

FOR SALE

Cardwell Avenue, Orangevale, CA.

±60.3 Acre Land Sale - Prime Residential Land



Parcel Lines Approximate

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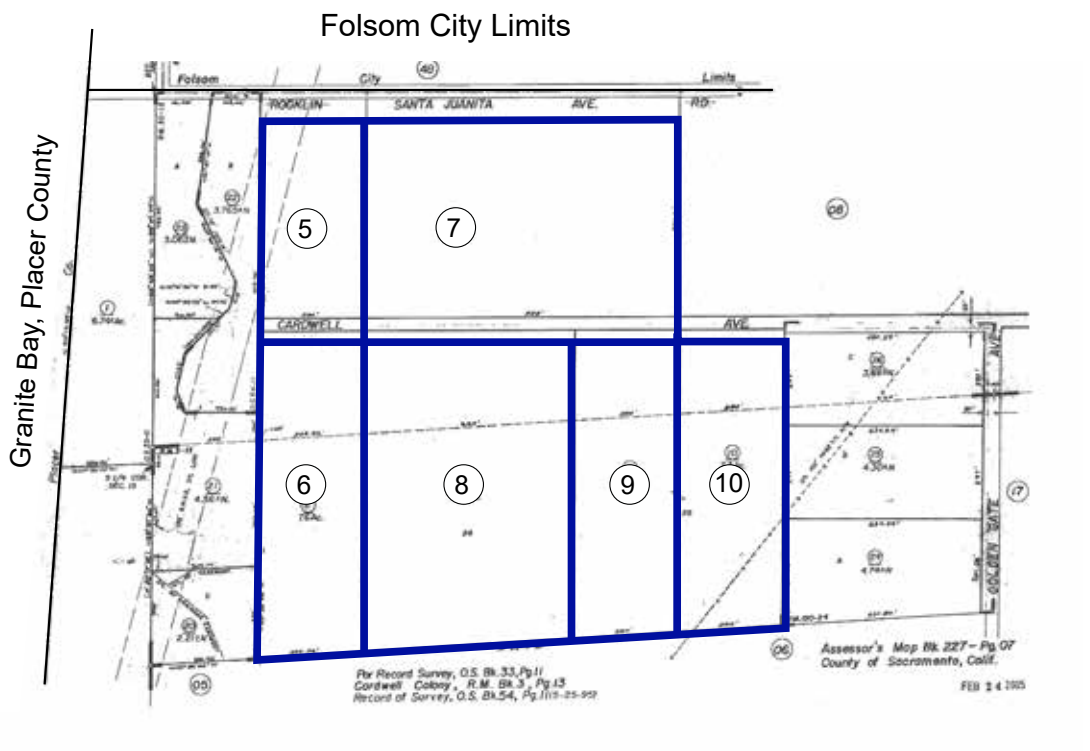
NEWMARK

PROPERTY INFORMATION

- o Offered at **\$3,200,000**
- o APN # 227-0070-005 through 010 - ±60.3 Acres
- o Zoned AR-5
- o Property borders the city of Folsom & Granite Bay
- o Potential re-zone to smaller residential development
- o Close proximity to Folsom Lake

DEMOGRAPHICS:	1-Mile	3-Mile	5-Mile
Population 2024	5,541	62,756	206,268
Population Projection 2029	5,684	64,406	211,555
Median Age	49.9	45.2	42.7
Average HH Income	\$192,926	\$138,107	\$130,226
Median Home Value	\$826,335	\$697,969	\$649,263
Average HH Size	2.7	2.5	2.5

Parcel Map



PARCEL 005	±239,580 Square Feet (5.5 acres)
PARCEL 006	±331,056 Square Feet (7.6 acres)
PARCEL 007	±679,536 Square Feet (15.6 acres)
PARCEL 008	±675,180 Square Feet (15.5 acres)
PARCEL 009	±323,215 Square Feet (7.42 acres)
PARCEL 010	±317,988 Square Feet (7.3 acres)

AR-5 Agricultural-Residential Land Use Zone

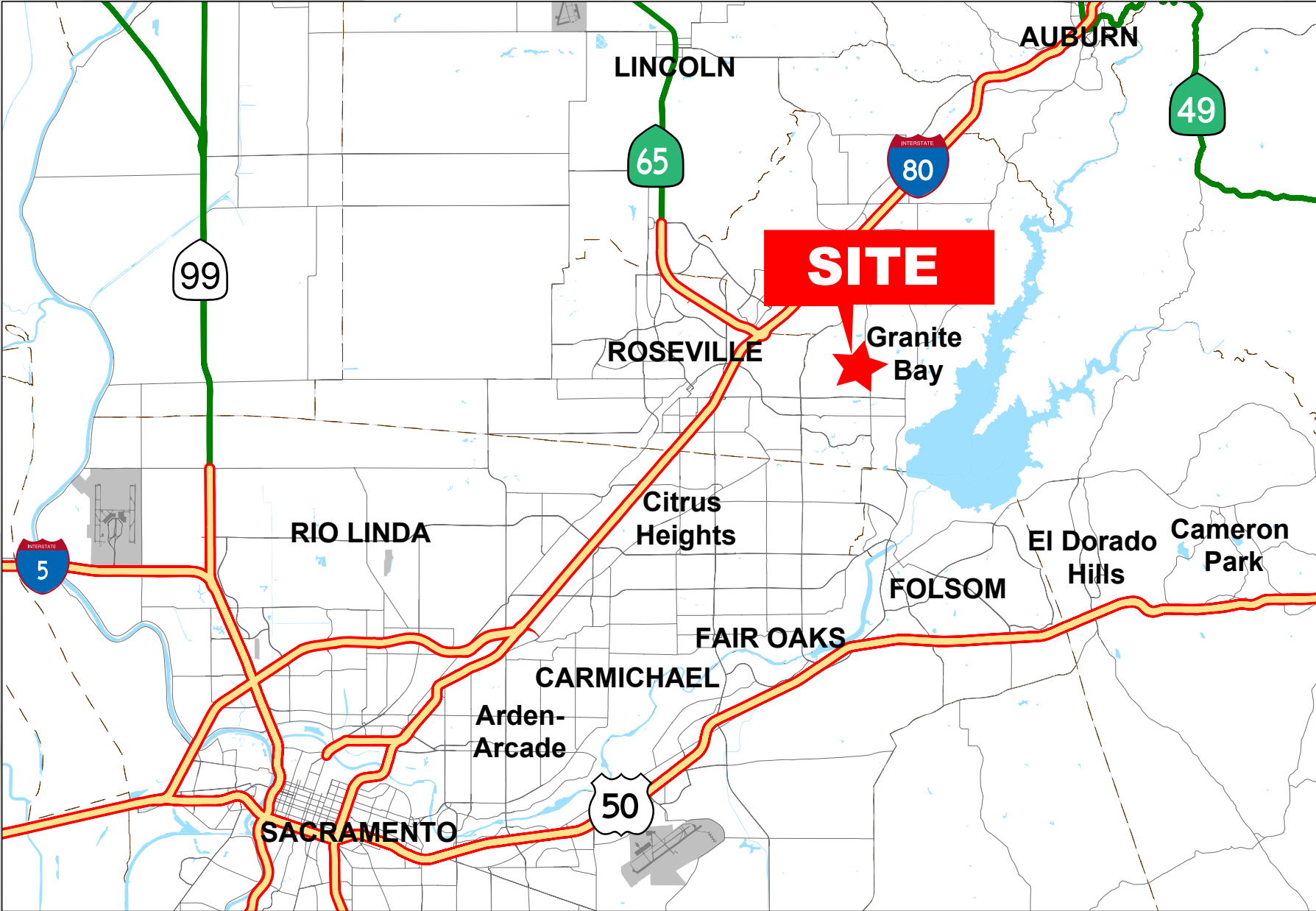
Lot Area:

1. Each lot or parcel in the AR-5 zone shall have a minimum gross area of five acres
2. Each lot or parcel in the AR-5 zone shall contain a minimum gross area of five acres per accessory dwelling unit located thereon
3. Each lot or parcel in the AR-5 zone shall have a minimum width of 250 feet
4. Each lot or parcel in the AR-5 zone shall have a public street frontage of not less than 250 feet

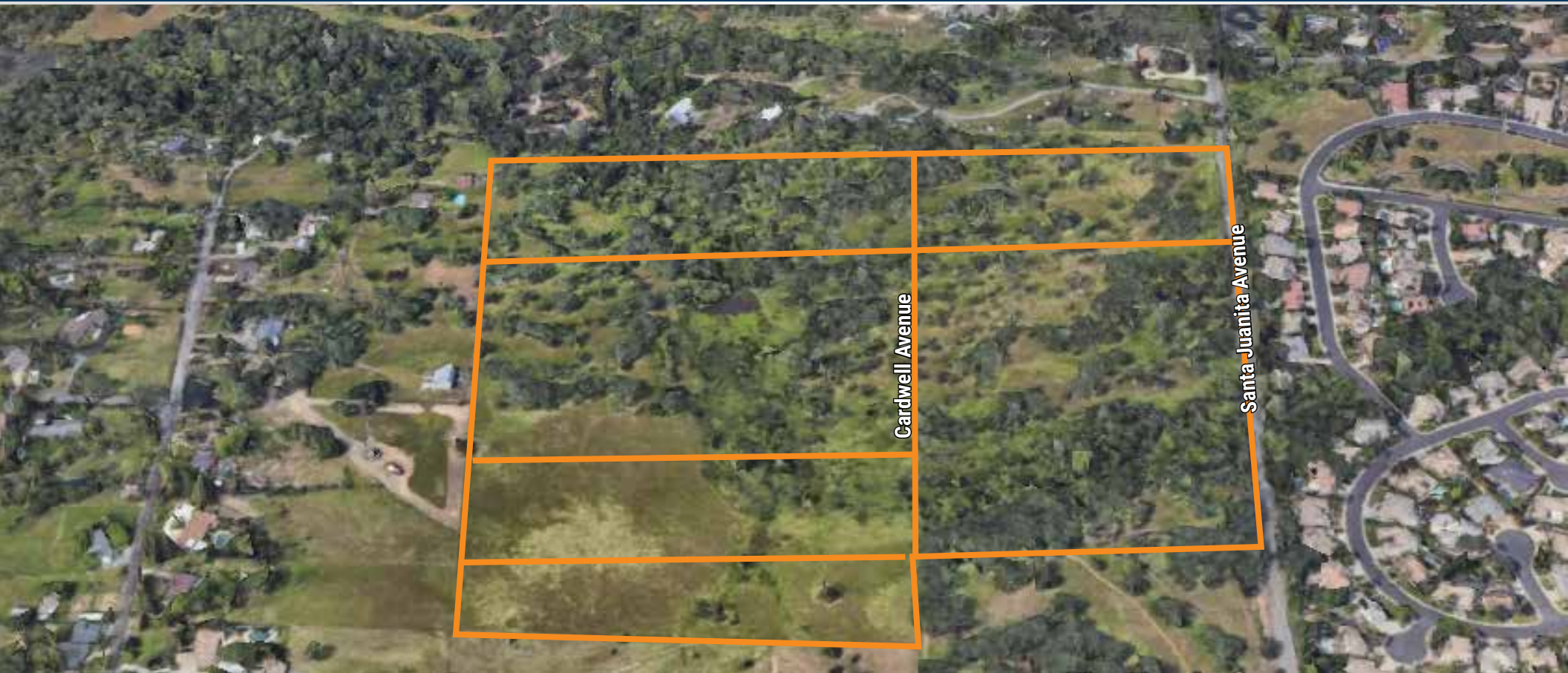
NEIGHBORING INFORMATION



LOCATION MAP



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