

Placerville Heritage Homes

Ray Lawyer Dr. & Hwy 50 Placerville, CA



Price Reduction!



For Sale: ~~\$699,000~~ \$550,000

3.61 Acre Residential Lot with Tentative
Map for 20 Single Family Homes

BEN FAUBION

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CA RE License #01946163

PROPERTY OVERVIEW

Acres: + 3.61 Acres

APN: 323-400-020-000

Zoning: HO, Housing Opportunity Overlay - density bonus up to 24 units per acre. Buildable acreage would allow up to 35 multifamily units.

Tentative Map: Placerville Heritage Homes (TSM 07-01) expires June 24, 2026

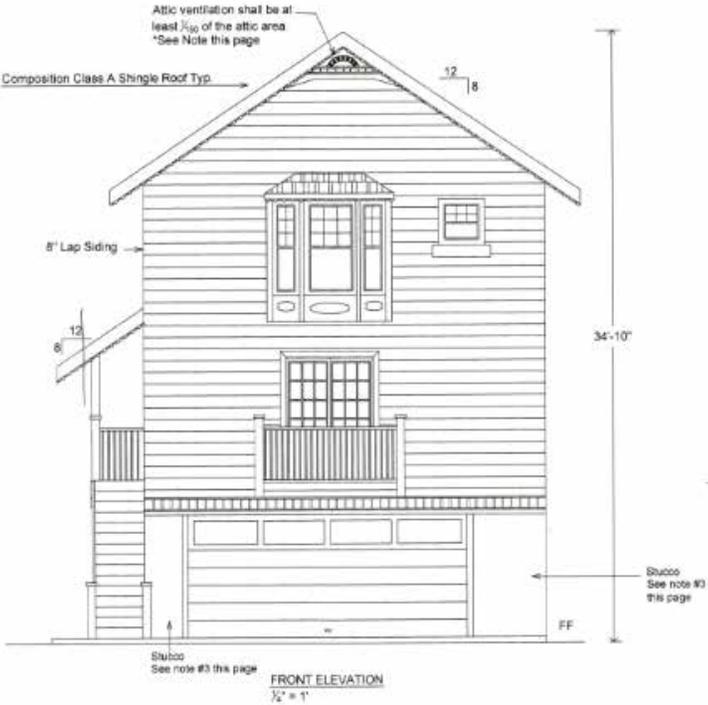
SCIP Program: Project is eligible for the Statewide Community Infrastructure Program (SCIP) which can be used to finance most impact fees, public improvements, and facilities. Additional information can be found at CSCDA.org.



Property lines are approximate.

HIGHLIGHTS

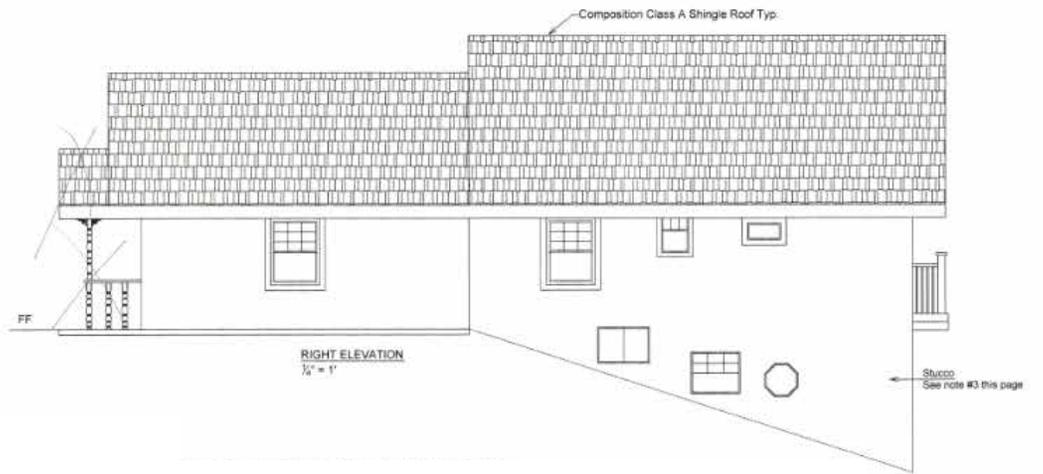
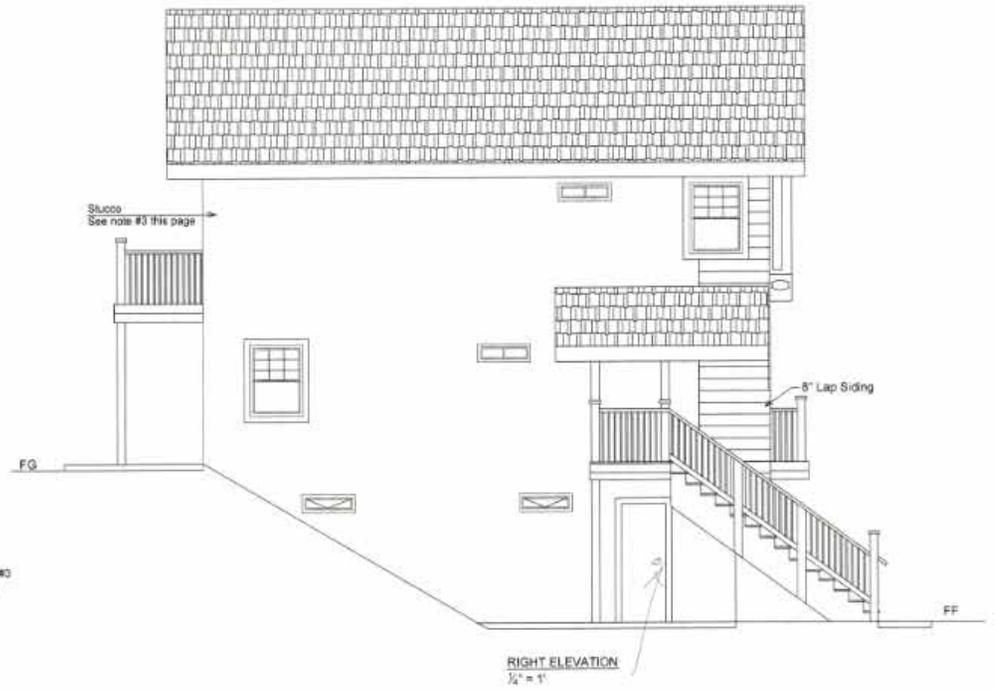
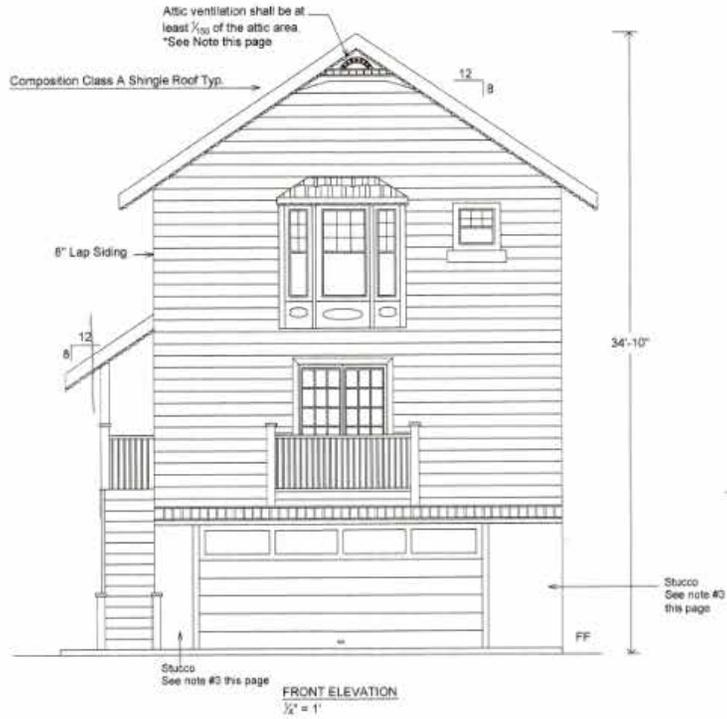
- Tentative map for 20 zero lot line single-family homes.
 - Floor plans range between 1,450 sf and 2,300 sf.
 - Designed with a mixture of 3-4 bedrooms, 2-3 ½ baths, and 2-3 stories to maximize views.
- Centrally located in Placerville with convenient access to Hwy 50 and Placerville Dr.
- Situated in a well-established business corridor.
 - +/- 9K ADT at the intersection of Ray Lawyer Dr. and Placerville Dr.
 - Over 16K daytime employees within 3 miles and 19k daytime employees within 5 miles.
 - El Dorado County has numerous departments within the immediate vicinity. Public Administration employment exceeds 2.3K employees within a 1-mile radius of the property.
 - Major retailers within a 1-mile radius include The Home Depot, Raley's, and Big 5 Sporting Goods.
- Close proximity to schools, including El Dorado High School with over 2K students.
- Regional draws include the El Dorado County Fair Grounds and Placerville Speedway, each within 1-mile of the property.



RENDERINGS



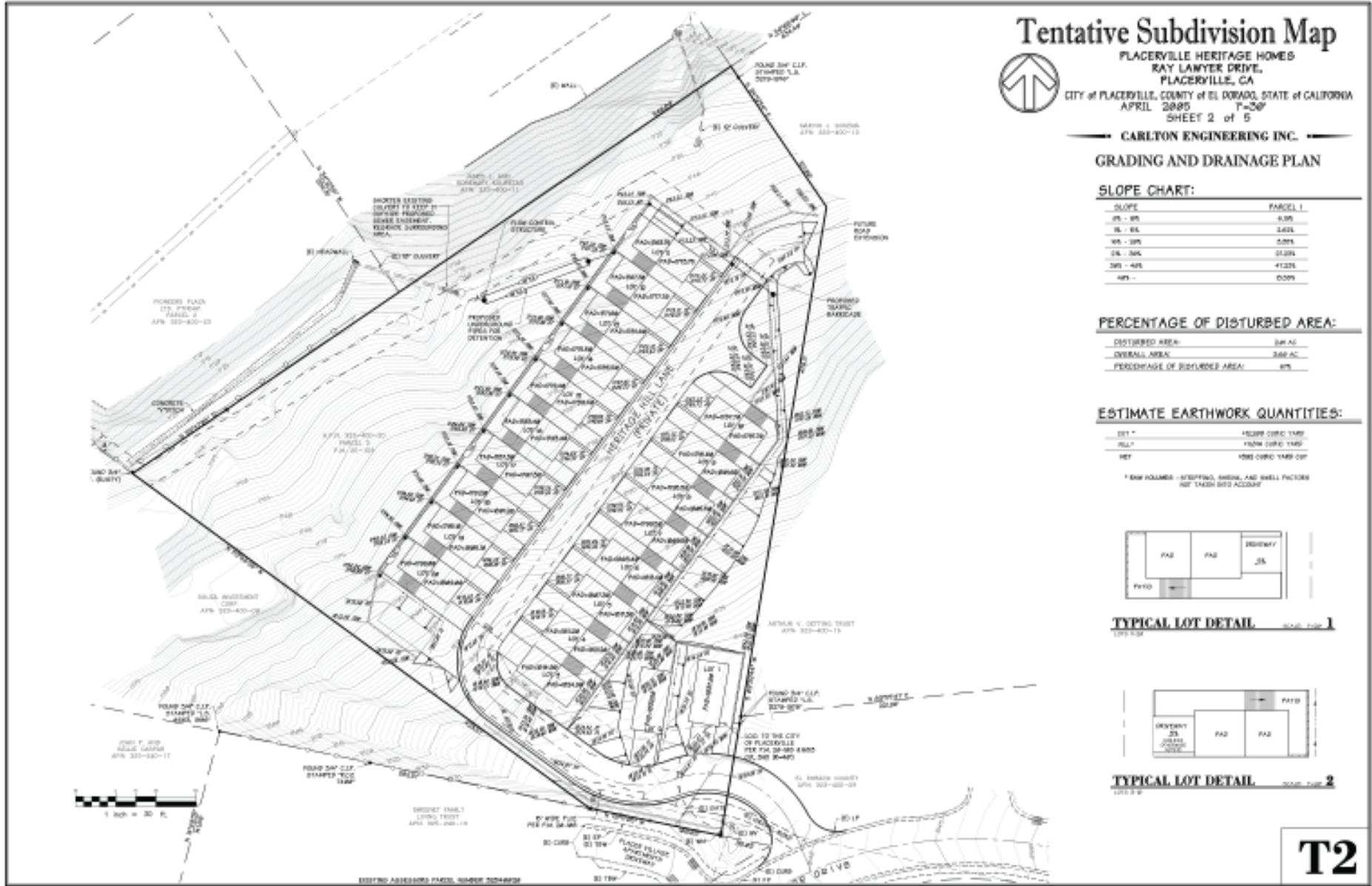
ELEVATIONS



IN THE AREA



TENTATIVE MAP



Tentative Subdivision Map
 PLACERVILLE HERITAGE HOMES
 RAY LAWYER DRIVE,
 PLACERVILLE, CA
 CITY of PLACERVILLE, COUNTY of EL DORADO, STATE of CALIFORNIA
 APRIL 2025 T-207
 SHEET 2 of 5
CARLTON ENGINEERING INC.

GRADING AND DRAINAGE PLAN

SLOPE CHART:

SLOPE	FACEL 1
0% - 0.5%	0.50%
0.5% - 1%	1.00%
1% - 2%	2.00%
2% - 3%	3.00%
3% - 4%	4.00%
4% - 5%	5.00%

PERCENTAGE OF DISTURBED AREA:

DISTURBED AREA:	247 AC
OVERALL AREA:	310 AC
PERCENTAGE OF DISTURBED AREA:	80%

ESTIMATE EARTHWORK QUANTITIES:

CUT *	142000 CU YD
FILL *	150000 CU YD
NET	80000 CU YD CUT

* EAV FOLLOWS - STEPPING, DRINK, AND SWEET FACTORS NOT TAKEN INTO ACCOUNT



TYPICAL LOT DETAIL (SCALE: 1/8" = 1'-0")



TYPICAL LOT DETAIL (SCALE: 1/8" = 1'-0")

T2

AREA STATISTICS

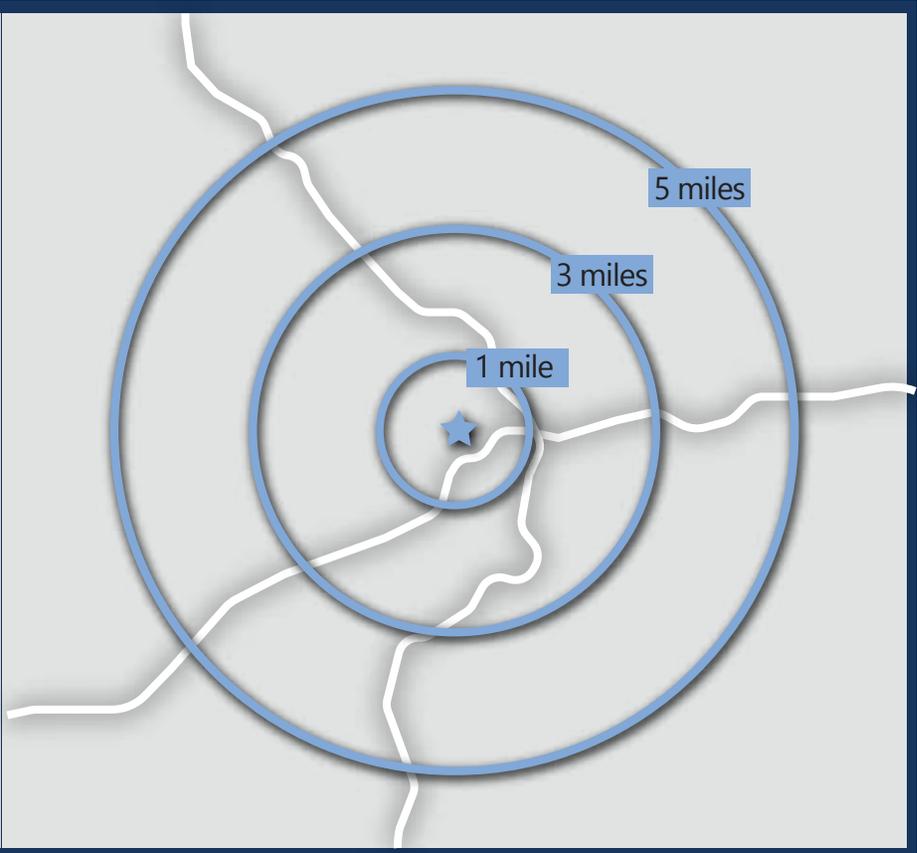
POPULATION	1 MI.	3 MI.	5 MI.
2024 Population	3,044	20,180	31,891
2029 Population Projection	3,089	20,425	32,150

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2024 Households	1,236	8,433	13,223
2029 Household Projection	1,254	8,537	13,334

INCOME	1 MI.	3 MI.	5 MI.
2024 Median Income	\$75,809	\$76,673	\$78,096
2024 Average Income	\$103,065	\$99,283	\$102,671

HOME VALUE	1 MI.	3 MI.	5 MI.
2024 Median Home Value	\$440,532	\$462,056	\$472,813
Median Year Built	1984	1978	1979

EDUCATION	1 MI.	3 MI.	5 MI.
Bachelor's Degree or Higher	26%	27%	27%



31,891

2024 TOTAL POPULATION
WITHIN 5 MILES



\$472,813

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$78,096

2024 MEDIAN INCOME
WITHIN 5 MILES



27%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES

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