

FOR SALE

DEVELOPMENT OPPORTUNITY

*Priced to Sell - ±2.48 Acres
on 3 Adjoining Parcels*

CAMERON PARK, CA

SUBJECT
PROPERTY

ADJUSTED
PARCEL LINE

RETAIL
CENTER

PARK &
RIDE

Quick
Quick
CAR WASH

COMING SOON

ARCO
am pm



← ±30 MINUTES TO DOWNTOWN SACRAMENTO

EXCLUSIVELY LEASED BY

km Kidder
Mathews

NEWMARK

KIDDER.COM

±2.48 ACRES ON 3 ADJOINING PARCELS

Located 38 miles east of Sacramento and just minutes away from Folsom and El Dorado Hills. Ideally located in the heart of the county of El Dorado, this purchase is comprised of three (3) contiguous parcels totaling ±2.48 acres of flat buildable dirt.

Current ownership has explored senior apartments with a retail component, but the site is also ideal for self-storage, automotive, retail, and office. In a growing market with demand outpacing supply, this development opportunity makes long term investment sense to all developers and investors



Kidder Mathews is pleased to present for sale, a development opportunity in Cameron Park, California.



DEVELOPMENT SITE (SENIOR APARTMENTS, RETAIL, SELF-STORAGE, AUTOMOTIVE)



GREAT VISIBILITY



3 CONTIGUOUS PARCELS - CAN BE SOLD INDIVIDUALLY



±2.48 ACRES



STRONG DEMOGRAPHICS



EASY FREEWAY ACCESSIBILITY



CLOSE TO SHOPPING, RESTAURANTS, SCHOOLS, PARKS & CHURCHES

PARCEL MAP



Offered at \$1,450,000
Parcels can be sold separately

PROPERTY TYPE	Vacant Land
PARCELS	#1) 082-381-003-000 (LC)
	#2) 082-412-009-000 (CC)
	#3) 082-412-010-000 (CC)
PROPERTY SIZE	±2.48 Acres
FRONTAGE	±306' on Merrychase Drive
	±150' on Cameo Drive
ZONING	Community Commercial (CC) & Limited Commercial (LC)

±2.48 ACRES ON 3 ADJOINING PARCELS

DEMOGRAPHICS

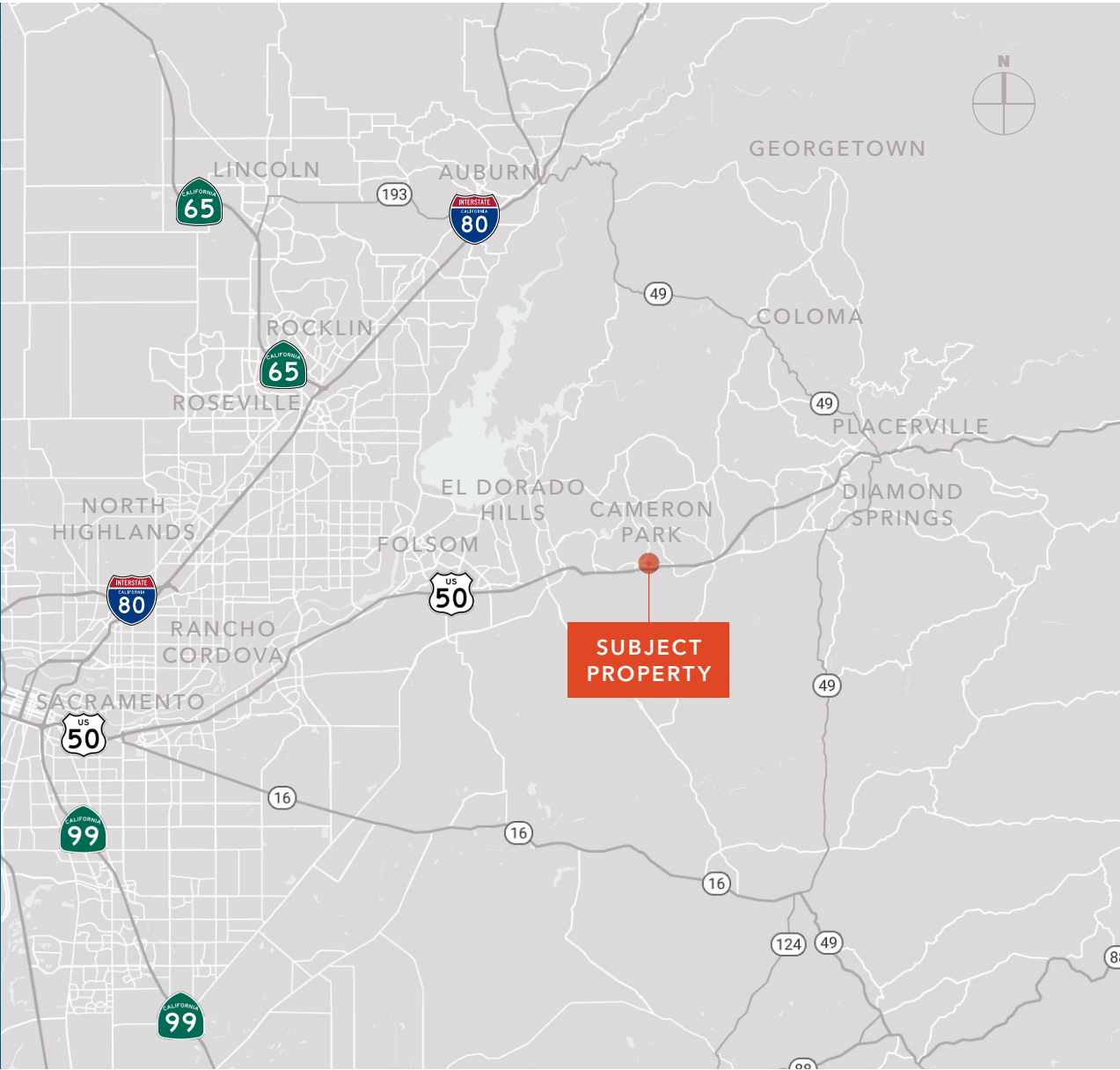
POPULATION

	1 Mile	3 Miles
2024 TOTAL POPULATION	5,473	33,834
2024 MEDIAN AGE	42.4	44.2
POPULATION GROWTH 2024-2029	0.15%	0.31%
DAYTIME EMPLOYEES	1,044	8,558

HOUSEHOLDS

	1 Mile	3 Miles
2024 HOUSEHOLDS	2,070	12,854
2024 MEDIAN HH INCOME	\$118,720	\$125,664
HOUSEHOLD GROWTH 2024-2029	0.77%	0.96%

Data Source: ©2025, Esri





Exclusively listed by

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