

# For Sale

9425 Folsom Boulevard  
Sacramento, CA

## ±14 Acre Proposed Housing Site

- Downtown Sacramento less than 20 minutes away by light rail or car
- APN: 075-0020-015-0000
- Zoning: MDR - RD-20/RD-30/O
  - » 5.73 Acres (RD-30)
  - » 5.72 Acres (RD-20)
  - » 3.2 Acres (O - Recreation)

**\$8,500,000**  
Asking Price



### Steve Chamberlain

Executive Vice President  
+1 916 563 3037  
steve.chamberlain@colliers.com  
CA Lic. 00813856

*For more information and access to available property documents, please sign the Confidentiality Agreement and return to [Tiffany.Tyner@Colliers.com](mailto:Tiffany.Tyner@Colliers.com).*

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# The Opportunity

## Exceptional Development Opportunity in Sacramento County

Unlock the potential of a prime 14.65-acre parcel in unincorporated Sacramento County, perfectly situated across from the Butterfield light rail station and the Franchise Tax Board's expansive ±470,000 SF offices, home to 5,600 dedicated employees. This is more than just a property; it's an opportunity to meet the urgent housing demands of a growing community.

## High Demand, Limited Supply

Sacramento County is currently facing a critical shortfall of available sites for housing development, as outlined in its Regional Housing Needs Allocation (RHNA). With state law mandating the availability of suitably zoned land for housing, this recently rezoned parcel (August 2024) is primed for development, ready to accommodate hundreds of high-demand housing units.

## Strategic Location for Growth

The site's strategic location adds to its appeal:

- **Proximity to Major Employers:** Within minutes of the Franchise Tax Board, the ±361,000 SF Sacramento Municipal Utility District (SMUD) east campus and the bustling Tech Center 50 office park.
- **Retail and Amenities:** The proposed ±437,000 SF "The Landing" retail center is also within walking distance.

## Accessibility and Convenience

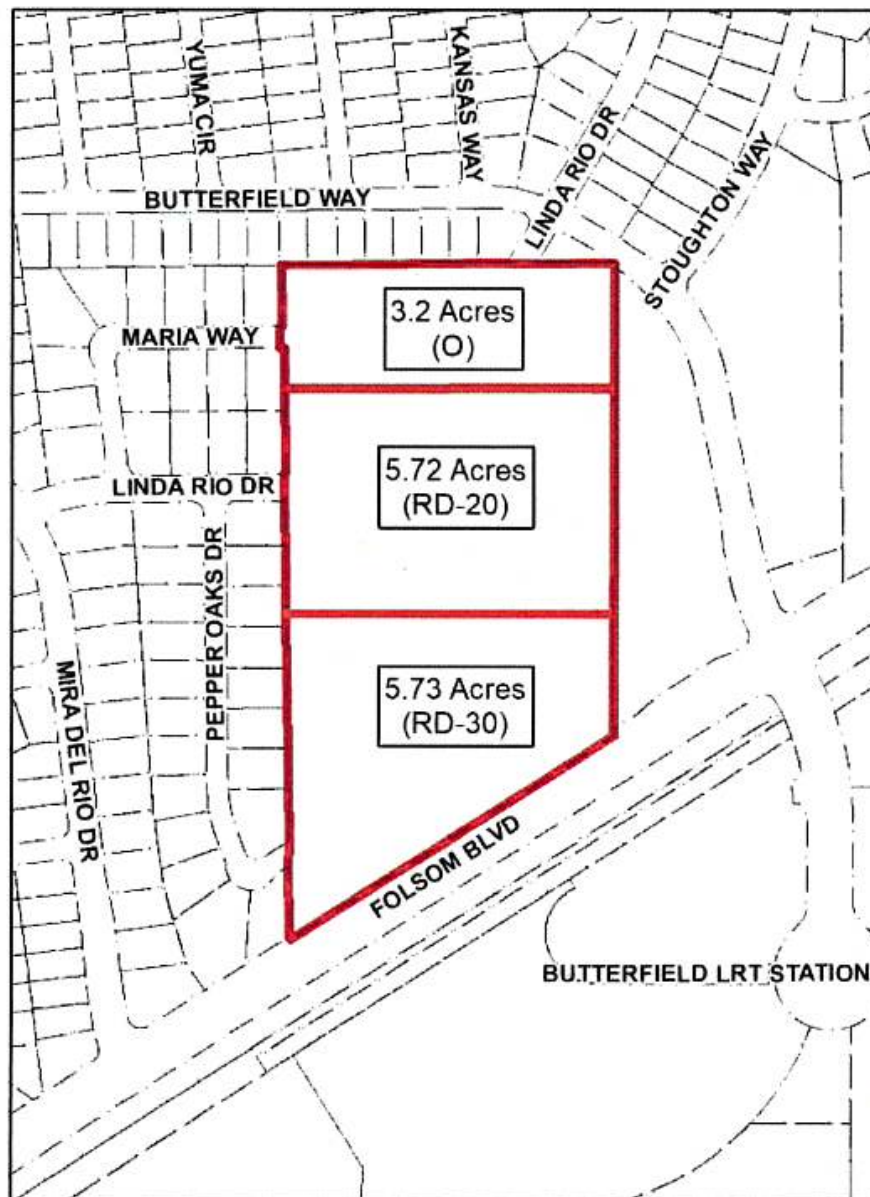
Adjacent to the recently improved Folsom Boulevard, a vital business and residential thoroughfare, this parcel offers easy access to Highway 50, which sees approximately 170,000 vehicles daily. Enjoy the perfect suburban lifestyle, with downtown Sacramento less than 20 minutes away by light rail or car, making it an ideal location for commuters and families alike.

## No Brokerage Fees

Please note that there are no cooperating brokerage fees. Submitting brokers must seek compensation from the buyer.



# Parcel Map



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