

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:

TUAN V. NGUYEN
Director
O: (916) 798-5798
C: (916) 798-5798
tuan@kwcommercial.com
01754434, CA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

7 MORRISON AVENUE



TUAN V. NGUYEN

DIRECTOR

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

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

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway

Austin, TX 78746



Each Office Independently Owned and Operated

DISCLAIMER

7 MORRISON AVENUE, SACRAMENTO, CA 95838



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TUAN V. NGUYEN

Director
O: (916) 798-5798
C: (916) 798-5798
tuan@kwcommercial.com
01754434, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

7 MORRISON AVENUE



PROPERTY OVERVIEW

Rare opportunity to acquire ± 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: ± 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)

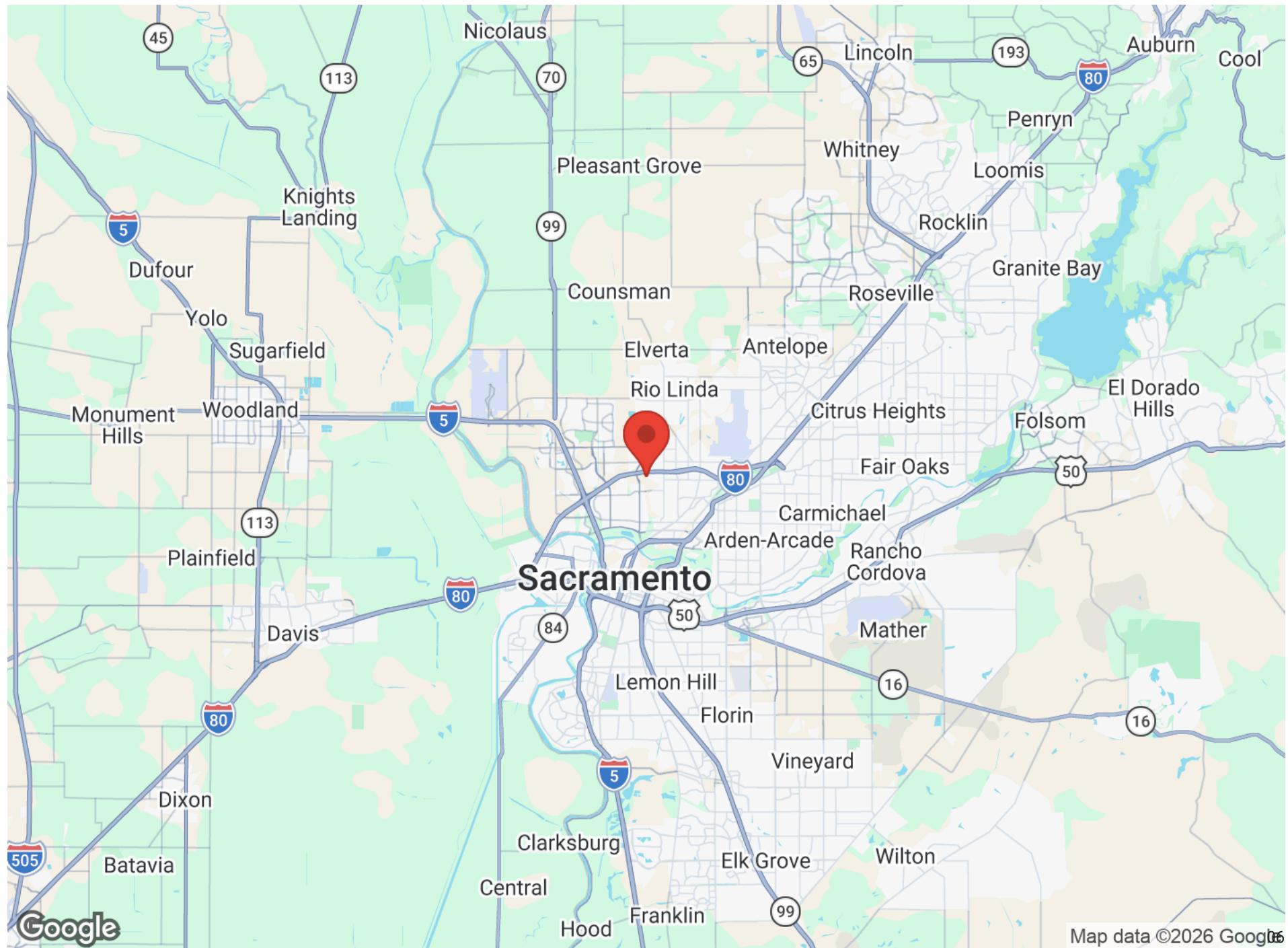
PROPERTY PHOTOS

7 MORRISON AVENUE



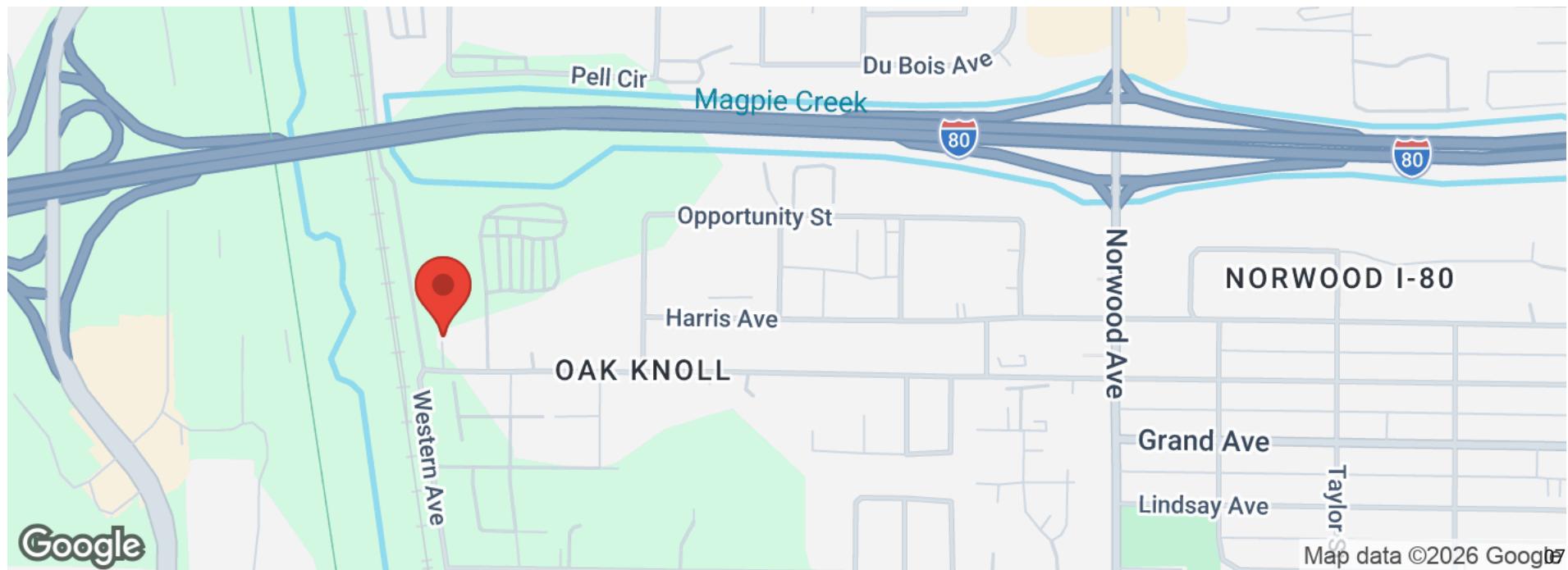
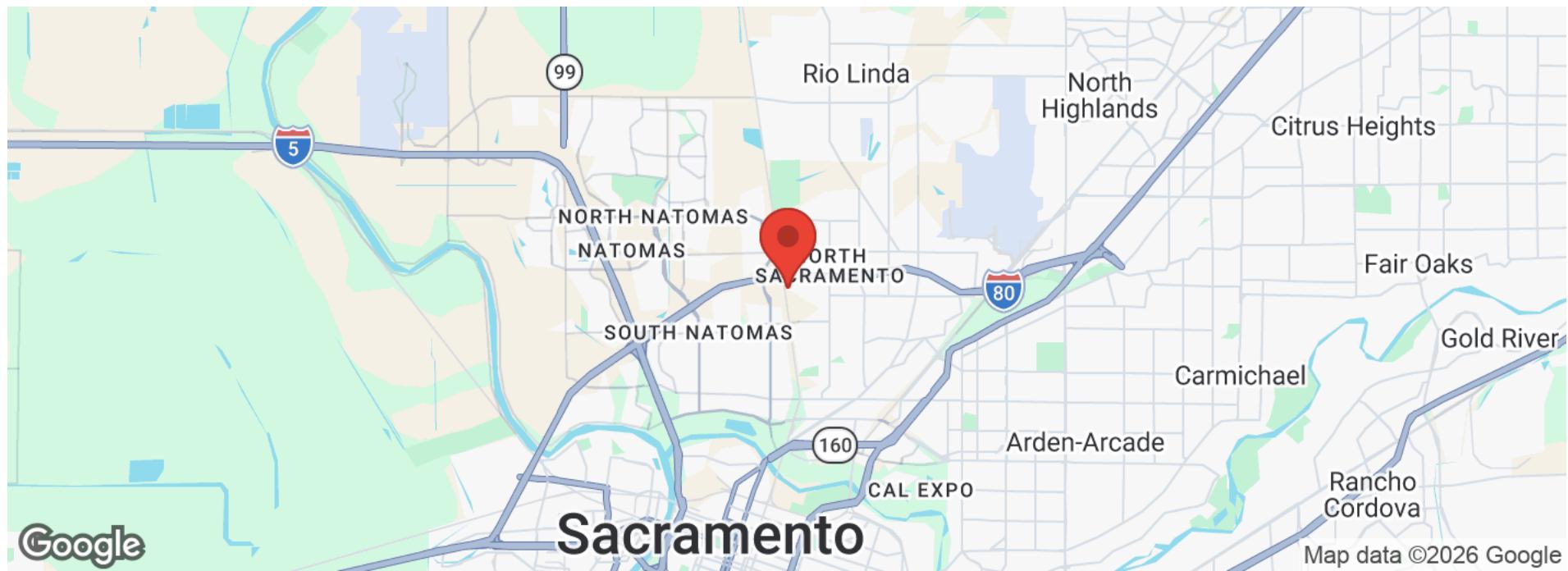
REGIONAL MAP

7 MORRISON AVENUE



LOCATION MAPS

7 MORRISON AVENUE



Demographic Summary Report

Cannabis Zoned Property- Developer's Dream

7 Morrison Ave, Sacramento, CA 95828

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,679	131,413	315,255
2024 Estimate	13,604	130,099	311,902
2020 Census	13,659	127,538	305,099
Growth 2024 - 2029	0.55%	1.01%	1.08%
Growth 2020 - 2024	-0.40%	2.01%	2.23%
2024 Population by Hispanic Origin	5,837	49,320	93,355
2024 Population	13,604	130,099	311,902
White	2,891 21.25%	34,861 26.80%	116,858 37.47%
Black	2,015 14.81%	19,091 14.67%	37,603 12.06%
Am. Indian & Alaskan	256 1.88%	2,368 1.82%	4,637 1.49%
Asian	2,366 17.39%	22,471 17.27%	50,861 16.31%
Hawaiian & Pacific Island	359 2.64%	2,091 1.61%	3,461 1.11%
Other	5,716 42.02%	49,218 37.83%	98,483 31.57%
U.S. Armed Forces	21	49	335
Households			
2029 Projection	3,958	42,520	117,111
2024 Estimate	3,936	42,091	115,708
2020 Census	3,952	41,261	112,410
Growth 2024 - 2029	0.56%	1.02%	1.21%
Growth 2020 - 2024	-0.40%	2.01%	2.93%
Owner Occupied	1,981 50.33%	20,625 49.00%	50,052 43.26%
Renter Occupied	1,954 49.64%	21,466 51.00%	65,656 56.74%
2024 Households by HH Income	3,936	42,091	115,707
Income: <\$25,000	674 17.12%	7,898 18.76%	22,114 19.11%
Income: \$25,000 - \$50,000	1,023 25.99%	7,821 18.58%	19,665 17.00%
Income: \$50,000 - \$75,000	659 16.74%	6,989 16.60%	17,637 15.24%
Income: \$75,000 - \$100,000	535 13.59%	5,671 13.47%	15,002 12.97%
Income: \$100,000 - \$125,000	559 14.20%	5,488 13.04%	13,640 11.79%
Income: \$125,000 - \$150,000	241 6.12%	2,518 5.98%	8,314 7.19%
Income: \$150,000 - \$200,000	164 4.17%	2,580 6.13%	8,814 7.62%
Income: \$200,000+	81 2.06%	3,126 7.43%	10,521 9.09%
2024 Avg Household Income	\$72,458	\$88,214	\$94,351
2024 Med Household Income	\$56,966	\$68,321	\$72,559