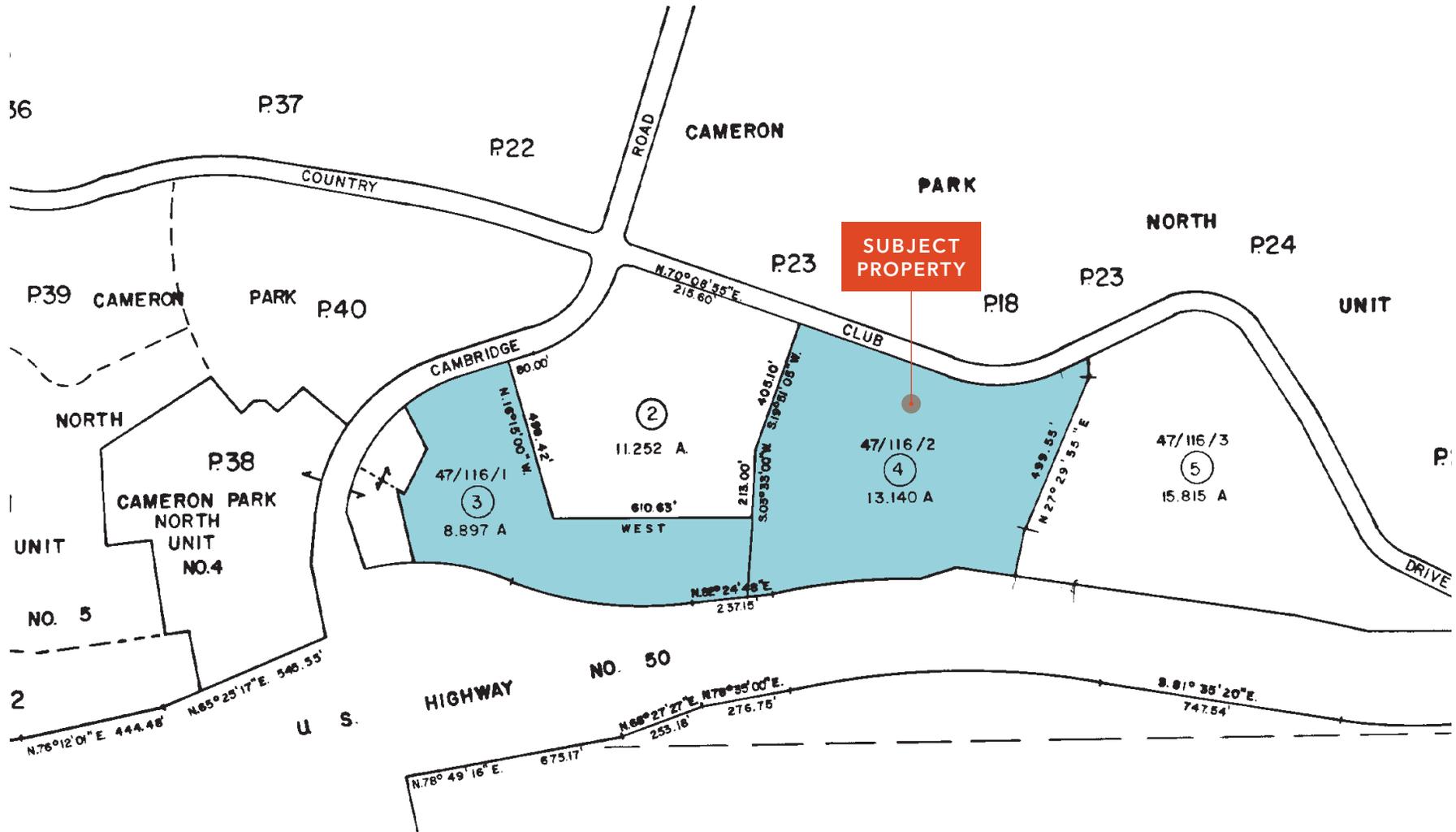
Minutes from Folsom/El Dorado Hills markets

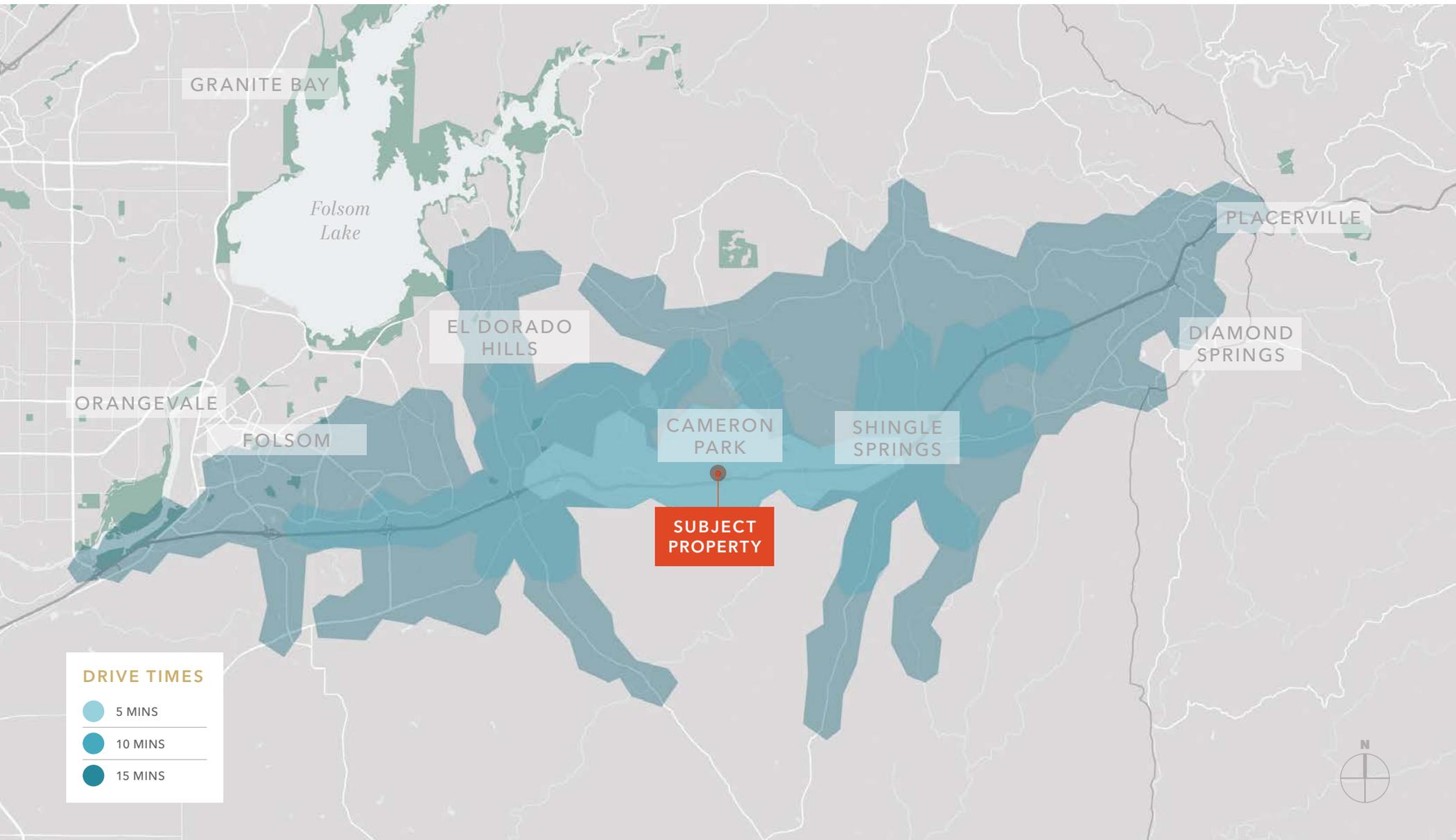
→ ZONING USES

→ EL DORADO HILLS PROPOSED PROJECTS



PARCEL MAP







DEMOGRAPHICS

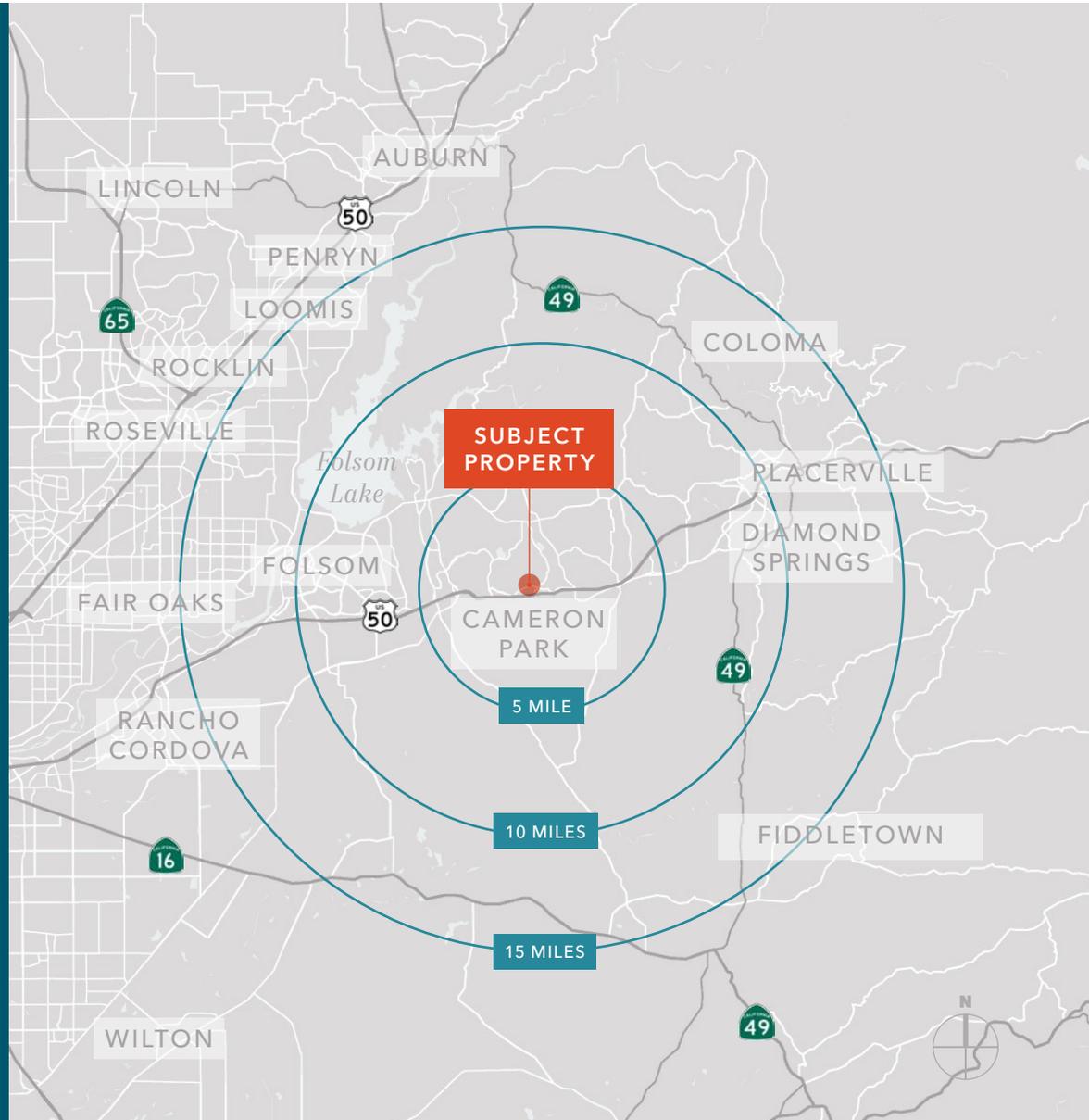
POPULATION

	5 Mile	10 Miles	15 Miles
2024 POPULATION	67,802	183,022	387,592
MEDIAN AGE	45.8	43.5	44.2
2029 POPULATION PROJECTION	68,977	189,309	398,885
2024 HOUSEHOLDS	25,684	66,401	146,170

INCOME

	5 Mile	10 Miles	15 Miles
AVG HH INCOME	\$197,923	\$194,054	\$175,966
MEDIAN HH INCOME	\$140,693	\$146,144	\$125,708
MEDIAN HOME VALUE	\$778,309	\$723,173	\$699,908

Data Source: ©2025, Esri





Exclusively listed by

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