

# FOR SALE VACANT LAND

## ±4.33 ACRES | ZONED A

7 MORRISON AVENUE, SACRAMENTO, CA 95838



VACANT LAND: ±4.33 ACRES | ZONED A

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

### PRESENTED BY:

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# TABLE OF CONTENTS

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Disclaimer	3
property summary	4
Property Photos	5
Regional Map	6
Location Maps	7
Demographic	8

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## PROPERTY SUMMARY

7 MORRISON AVENUE



### PROPERTY OVERVIEW

Rare opportunity to acquire  $\pm 4.33$  acres of Agricultural-zoned land in the North Sacramento submarket, located near I-80 and surrounded by a mix of industrial uses and new residential development. The property is a flat, usable parcel suitable for agricultural operations, interim uses, or a long-term land hold, with upside potential subject to buyer due diligence and applicable city approvals.

The site is well positioned for owner-users, agricultural operators, investors, or land banking buyers seeking scale, flexibility, and long-term appreciation in a supply constrained infill market.

### PROPERTY HIGHLIGHTS

- Asking Price: \$749,000 (\$3.97 per square foot)
- Lot Size:  $\pm 4.33$  Acres
- APN#: 250-0351-008
- Zoning: A
- Vacant Land-No Improvements
- Flexible Agricultural and Related Uses (subject to zoning)
- Interim Income or Long-Term Hold Opportunity
- Potential Rezone or Entitlement Upside (subject to approval)
- Located Within Sacramento City Limits
- Easy To and From I-80
- Sacramento International Airport (12 miles)



# PROPERTY PHOTOS

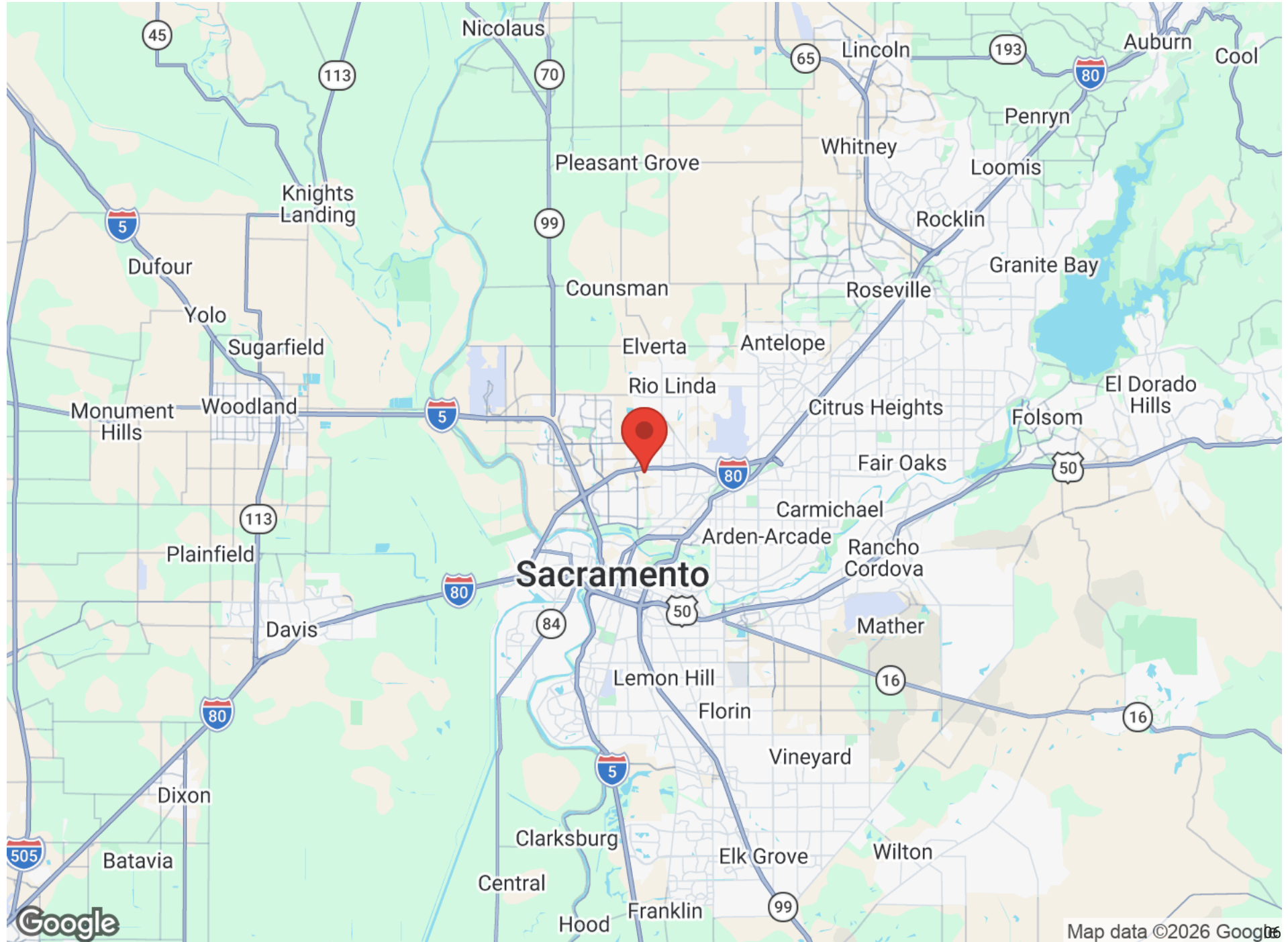
7 MORRISON AVENUE





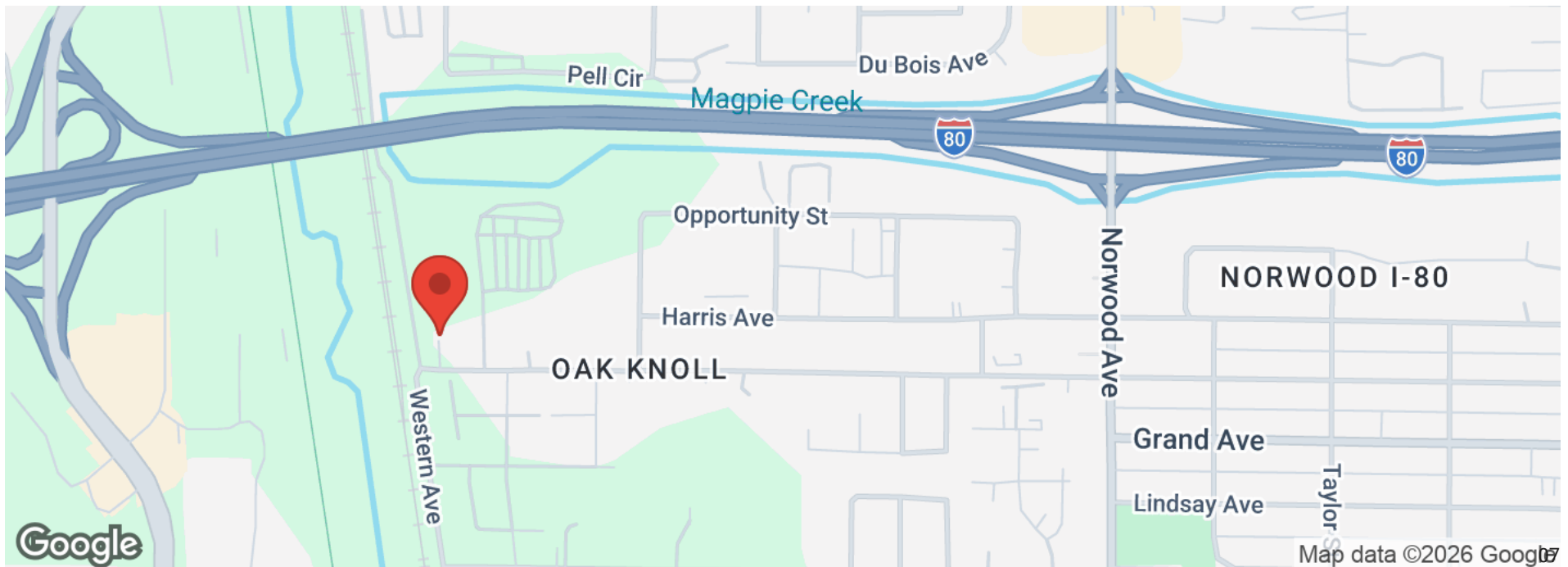
## REGIONAL MAP

7 MORRISON AVENUE



## LOCATION MAPS

7 MORRISON AVENUE



## Demographic Summary Report

Cannabis Zoned Property- Developer's Dream									
7 Morrison Ave, Sacramento, CA 95828									
-									