

FOR SALE: ±4.39 Acres Zoned RD-20

66th Avenue, Sacramento, California



- Established residential neighborhood in-fill site
- Park amenities close by
- Utilities available in 66th Street
- APN: 050-0311-028
- Zoned RD-20 - conditionally allows for a variety of housing types, including for residential care facilities & assisted living facilities
- County Planning Dept: 530-666-8775/jd.trebee@yolocounty.org

[CLICK HERE TO
VIEW ZONING CODE](#)



Park Florin Apartments
(Gated Community)

Southgate Library
(Sacramento Public Library)

City Creek Assisted
Living/City Creek Post
Acute

Tanglewood
Condominiums (Gated
Community)

Jose P. Rizal
Community Center

**SUBJECT
PROPERTY**

Breckenridge Village
Apartments (Gated
Community)

William Daylor High
School

Woody Hampton Park &
Sports Field

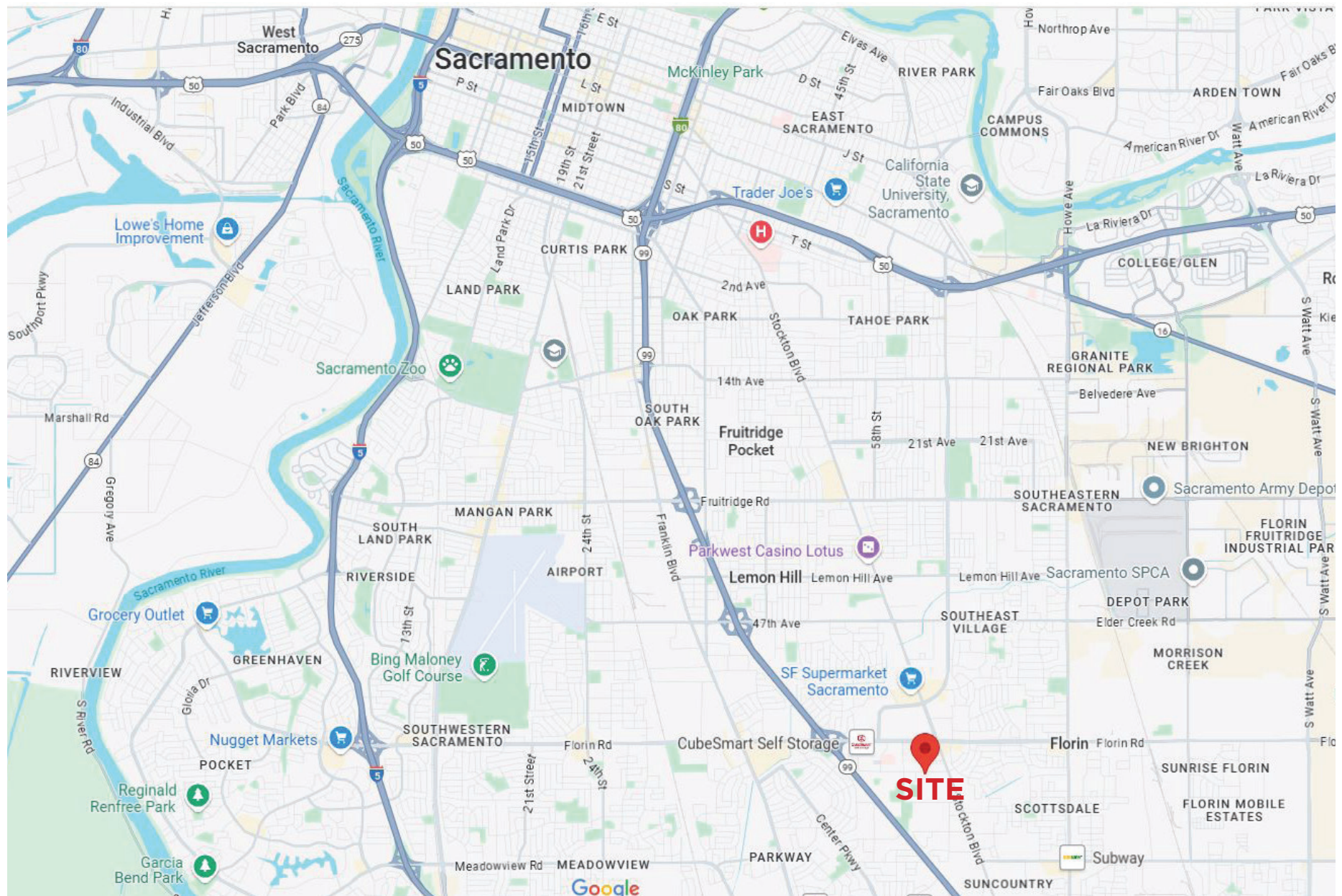
El Dorado West Mobile
Home Park

Jack N. Sheldon Park

RD-20 Zoning District (20 Dwelling Units per Acre Maximum). This district is a high density residential zoning district which allows 18.1 to 20.0 dwelling units per acre. Typical development in this district includes apartments, condominiums, and other high density multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).



LOCATION MAP





KEN NOACK, JR.

Senior Managing Director

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CA RE Lic# 00777705

ken.noack@nrmk.com

YEARS OF EXPERIENCE

47

AREAS OF SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors - Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco - Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

*“There is no limit
to what you can
accomplish if you
don’t care who gets
the credit”*