

FOR SALE

# COMMERCIAL LAND WITH HIGHWAY 50 EXPOSURE

*Offered at \$1,915,000*

CAMERON PARK, CA

SUBJECT  
PROPERTY



**65.700+ VEHICLES**  
Average Daily Traffic

**TOM CONWELL**  
Senior Vice President  
916.751.3626  
tom.conwell@kidder.com  
LIC N° 01394155

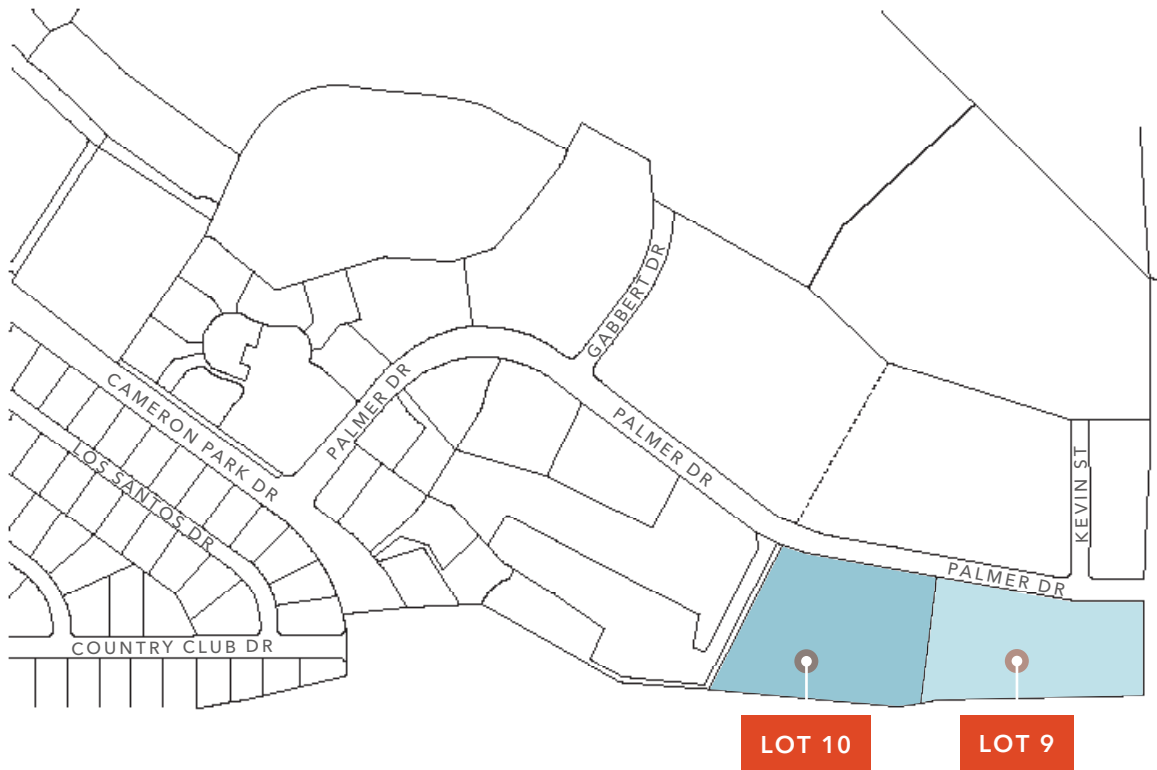
**KIMBERLY BEAL**  
Foothills Realty  
530.558.5504  
kimberlyabeal@gmail.com  
LIC N° 00675018

KIDDER.COM

**km** Kidder  
Mathews

FOR SALE

*Located off Palmer Drive in  
Cameron Park, CA with Highway  
50 exposure in both directions*



### PROPERTY HIGHLIGHTS

TOTAL LAND SIZE	±8.89 acres
LOT 9	±4.22 acres \$920,000
LOT 10	±4.67 acres \$995,000
ZONED CC-DC FOR LOT 9	APN#083-456-001-001
ZONED CC-DC FOR LOT 10	APN#083-456-002-002

One of the last pieces of land for commercial development in Cameron Park with easy access to/from US Hwy 50

Minutes from Folsom/El Dorado Hills markets

Close proximity to Marshall Medical Center and Goldorado Shopping Center (Bel Air and CVS anchored)

ZONING INFO AND ALLOWED USES:

→ ZONING USES

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



# PROPOSED PROJECTS



[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

# DEMOGRAPHICS (2026)

## POPULATION

1 Mile	3 Miles	5 Miles
2,789	24,524	44,232

## MEDIAN AGE

1 Mile	3 Miles	5 Miles
46.4	45.8	45.5

## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$162,462	\$171,278	\$193,317

## AVERAGE HOME VALUE

1 Mile	3 Miles	5 Miles
\$735,930	\$717,129	\$813,311

**AVERAGE DAILY TRAFFIC (HIGHWAY 50): 65,700**

Data Source: ©2026, Sites USA



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

