

Pheasant Estates

Lakewood Rd, Sacramento, CA 95828

KW COMMERCIAL

Presented by
KW Commercial



Price: \$1,180,000

3.79 AC residential land located at Gerber Rd and Pheasant Down Way. Previously subdivided into 19 lots. Great neighborhood and proximate to schools, supermarkets, shops, restaurants and more...Well-established area.

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3.79 AC buildable residential land zoned RD-5. Previously approved for 19 units. Great location in decent neighborhood. All leveled land and utilities are on the street. Rare opportunity to build in well-established area.

- Well-established area
- Friendly neighborhood
- Leveled land
- Previously approved for 19 units



Sunny Sun

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KW Commercial

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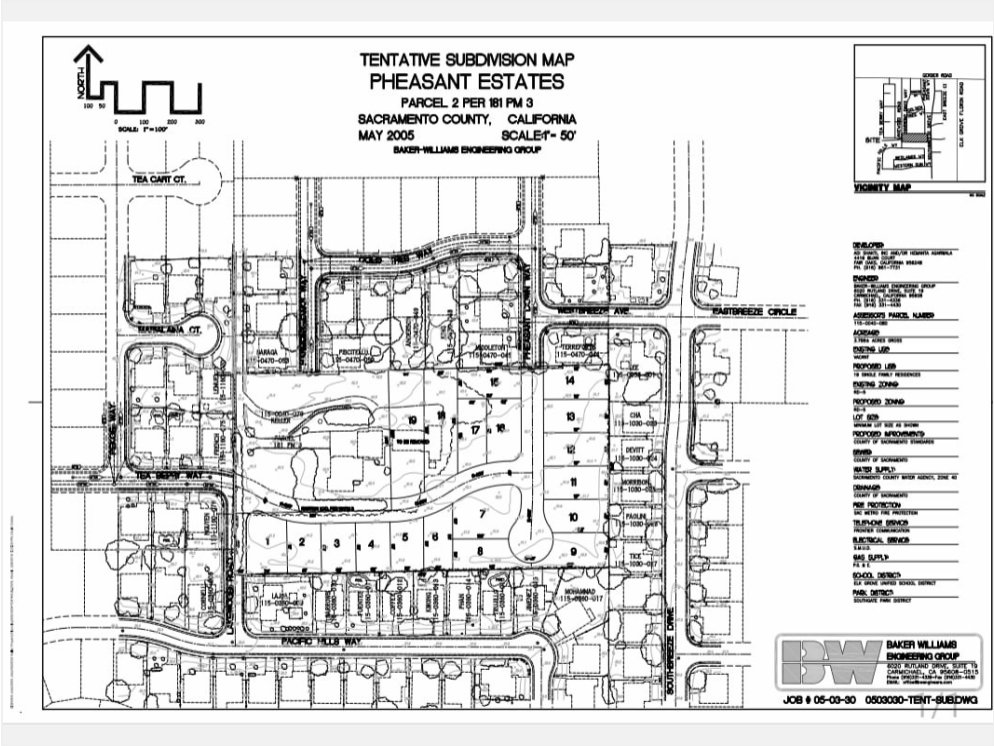
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Property Photos



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Pheasant Estates

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Property Photos



IMG_6758



Primary Photo

Pheasant Estates

Lakewood Rd, Sacramento, CA 95828

Property Photos



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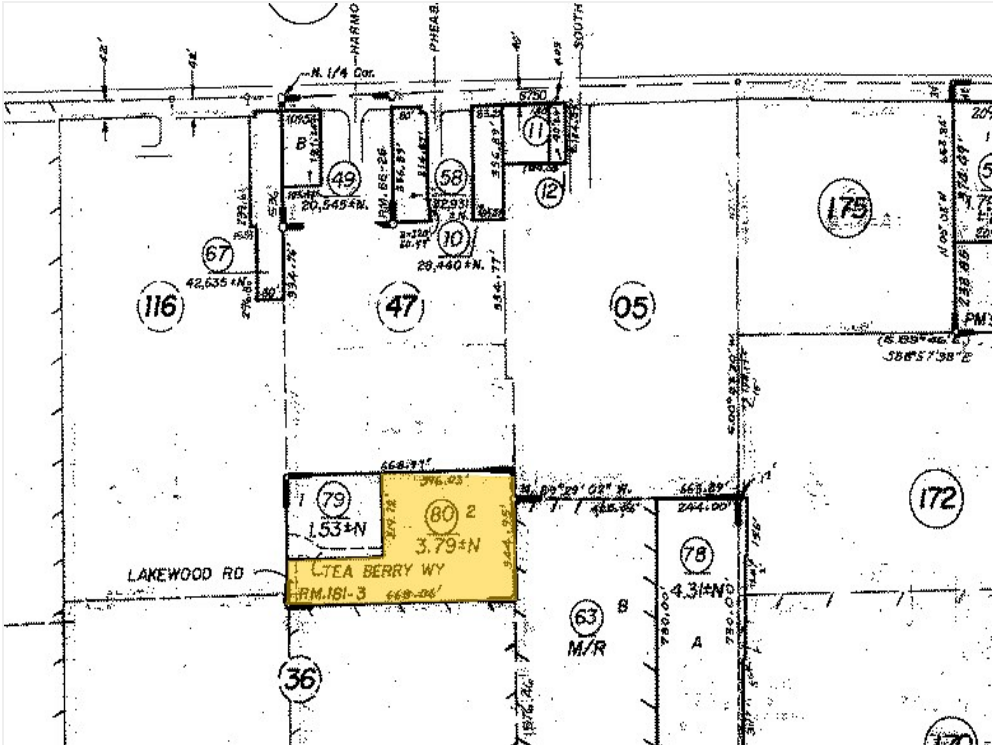
Pheasant Estates

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Property Photos



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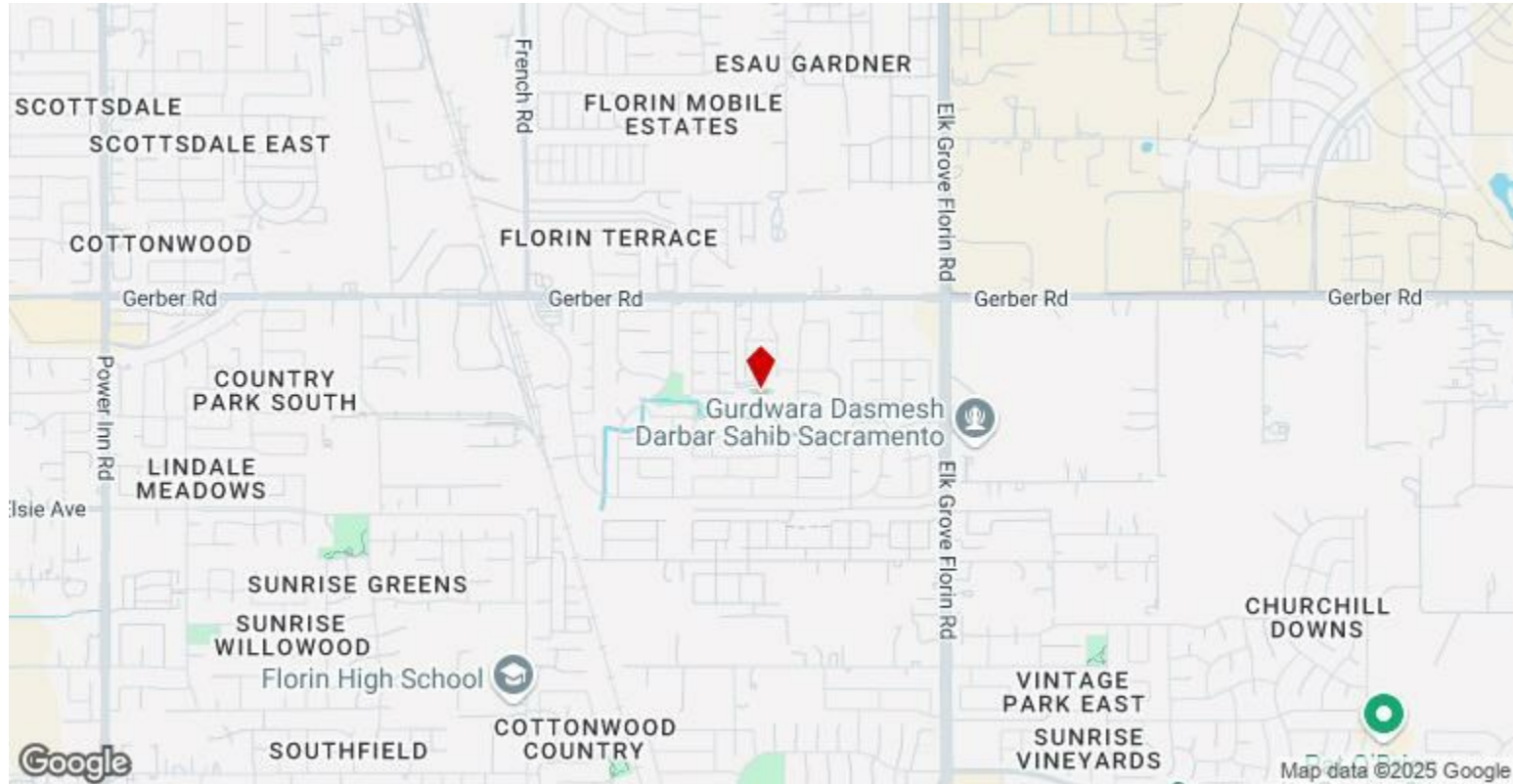


Plat Map

Pheasant Estates

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Location



Demographic Detail Report

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Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	13,732		123,452		309,733	
2024 Estimate	13,730		122,840		308,297	
2020 Census	14,179		123,713		311,013	
Growth 2024 - 2029	0.01%		0.50%		0.47%	
Growth 2020 - 2024	-3.17%		-0.71%		-0.87%	
2024 Population by Age	13,730		122,840		308,297	
Age 0 - 4	836	6.09%	7,419	6.04%	18,879	6.12%
Age 5 - 9	853	6.21%	7,844	6.39%	20,056	6.51%
Age 10 - 14	946	6.89%	8,689	7.07%	21,972	7.13%
Age 15 - 19	984	7.17%	9,067	7.38%	22,668	7.35%
Age 20 - 24	896	6.53%	8,465	6.89%	21,153	6.86%
Age 25 - 29	863	6.29%	8,128	6.62%	20,661	6.70%
Age 30 - 34	973	7.09%	8,636	7.03%	22,103	7.17%
Age 35 - 39	1,010	7.36%	8,914	7.26%	22,623	7.34%
Age 40 - 44	903	6.58%	8,121	6.61%	20,710	6.72%
Age 45 - 49	839	6.11%	7,537	6.14%	18,987	6.16%
Age 50 - 54	797	5.80%	7,502	6.11%	18,551	6.02%
Age 55 - 59	787	5.73%	7,256	5.91%	17,992	5.84%
Age 60 - 64	774	5.64%	6,951	5.66%	17,294	5.61%
Age 65 - 69	716	5.21%	6,141	5.00%	15,208	4.93%
Age 70 - 74	580	4.22%	4,737	3.86%	11,630	3.77%
Age 75 - 79	442	3.22%	3,385	2.76%	8,156	2.65%
Age 80 - 84	281	2.05%	2,118	1.72%	4,999	1.62%
Age 85+	252	1.84%	1,931	1.57%	4,656	1.51%
Age 65+	2,271	16.54%	18,312	14.91%	44,649	14.48%
Median Age	37.50		36.80		36.50	
Average Age	38.50		37.70		37.40	

Demographic Detail Report

Pheasant Estates					
Lakewood Rd, Sacramento, CA 95828					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	13,730		122,840		308,297
White	3,163	23.04%	24,202	19.70%	72,296 23.45%
Black	1,484	10.81%	15,618	12.71%	39,254 12.73%
Am. Indian & Alaskan	179	1.30%	1,467	1.19%	3,996 1.30%
Asian	5,081	37.01%	46,461	37.82%	93,739 30.41%
Hawaiian & Pacific Island	219	1.60%	2,752	2.24%	6,569 2.13%
Other	3,605	26.26%	32,341	26.33%	92,442 29.98%
Population by Hispanic Origin	13,730		122,840		308,297
Non-Hispanic Origin	10,383	75.62%	92,525	75.32%	219,642 71.24%
Hispanic Origin	3,347	24.38%	30,316	24.68%	88,655 28.76%
2024 Median Age, Male	36.40		35.50		35.30
2024 Average Age, Male	37.40		36.60		36.40
2024 Median Age, Female	38.60		38.10		37.70
2024 Average Age, Female	39.60		38.80		38.40
2024 Population by Occupation Classification	10,901		97,073		242,854
Civilian Employed	6,598	60.53%	56,169	57.86%	142,246 58.57%
Civilian Unemployed	309	2.83%	3,065	3.16%	7,603 3.13%
Civilian Non-Labor Force	3,994	36.64%	37,806	38.95%	92,546 38.11%
Armed Forces	0	0.00%	33	0.03%	459 0.19%
Households by Marital Status					
Married	1,982		17,965		45,143
Married No Children	1,094		9,598		24,249
Married w/Children	888		8,368		20,894
2024 Population by Education	9,889		88,273		218,274
Some High School, No Diploma	1,484	15.01%	16,243	18.40%	39,873 18.27%
High School Grad (Incl Equivalency)	2,395	24.22%	20,939	23.72%	48,647 22.29%
Some College, No Degree	3,523	35.63%	27,954	31.67%	70,325 32.22%
Associate Degree	674	6.82%	6,917	7.84%	14,704 6.74%
Bachelor Degree	1,377	13.92%	12,088	13.69%	32,364 14.83%
Advanced Degree	436	4.41%	4,132	4.68%	12,361 5.66%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	12,221		103,097		263,403	
Real Estate & Finance	485	3.97%	2,779	2.70%	7,817	2.97%
Professional & Management	2,588	21.18%	22,274	21.60%	59,584	22.62%
Public Administration	870	7.12%	6,599	6.40%	16,205	6.15%
Education & Health	1,466	12.00%	12,330	11.96%	30,484	11.57%
Services	1,786	14.61%	14,148	13.72%	32,032	12.16%
Information	35	0.29%	793	0.77%	1,901	0.72%
Sales	1,456	11.91%	11,862	11.51%	31,935	12.12%
Transportation	89	0.73%	1,033	1.00%	3,053	1.16%
Retail	519	4.25%	5,451	5.29%	15,624	5.93%
Wholesale	140	1.15%	1,066	1.03%	3,484	1.32%
Manufacturing	443	3.62%	4,033	3.91%	9,248	3.51%
Production	820	6.71%	7,856	7.62%	20,665	7.85%
Construction	475	3.89%	4,268	4.14%	11,458	4.35%
Utilities	519	4.25%	4,180	4.05%	9,951	3.78%
Agriculture & Mining	78	0.64%	599	0.58%	1,261	0.48%
Farming, Fishing, Forestry	45	0.37%	313	0.30%	705	0.27%
Other Services	407	3.33%	3,513	3.41%	7,996	3.04%
2024 Worker Travel Time to Job	6,086		51,240		129,106	
<30 Minutes	3,373	55.42%	27,865	54.38%	71,026	55.01%
30-60 Minutes	2,361	38.79%	19,253	37.57%	45,996	35.63%
60+ Minutes	352	5.78%	4,122	8.04%	12,084	9.36%
2020 Households by HH Size	4,259		36,859		95,265	
1-Person Households	768	18.03%	6,371	17.28%	17,220	18.08%
2-Person Households	1,038	24.37%	9,008	24.44%	24,531	25.75%
3-Person Households	800	18.78%	6,649	18.04%	17,194	18.05%
4-Person Households	733	17.21%	6,445	17.49%	16,304	17.11%
5-Person Households	423	9.93%	4,187	11.36%	10,102	10.60%
6-Person Households	256	6.01%	2,267	6.15%	5,336	5.60%
7 or more Person Households	241	5.66%	1,932	5.24%	4,578	4.81%
2024 Average Household Size	3.20		3.20		3.10	
Households						
2029 Projection	4,113		36,680		94,683	
2024 Estimate	4,115		36,515		94,276	
2020 Census	4,260		36,859		95,265	
Growth 2024 - 2029	-0.05%		0.45%		0.43%	
Growth 2020 - 2024	-3.40%		-0.93%		-1.04%	

Demographic Detail Report

Pheasant Estates Lakewood Rd, Sacramento, CA 95828			
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	4,113	36,517	94,276
<\$25,000	477 11.60%	6,034 16.52%	15,412 16.35%
\$25,000 - \$50,000	842 20.47%	6,370 17.44%	16,153 17.13%
\$50,000 - \$75,000	587 14.27%	5,563 15.23%	15,875 16.84%
\$75,000 - \$100,000	562 13.66%	4,903 13.43%	12,765 13.54%
\$100,000 - \$125,000	572 13.91%	5,050 13.83%	11,949 12.67%
\$125,000 - \$150,000	408 9.92%	3,116 8.53%	7,771 8.24%
\$150,000 - \$200,000	316 7.68%	2,791 7.64%	7,282 7.72%
\$200,000+	349 8.49%	2,690 7.37%	7,069 7.50%
2024 Avg Household Income	\$99,439	\$93,478	\$93,379
2024 Med Household Income	\$81,695	\$76,486	\$74,491
2024 Occupied Housing	4,114	36,514	94,277
Owner Occupied	2,926 71.12%	22,717 62.21%	56,401 59.82%
Renter Occupied	1,188 28.88%	13,797 37.79%	37,876 40.18%
2020 Housing Units	3,667	36,627	95,979
1 Unit	3,524 96.10%	31,086 84.87%	78,627 81.92%
2 - 4 Units	50 1.36%	1,357 3.70%	4,708 4.91%
5 - 19 Units	73 1.99%	2,298 6.27%	7,100 7.40%
20+ Units	20 0.55%	1,886 5.15%	5,544 5.78%
2024 Housing Value	2,926	22,718	56,400
<\$100,000	503 17.19%	2,224 9.79%	4,835 8.57%
\$100,000 - \$200,000	90 3.08%	507 2.23%	1,529 2.71%
\$200,000 - \$300,000	196 6.70%	1,471 6.48%	5,021 8.90%
\$300,000 - \$400,000	794 27.14%	5,760 25.35%	14,609 25.90%
\$400,000 - \$500,000	578 19.75%	5,988 26.36%	14,013 24.85%
\$500,000 - \$1,000,000	686 23.44%	5,801 25.53%	14,509 25.73%
\$1,000,000+	79 2.70%	967 4.26%	1,884 3.34%
2024 Median Home Value	\$384,886	\$423,330	\$415,742
2024 Housing Units by Yr Built	4,323	38,549	99,709
Built 2010+	176 4.07%	4,072 10.56%	6,990 7.01%
Built 2000 - 2010	581 13.44%	6,930 17.98%	15,861 15.91%
Built 1990 - 1999	692 16.01%	9,422 24.44%	22,085 22.15%
Built 1980 - 1989	1,885 43.60%	8,986 23.31%	21,453 21.52%
Built 1970 - 1979	664 15.36%	4,420 11.47%	14,116 14.16%
Built 1960 - 1969	195 4.51%	2,981 7.73%	8,898 8.92%
Built 1950 - 1959	96 2.22%	1,004 2.60%	7,057 7.08%
Built <1949	34 0.79%	734 1.90%	3,249 3.26%
2024 Median Year Built	1985	1990	1987