

RESIDENTIAL DEVELOPMENT OPPORTUNITY

# FOR SALE!

13146 Cherokee Lane, Galt, CA 95632



## HIGHLIGHTS

\$4,500,000

LIST PRICE

\$97,000

PRICE PER ACRE

46.31 AC

PARCEL SIZE



SCAN FOR DETAILS



-42 Acres

DEVELOPABLE



AR-1

CURRENT ZONING



Zone X

NO FLOOD ZONE



Utilities

FULL SERVICE

**46.31 acres** of residential development land located within Galt's Sphere of Influence and aligned with the **City of Galt General Plan 2030** growth zones. Approximately 42 acres are suitable for rezoning into Low-Density and High-Density residential development.

Priced at approximately **\$97,000 per acre**, this property represents a compelling value in a proven, funded growth corridor. An exceptional opportunity for developers, builders, and land investors seeking development-ready acreage in Sacramento County.

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