

# ±44.63 Acres Land Available

Land for Sale in rapid population corridor with  
immediate access to highway 50 in El Dorado Hills



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# Property Overview

## Located in a rapid population corridor with immediate access to Highway 50 in El Dorado Hills

The property sits in the middle of El Dorado Hills and directly adjacent to Town Center East, which is a 500,000 square foot vibrant and modern mixed use development that is a bustling hub that seamlessly blends retail, dining, entertainment, hotel and residential spaces, creating a lively community atmosphere.

El Dorado hills has seen rapid expansion that reflects the broader trend of suburban expansion in the United States, driven by factors such as urbanization, economic opportunity, and lifestyle preferences.

### Property Details

Address	Town Center Boulevard, El Dorado Hills, CA
Site Area	±44.63 Acres
Current Zoning	GC-PD, Commercial General, Planned Development
Approved Land Uses	Including but not limited to: Office and Medical, Retail, Fast-Food Restaurants, Light Manufacturing, and Hotel/Conference Facility



### Property Highlights

- Multiple approved uses including office, light industrial, retail and hospitality
- Exceptional location with immediate access to Highway 50 and retail amenities
- On the White Rock corridor, central to the growth path of El Dorado Hills and Folsom Ranch

35

Minutes to  
Downtown  
Sacramento

45

Minutes to  
Sacramento  
International  
Airport

95

Minutes to South  
Lake Tahoe



# Parcel Map



Coming Soon! Gas Station  
and Dunkin Donuts

	APN	Lot Size
1	117-160-068	3.18 Acres
2	117-160-069	6.86 Acres
3	117-160-048	4.74 Acres
4	117-160-049	5.00 Acres
5	117-160-050	5.34 Acres
6	117-160-051	5.80 Acres
7	117-160-052	2.52 Acres
8	117-160-053	1.84 Acres
9	117-160-054	2.26 Acres
10	117-160-055	2.54 Acres
11	117-160-056	4.55 Acres









## El Dorado Hills Market Overview


El Dorado Hills is an ideal location to open a business due to its rapidly growing population, strong economy, and thriving business community. The city is located in El Dorado County, California, with a population of approximately 50,000 people. Located roughly 20 miles east of Sacramento, El Dorado Hills has a highly educated and affluent population, with a median household income, more than double the national average.


Additionally, the city is located within the Sacramento metropolitan area, which was the number two growth metro


nationally in 2022, according to U-Haul. El Dorado Hills is also home to several shopping centers and business parks, making it a hub for both local and national businesses. El Dorado Hills Business Park is a 900-acre office and industrial park home to more than 200 companies. El Dorado Hills Town Center is the mixed-use downtown district of El Dorado County where the community can gather to shop, dine, work, and play. Overall, El Dorado Hills provides a supportive environment for businesses, with a healthy economy and a high quality of life.


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## Demographics - 5 Mile Radius

 2023  
population  
**131,899**

 2023 Average  
Household Income  
**\$188,998**

 Total  
Households  
**45,796**

 Median  
Age  
**39.5**



# Residential Construction Activity





# Nearby Amenities

## La Borgata



Subject Site  
44.63 Acres

## El Dorado Hills Town Center



## Montano De El Dorado





# Regional Area Overview



## Economic Market Overview

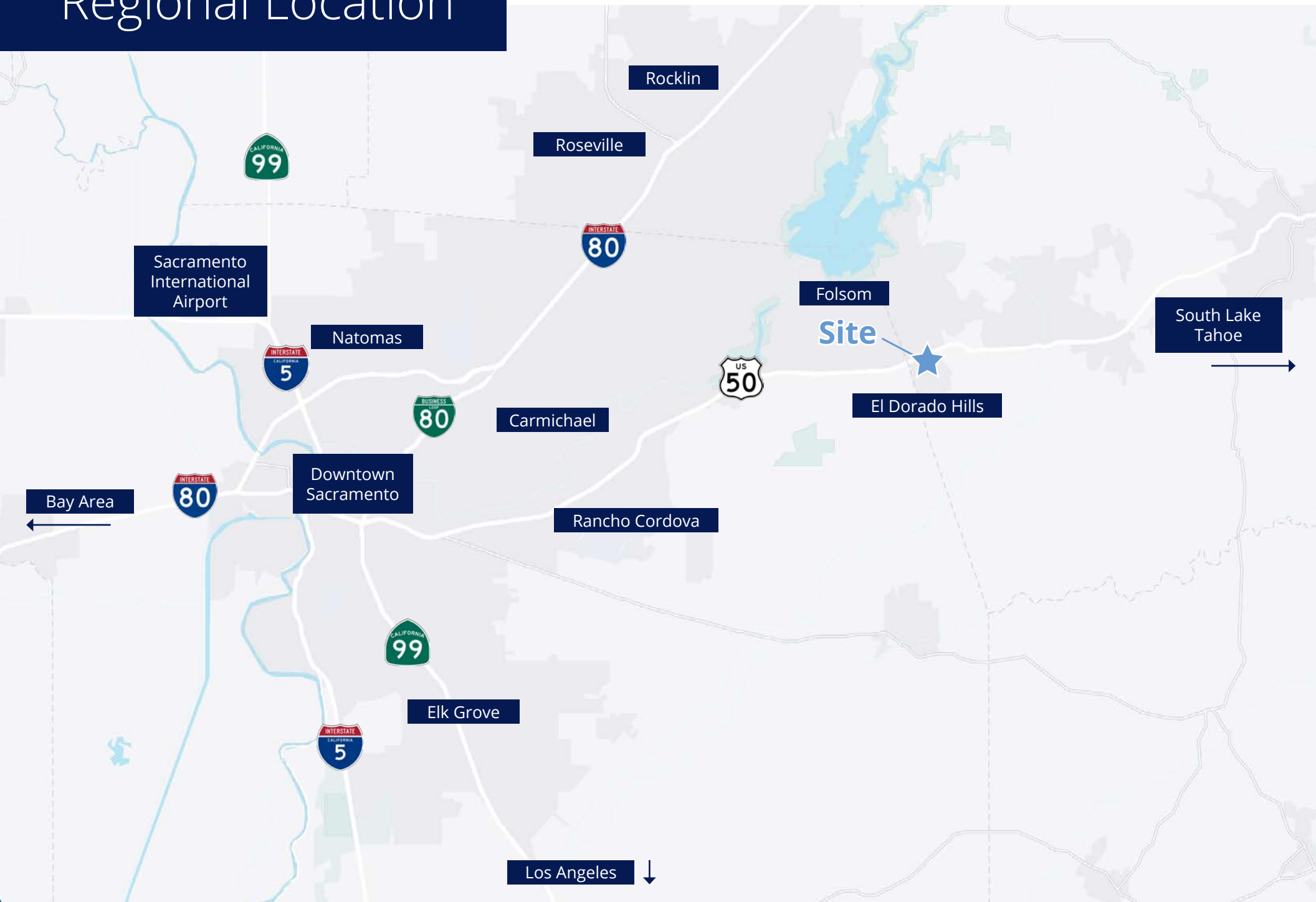
While California's population has declined over the last three years, the Sacramento region continued to grow. Sacramento was ranked number two nationally in 2022 in U-Haul's top growth cities. It was also ranked the best place to live in California by Forbes in 2023. As the capital of California, the world's fifth largest economy, the Sacramento region has long been known as a government town. However, the region has undergone a significant economic diversification in the last decade with companies relocating to or expanding across Sacramento to tap into its diverse talent pool. Half of the region's population with a Bachelor's degree or higher have science, technology, engineering, or mathematical degrees. Healthcare providers have recorded tremendous employment growth and biotechnology and medical device manufacturers along with Bay Area tenants and major corporations like Apple, Walmart, Target, and Amazon have major presences.

There are 718,000 students enrolled in two-year and four-year universities within 100 miles of Sacramento, more than Raleigh, Denver, and Seattle. UC Davis is a globally recognized research institution with more than 40,000 students. It is ranked the number one university in the U.S. for agriculture/forestry and veterinary medicine. UC Davis also is a top 20 university for external research funding with \$1.07 billion raised in fiscal year 2021-2022. The growth of companies spinning out of Davis is accelerating and boosting the region's biotechnology and agriculture-technology sectors – benefitting the local commercial real estate market. In 2023, Business Facilities ranked Sacramento as the number two market nationally for life science growth.

In addition to having a relatively affordable cost of living in California, Sacramento also offers a vibrant quality of life to its 2.4 million residents. Sacramento has a diverse array of communities to live in spanning urban, suburban, and foothill neighborhoods. Its local schools are excellent and its urban core is teeming with new development with 200+ events per year held at the Sacramento Kings' Golden 1 Center. There are more than 200 wineries, 40 breweries, and 15 Michelin recognized restaurants in the Farm-to-Fork Capital of America. Furthermore, the region offers numerous recreational opportunities with 4,700+ acres of parks, nine rivers and lakes, and more than 180 miles of bike trails. Centrally located, Sacramento is a 90-minute drive to Lake Tahoe and one hour away from Napa wine country.



# Regional Location







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