

Ray Lawyer Dr. & Hwy 50 Placerville, CA



CAPWISE
COMMERCIAL ADVISORS

Ready to break ground!!!



For Sale: \$699,000

BEN FAUBION

3.61 Acre Residential Lot with Tentative
Map for 20 Single Family Homes

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PROPERTY OVERVIEW

Acres: + 3.61 Acres

APN: 323-400-020-000

Zoning: HO, Housing Opportunity Overlay

Tentative Map: Placerville Heritage Homes (TSM 07-01) expires June 24, 2026

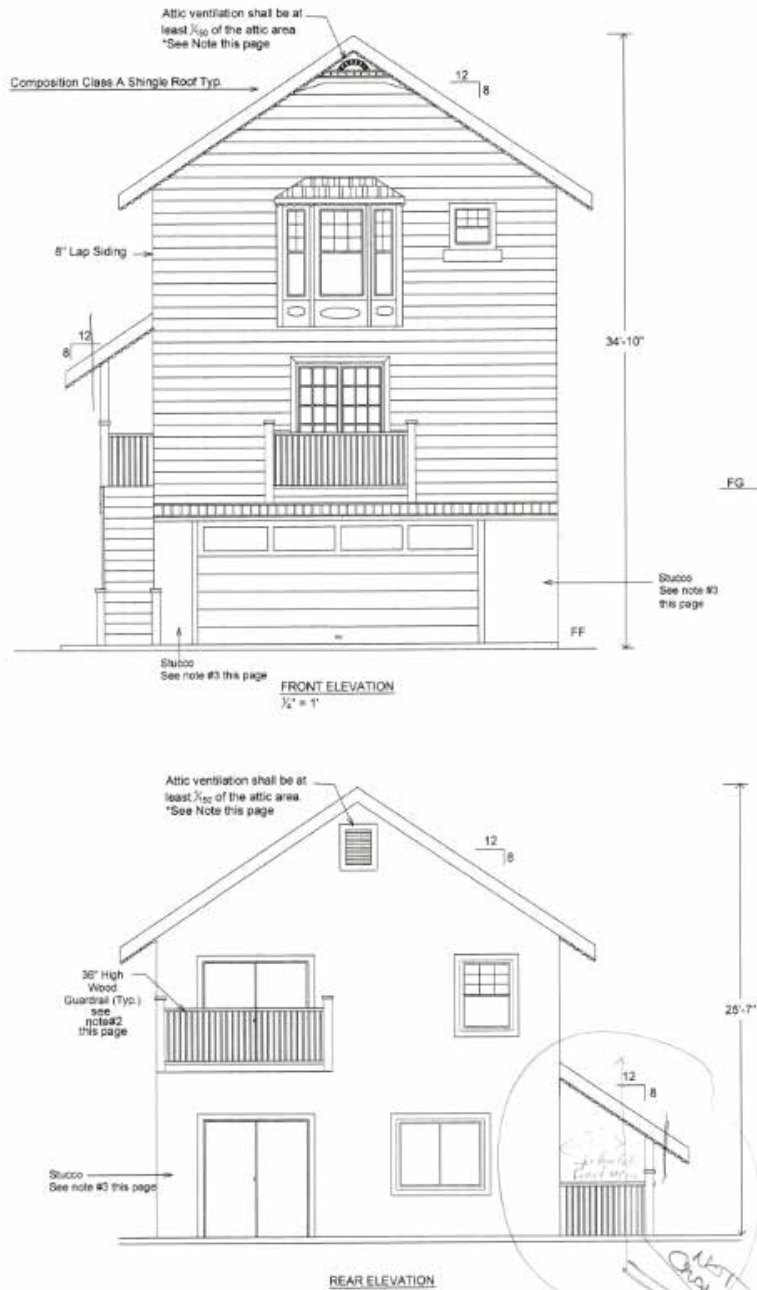
Construction Permit Ready



Property lines are approximate.

HIGHLIGHTS

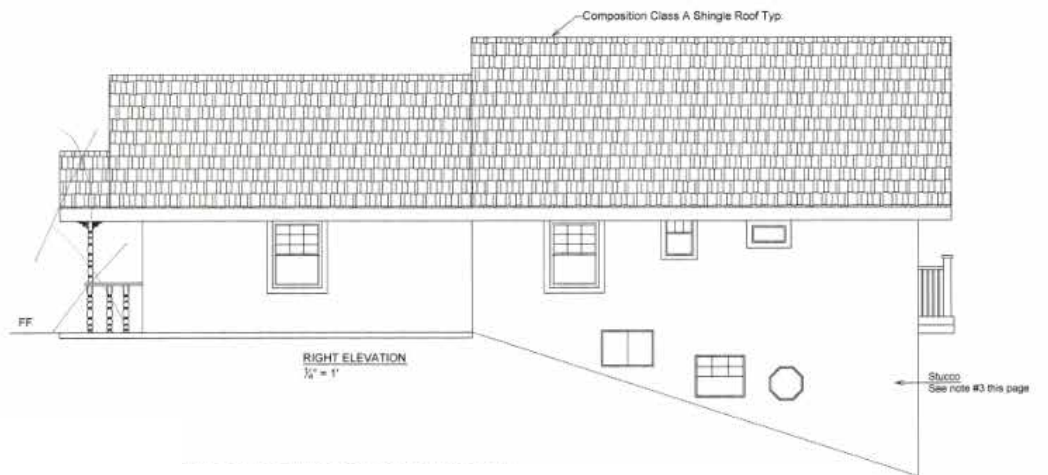
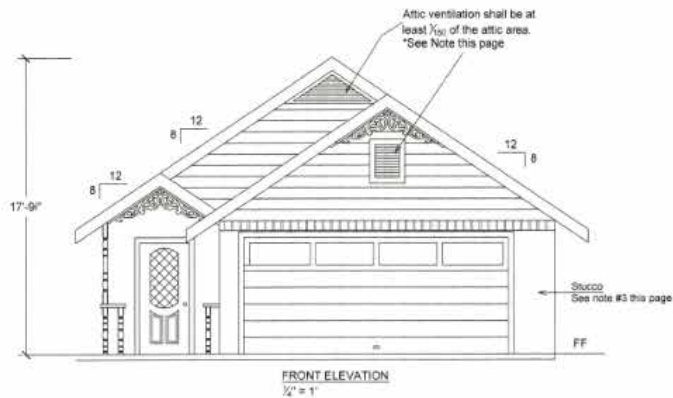
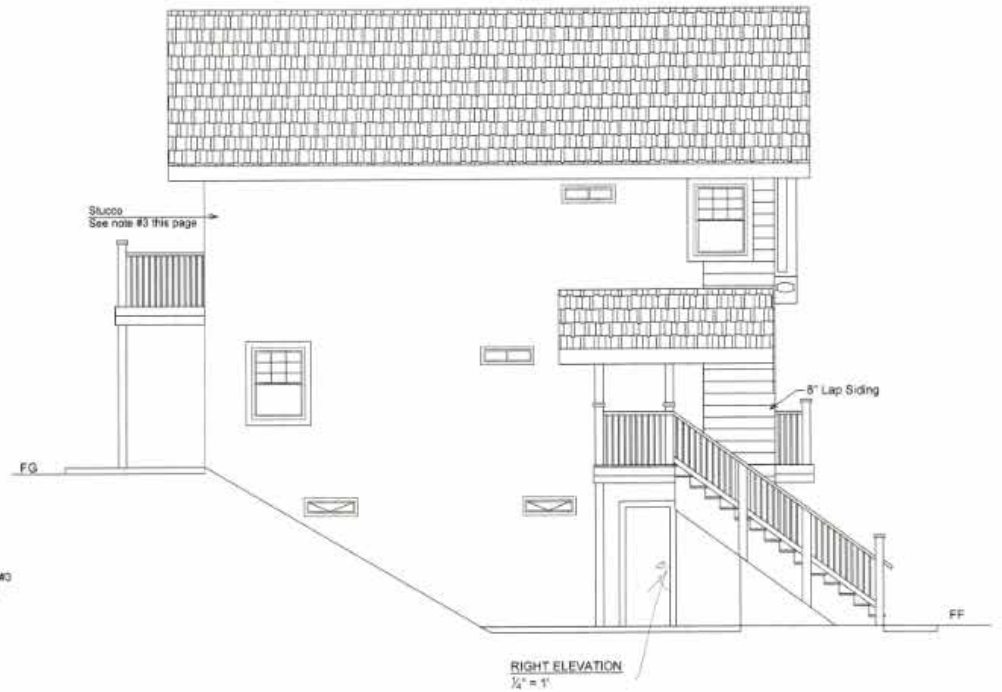
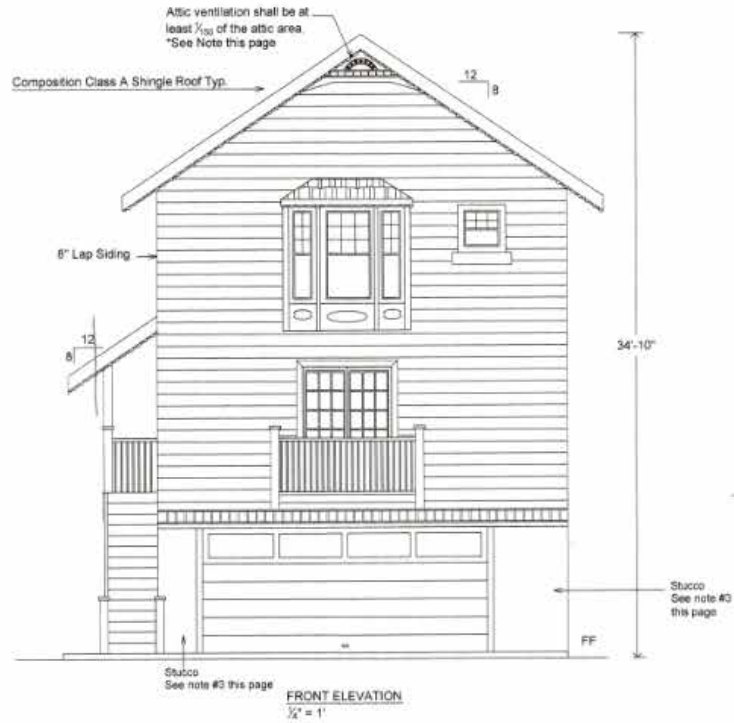
- Tentative map for 20 zero lot line single-family homes.
 - Floor plans range between 1,450 sf and 2,300 sf.
 - Designed with a mixture of 3-4 bedrooms, 2-3 ½ baths, and 2-3 stories to maximize views.
- Centrally located in Placerville with convenient access to Hwy 50 and Placerville Dr.
- Situated in a well-established business corridor.
 - +/- 9K ADT at the intersection of Ray Lawyer Dr. and Placerville Dr.
 - Over 16K daytime employees within 3 miles and 19k daytime employees within 5 miles.
 - El Dorado County has numerous departments within the immediate vicinity. Public Administration employment exceeds 2.3K employees within a 1-mile radius of the property.
 - Major retailers within a 1-mile radius include The Home Depot, Raley's, and Big 5 Sporting Goods.
- Close proximity to schools, including El Dorado High School with over 2K students.
- Regional draws include the El Dorado County Fair Grounds and Placerville Speedway, each within 1-mile of the property.



RENDERINGS



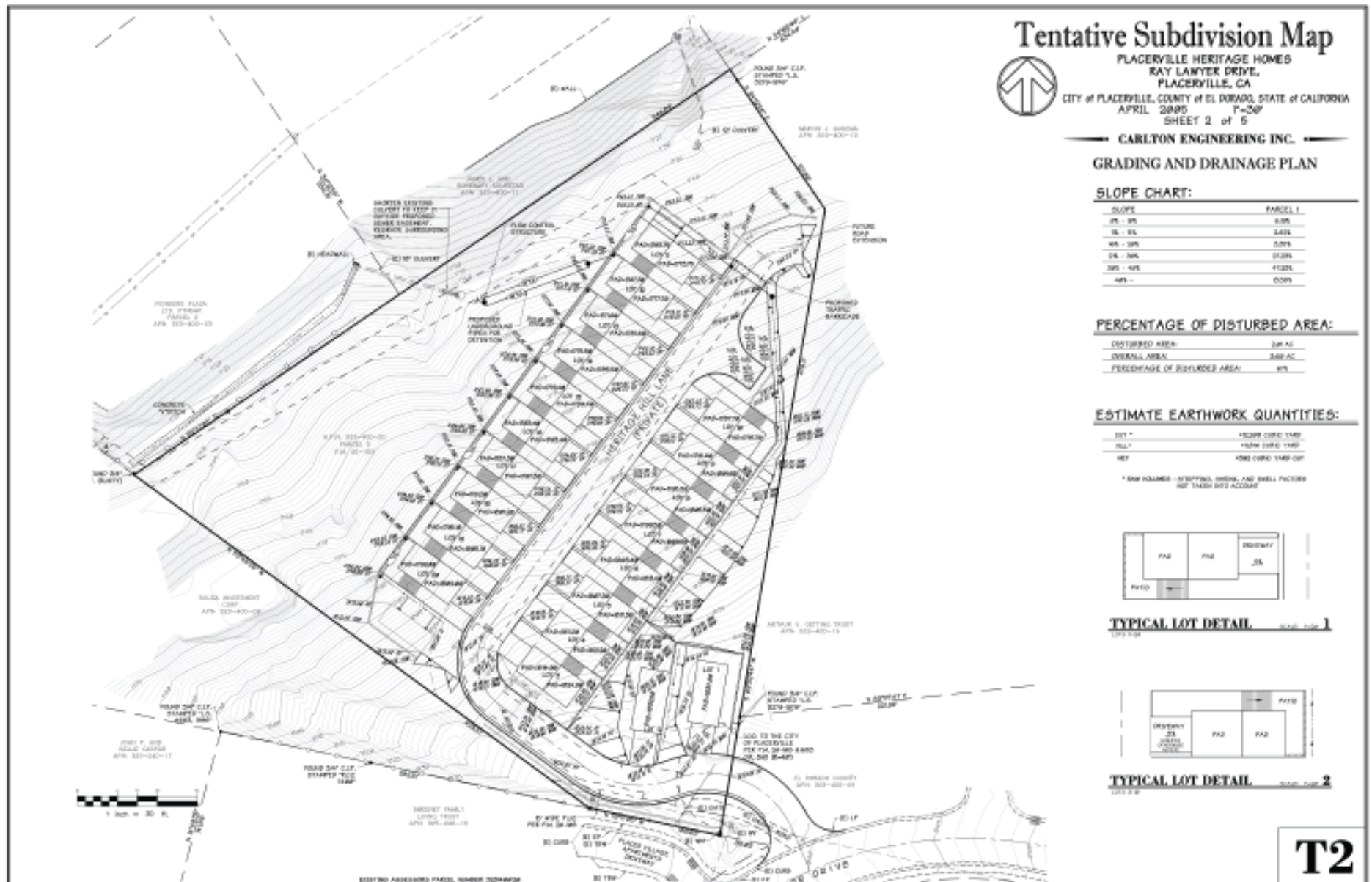
ELEVATIONS



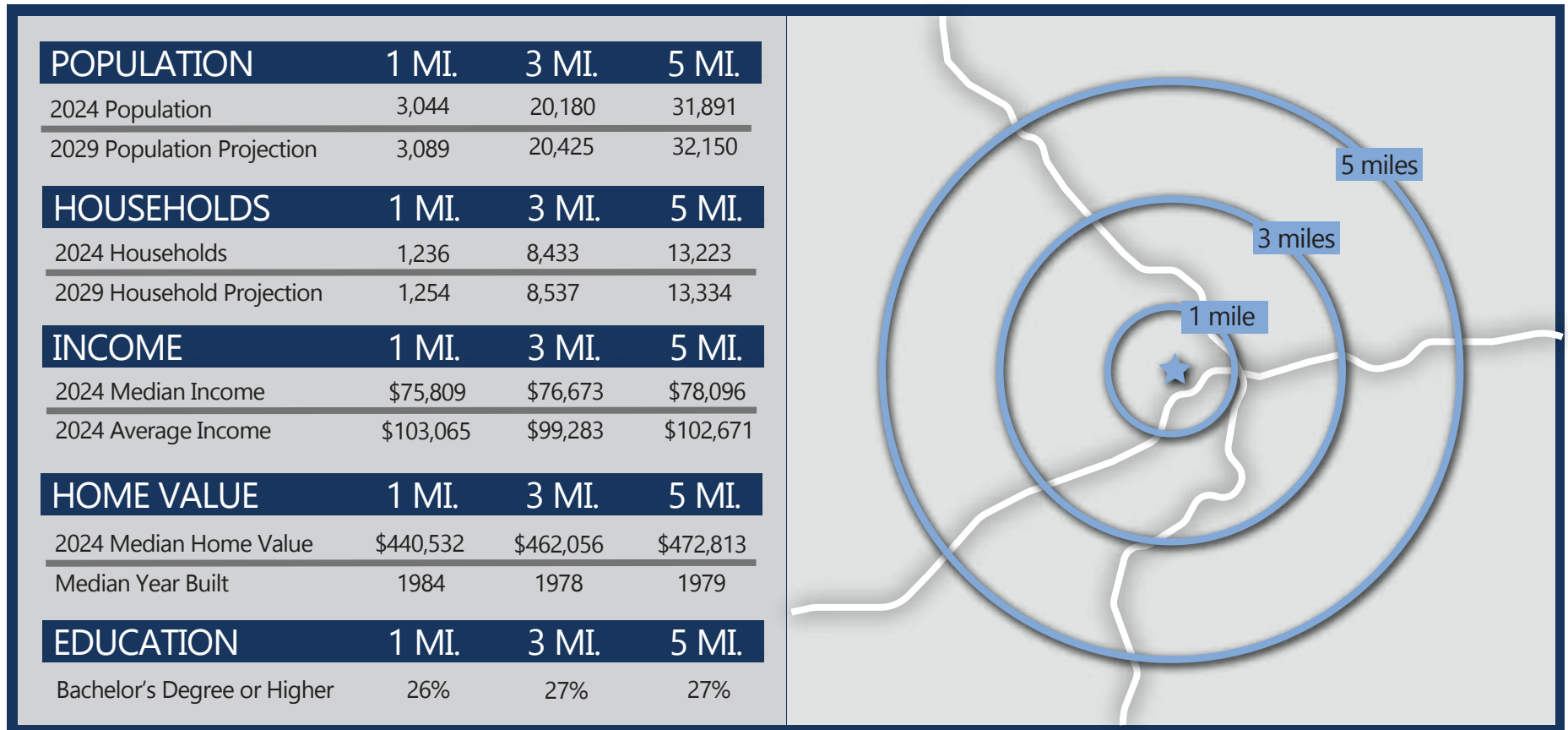
IN THE AREA



TENTATIVE MAP



AREA STATISTICS



31,891

2024 TOTAL POPULATION
WITHIN 5 MILES



\$472,813

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$78,096

2024 MEDIAN INCOME
WITHIN 5 MILES



27%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES