

8101

Freeport Blvd,
Sacramento, CA 95821

[Property Video](#)

1.42 Acres Featuring a Large Commercial Market, Three
Income-Producing Residential Buildings, Explosive
Freeway Traffic & Massive Redevelopment Potential

**HOT
LISTING**



Freeport Market



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Portfolio Based on a Commercial Market & 3 Residential Units

- **Prime Jackpot Location in Thriving Residential Hub** — 1.42 acres at the heart of Sacramento's rapidly growing Meadowview neighborhood, surrounded by dense housing and strong demand for more.
- **Exceptional Freeway Access & Massive Traffic** — Just 1 mile from I-5 (150,000 vehicles/day) and 1.4 miles from Hwy 99 (150,000–200,000 vehicles/day). Unmatched visibility and customer flow.
- **Immediate Multiple Income Streams** — Immediate Multiple Income Streams — Three well-established residential buildings providing consistent monthly rental income, complemented by a high-performing commercial market generating strong daily revenue from the surrounding community, along with a profitable Bait & Tackle Shop.
- **Outstanding Redevelopment Potential** — Spacious 1.42-acre site ready for major residential, mixed-use, or commercial development in one of Sacramento's hottest growth corridors.
- **High-Growth Investment Opportunity** — Perfect blend of current cash flow, heavy traffic exposure, and massive upside in a booming residential market.
- **Rare Turnkey Asset** — Proven income producer with tremendous value-add and long-term appreciation potential in a high-demand California location.



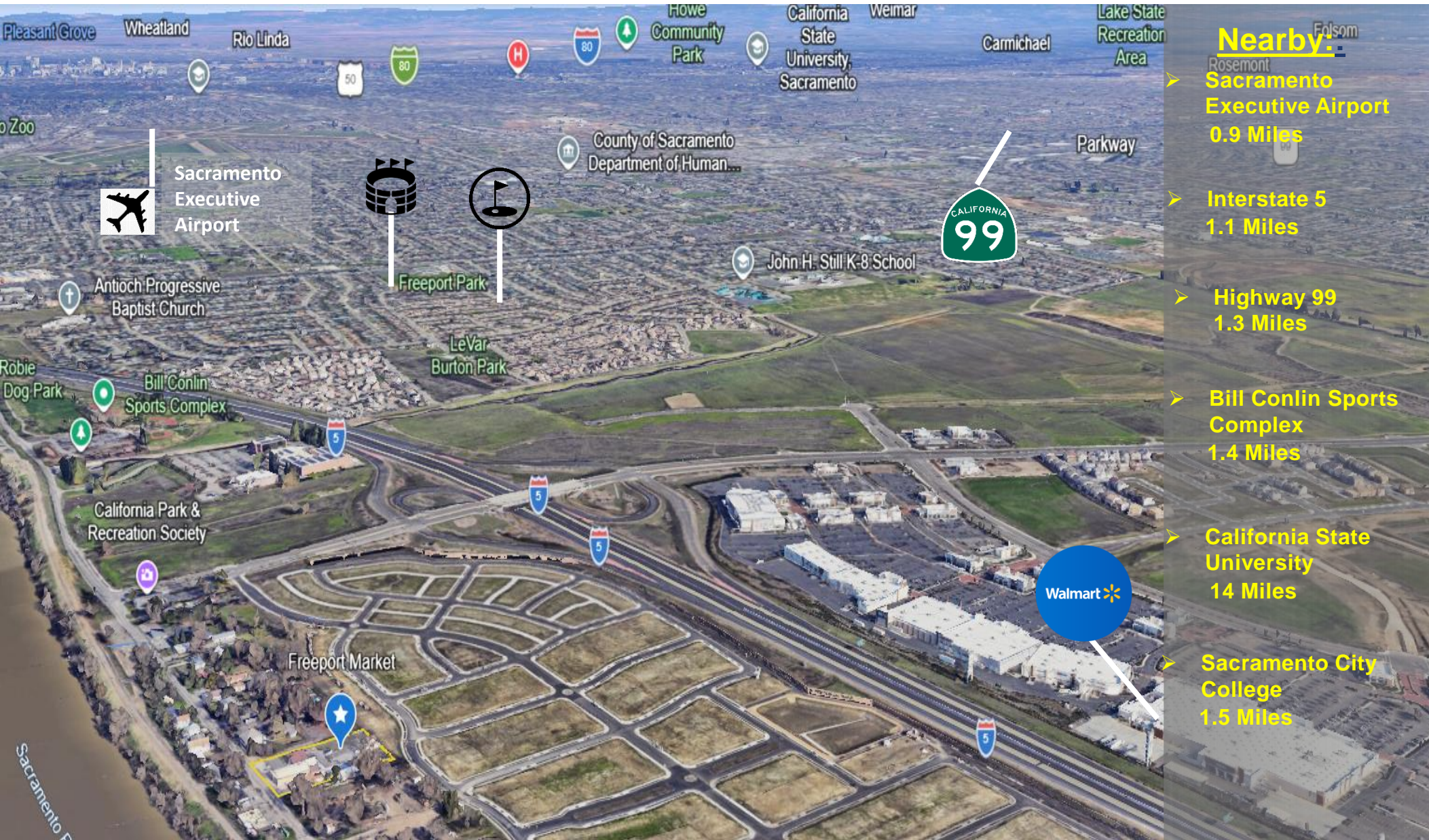
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Portfolio Based on a Commercial Market & 3 Residential Units

Vicinity Map:



Note: All hypothetical uses (Car Wash, Commercial, Gas Station, Mixed Use, Multifamily, Parking Lot, Police/Fire Station, Self Storage, Strip Center, Restaurant, Recreational Centre & Mini Truck Stop) must be confirmed with Sacramento's Planning & Zoning Department.

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Potential Development:



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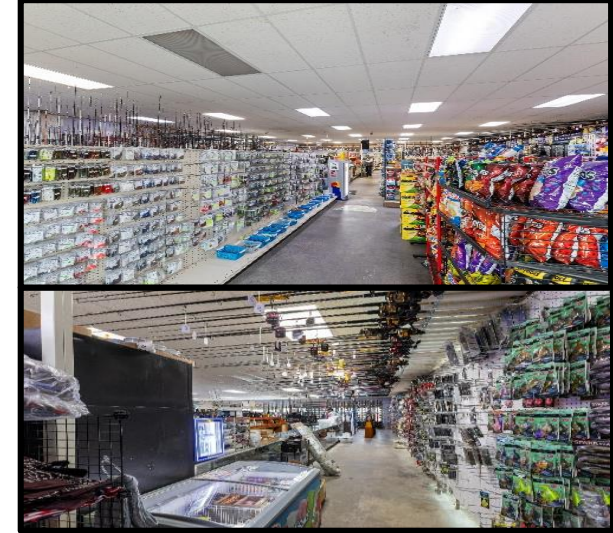
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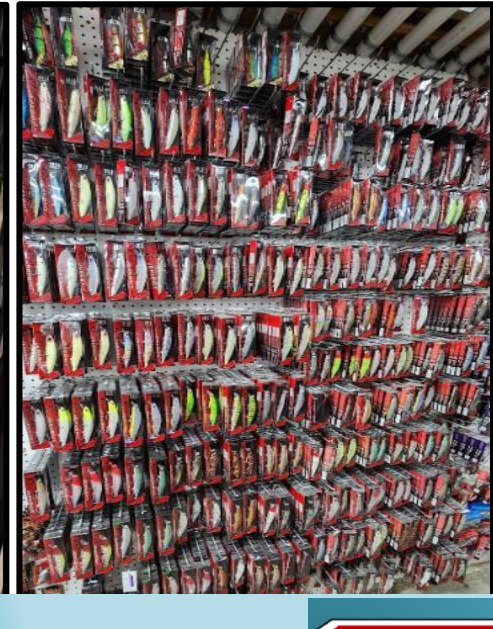
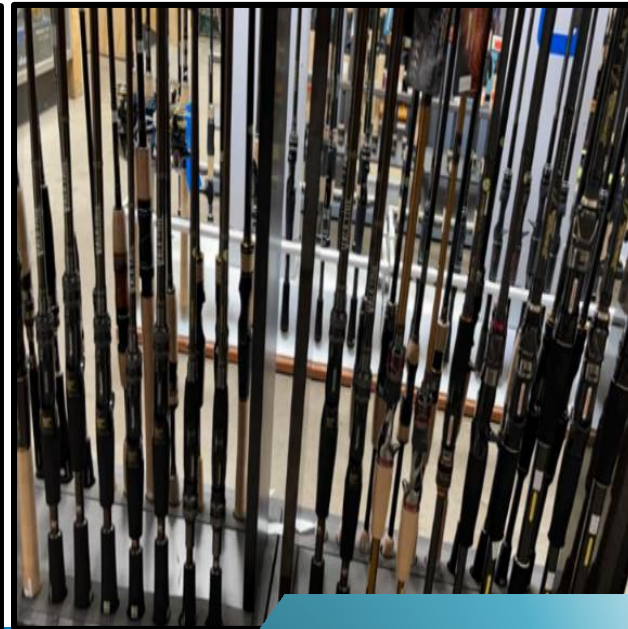
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Portfolio Based on a Commercial Market & 3 Residential Units

Freeport Market:



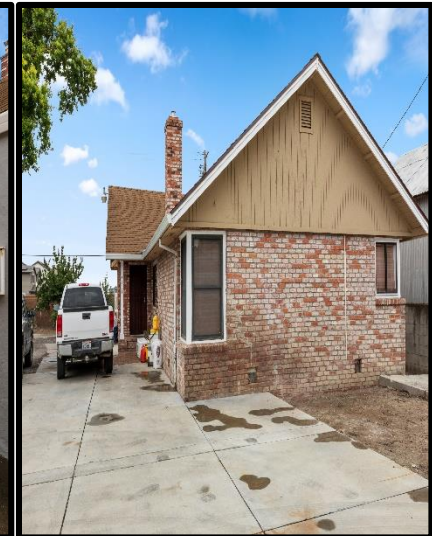
Bait & Tackle Shack:



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Residential Units:



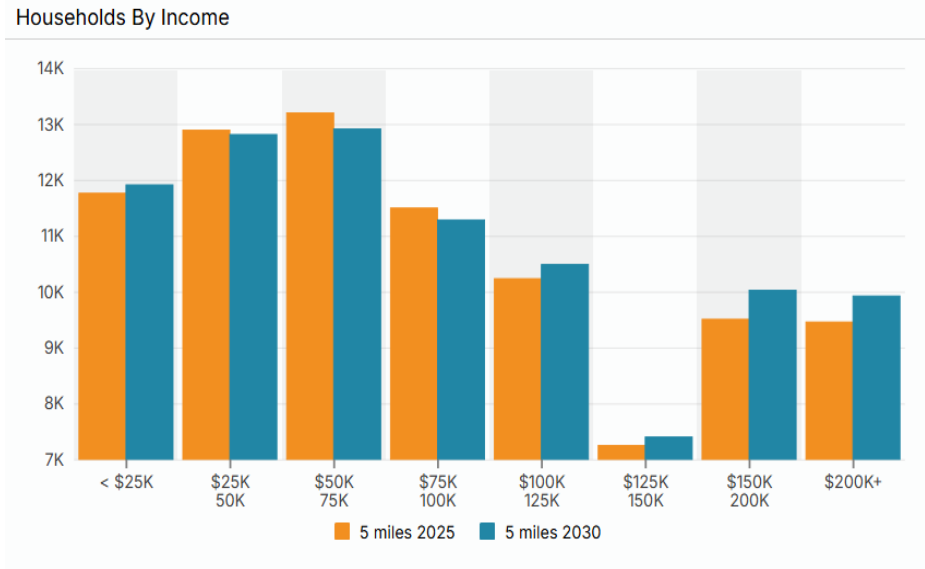
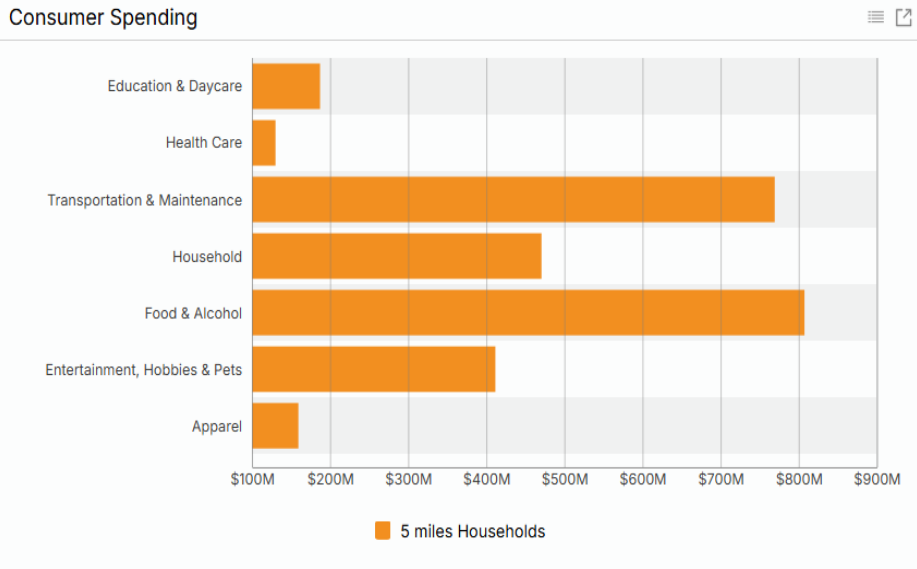
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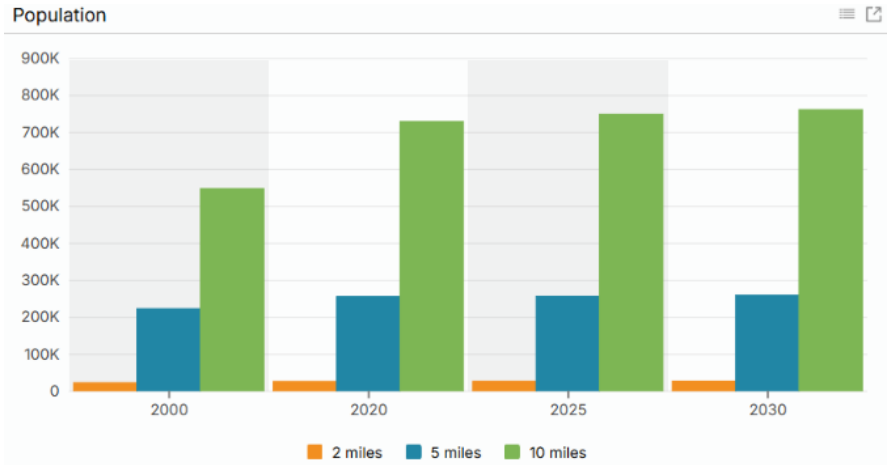
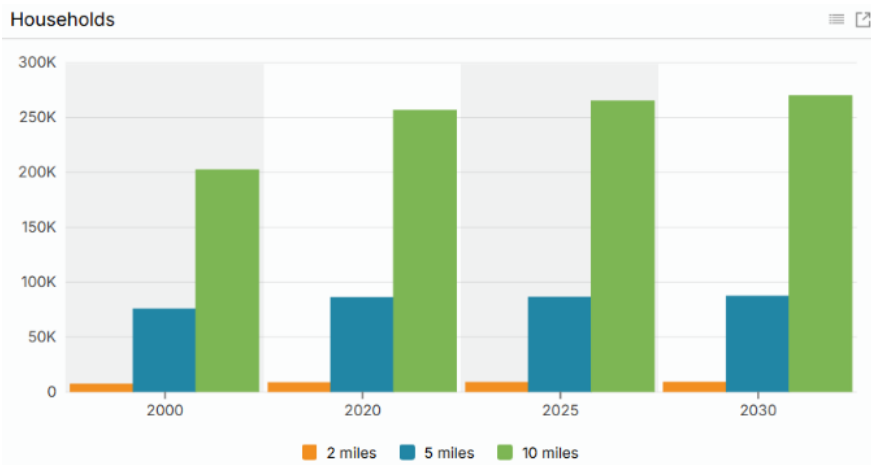
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Portfolio Based on a Commercial Market & 3 Residential Units

Consumer Market Strength and Household Income Metrics:



Community Growth and Household Analysis:



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Massive Traffic Count:

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Freeport Blvd	Stonecrest Ave N	6,683	2025	0.03 mi
Rd 140	S River Rd N	2,197	2025	0.18 mi
Stonecrest Ave	Freeport Blvd W	4,825	2025	0.30 mi
Freeport Bridge	Freeport Blvd E	3,877	2025	0.41 mi
E9	Freeport Blvd E	3,876	2023	0.41 mi
E9	-	4,251	2024	0.41 mi
Freeport Brg	-	3,864	2025	0.42 mi
Freeport Brg	Not Available No	3,301	2020	0.42 mi
Freeport Bridge	-	5,233	2023	0.44 mi
Freeport Boulevard	Northwich Ct NE	6,218	2025	0.58 mi

Day Time Employment:

Daytime Employment

Radius	2 miles			5 miles			Employees
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	
Service-Producing Industri...	3,624	343	11	48,892	6,920	7	309,496
Trade Transportation & Util...	601	67	9	9,846	900	11	42,330
Information	91	13	7	751	102	7	7,749
Financial Activities	128	32	4	3,462	736	5	26,774
Professional & Business S...	297	46	6	3,499	797	4	45,321
Education & Health Services	840	61	14	16,120	2,767	6	71,921
Leisure & Hospitality	922	73	13	8,169	672	12	36,991
Other Services	159	46	3	3,878	878	4	27,486
Public Administration	586	5	117	3,167	68	47	50,924
Goods-Producing Industries	107	23	5	2,376	422	6	30,398
Natural Resources & Mining	4	1	4	60	21	3	799
Construction	49	16	3	1,123	260	4	17,802
Manufacturing	54	6	9	1,193	141	8	11,797
Total Daytime Employment	3,731	366	10	51,268	7,342	7	339,894

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