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MatrixCRE.ai Virtual Tour  
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OFFERING MEMORANDUM

Silver Eagle Road  
Sacramento, CA 95838

## 3.5 Acres of Residential Land

# 3.5 Acres of Residential Land

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

3.5 ACRES OF RESIDENTIAL LAND

## OFFERING SUMMARY

ADDRESS	Silver Eagle Road Sacramento CA 95838
COUNTY	Sacramento
OFFERING PRICE	\$599,000
TOTAL LOT SIZE ACRE	3.5
APN	250-0130-052-000
APN	250-0130-051-000

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	17,450	132,283	354,536
2022 Median HH Income	\$52,454	\$56,354	\$66,475
2022 Average HH Income	\$65,236	\$77,670	\$94,913

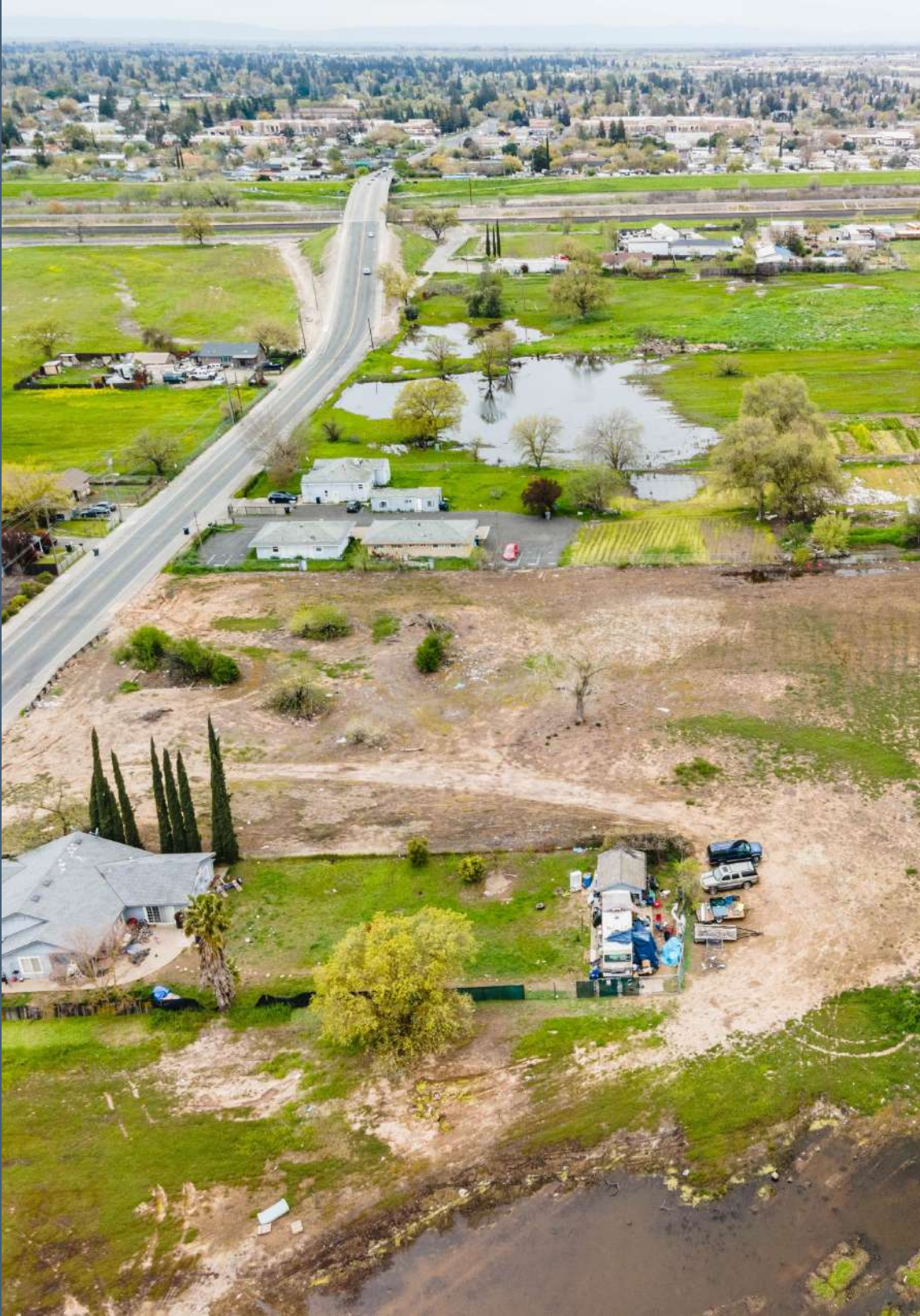
### Development projects in neighboring properties

- The proposed project is located on three vacant parcels totaling approximately 3 acres at 132, 150, and 156 Silver Eagle Road in Sacramento County across the street. It involves subdividing these parcels into 19 lots (18 residential and 1 for a stormwater detention basin) for the development of 18 single-family residences. The new homes would range in size from 1,077 SF to 1,804 SF. Additionally, there are plans to include optional 495 SF accessory dwelling units (ADUs) on 12 of the residential lots. The two existing single-family homes on the site will remain, and a lot line adjustment will be made along with the Tentative Subdivision Map. This means that the project will only utilize approximately 2.2 acres of the total site area. As for the parcels adjacent to our property, there is a proposal to subdivide them into 31 lots.
- Our property has the capacity to accommodate a maximum of 20 units for single-family homes through the process of subdivision. However, if the intention is to construct an apartment complex rather than single-family homes, it is necessary to engage with the City Planning Department to assess the feasibility and obtain the required approvals.

**LU ANN HENDERSON**  
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Commercial Real Estate Sales And Leasing

- San Francisco (415) 982-9496
- Los Angeles (310) 367-8933
- Sacramento (916) 798-8559
- info@matrixcre.ai

- Take A Virtual YouTube Tour At HendersonCRE.com
- Call/Text Lu Ann Henderson 916-798-8559



02

## Property Description

- Property Features
- Aerial Map
- Property Images

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## PROPERTY FEATURES

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TOTAL LOT SIZE ACRE	3.5
APN	250-0130-051-000
APN	250-0130-052-000
ZONING TYPE	R-1
LAND USE	Vacant - Residential Land

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## NEIGHBORING PROPERTIES

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NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential

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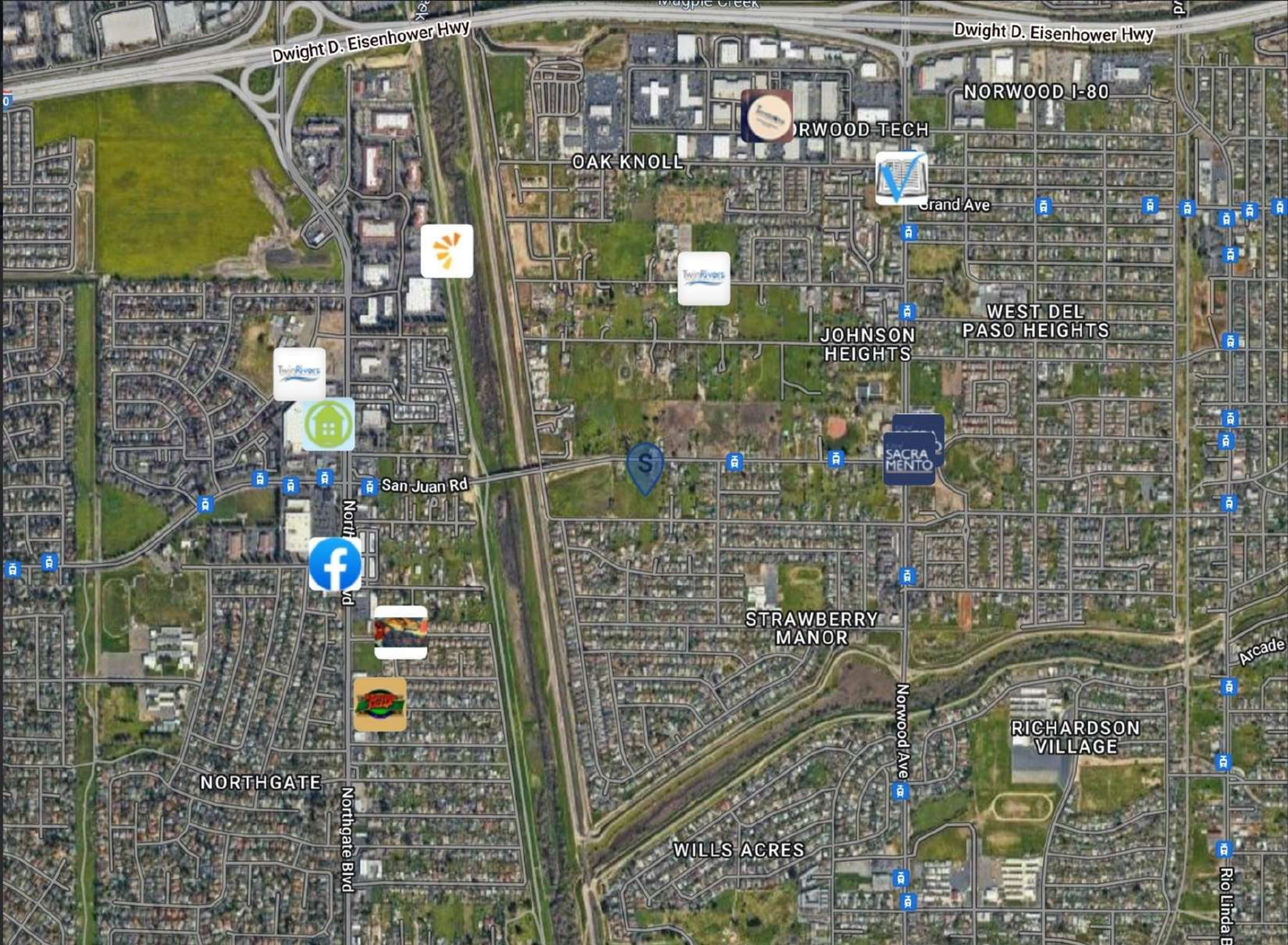
















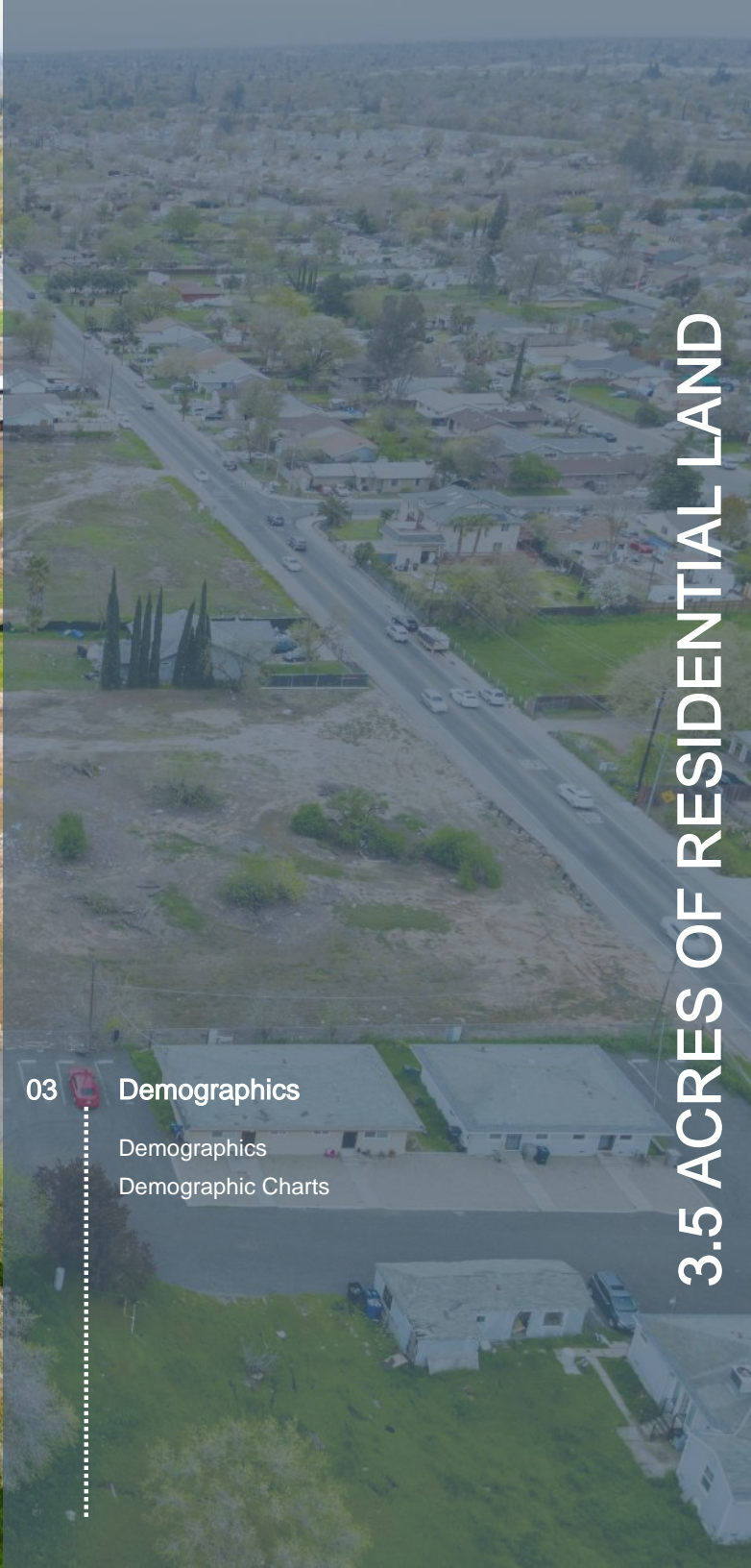


03

Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,501	100,461	237,784
2010 Population	15,566	111,859	295,272
2022 Population	17,450	132,283	354,536
2027 Population	17,759	134,668	364,691
2022 African American	2,463	19,884	42,130
2022 American Indian	344	2,412	5,220
2022 Asian	3,591	21,838	57,465
2022 Hispanic	7,604	49,566	99,872
2022 Other Race	4,744	28,742	52,220
2022 White	3,331	37,347	141,630
2022 Multiracial	2,497	19,822	51,746
2022-2027: Population: Growth Rate	1.75 %	1.80 %	2.85 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	509	5,077	14,327
\$15,000-\$24,999	474	3,679	10,279
\$25,000-\$34,999	484	3,873	10,660
\$35,000-\$49,999	730	5,652	14,551
\$50,000-\$74,999	1,100	8,559	23,092
\$75,000-\$99,999	687	5,640	17,245
\$100,000-\$149,999	503	6,317	22,970
\$150,000-\$199,999	186	1,727	9,982
\$200,000 or greater	51	1,889	10,488
Median HH Income	\$52,454	\$56,354	\$66,475
Average HH Income	\$65,236	\$77,670	\$94,913

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,261	36,142	104,658
2010 Total Households	4,093	36,805	116,662
2022 Total Households	4,724	42,413	133,593
2027 Total Households	4,785	43,206	137,436
2022 Average Household Size	3.66	3.02	2.54
2000 Owner Occupied Housing	2,062	15,876	38,214
2000 Renter Occupied Housing	1,988	18,073	59,705
2022 Owner Occupied Housing	2,357	19,052	55,480
2022 Renter Occupied Housing	2,367	23,361	78,113
2022 Vacant Housing	193	1,911	8,031
2022 Total Housing	4,917	44,324	141,624
2027 Owner Occupied Housing	2,397	19,284	56,578
2027 Renter Occupied Housing	2,388	23,922	80,858
2027 Vacant Housing	218	2,040	7,987
2027 Total Housing	5,003	45,246	145,423
2022-2027: Households: Growth Rate	1.30 %	1.85 %	2.85 %

Source: esri

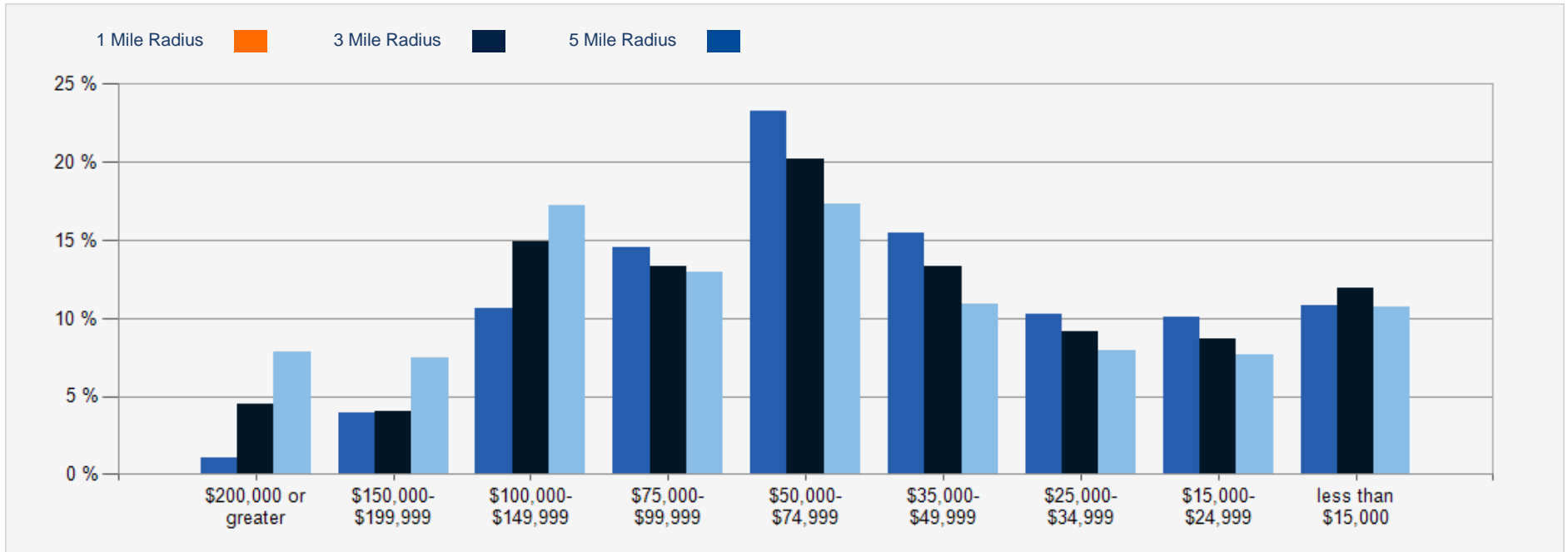
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,341	11,023	30,393
2022 Population Age 35-39	1,208	9,319	27,023
2022 Population Age 40-44	998	8,033	23,169
2022 Population Age 45-49	850	7,144	20,383
2022 Population Age 50-54	816	6,983	19,718
2022 Population Age 55-59	745	6,923	19,201
2022 Population Age 60-64	720	6,535	18,203
2022 Population Age 65-69	588	5,365	15,924
2022 Population Age 70-74	402	3,711	12,036
2022 Population Age 75-79	259	2,324	7,808
2022 Population Age 80-84	152	1,408	5,011
2022 Population Age 85+	143	1,387	5,861
2022 Population Age 18+	11,873	97,358	275,723
2022 Median Age	29	32	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,053	\$60,842	\$69,198
Average Household Income 25-34	\$68,989	\$79,659	\$91,431
Median Household Income 35-44	\$56,915	\$66,032	\$82,197
Average Household Income 35-44	\$70,734	\$88,637	\$110,676
Median Household Income 45-54	\$59,095	\$65,626	\$83,942
Average Household Income 45-54	\$72,641	\$89,382	\$116,406
Median Household Income 55-64	\$52,133	\$57,274	\$68,406
Average Household Income 55-64	\$63,840	\$78,953	\$99,115
Median Household Income 65-74	\$41,595	\$45,260	\$55,438
Average Household Income 65-74	\$57,702	\$66,129	\$83,658
Average Household Income 75+	\$44,195	\$49,932	\$63,239

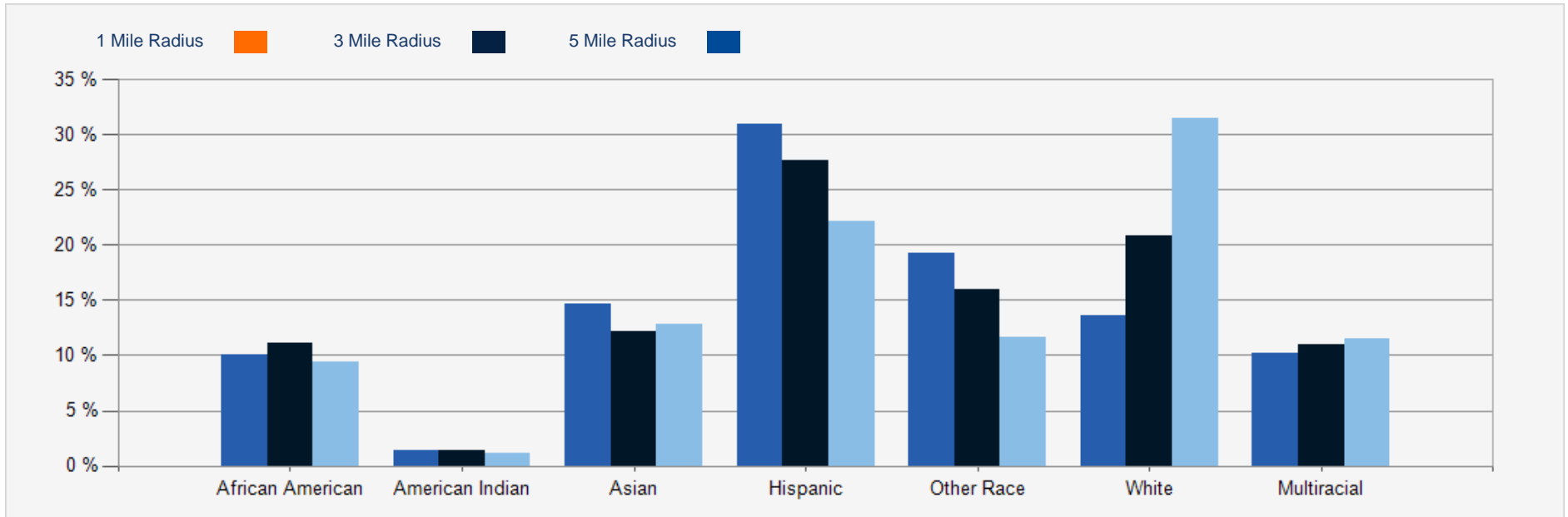
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,555	11,548	30,648
2027 Population Age 35-39	1,298	10,265	28,216
2027 Population Age 40-44	1,166	8,908	25,245
2027 Population Age 45-49	951	7,772	22,172
2027 Population Age 50-54	780	6,625	18,916
2027 Population Age 55-59	733	6,382	18,314
2027 Population Age 60-64	634	6,020	17,052
2027 Population Age 65-69	584	5,489	15,847
2027 Population Age 70-74	455	4,367	13,601
2027 Population Age 75-79	297	2,854	9,993
2027 Population Age 80-84	176	1,737	6,277
2027 Population Age 85+	137	1,419	6,103
2027 Population Age 18+	11,975	98,669	283,098
2027 Median Age	30	33	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,599	\$72,430	\$84,063
Average Household Income 25-34	\$82,018	\$94,564	\$111,148
Median Household Income 35-44	\$66,060	\$79,765	\$98,354
Average Household Income 35-44	\$86,315	\$106,799	\$130,731
Median Household Income 45-54	\$69,330	\$78,368	\$102,400
Average Household Income 45-54	\$87,891	\$106,240	\$137,513
Median Household Income 55-64	\$57,668	\$68,561	\$86,724
Average Household Income 55-64	\$77,384	\$96,629	\$121,273
Median Household Income 65-74	\$45,872	\$56,799	\$70,792
Average Household Income 65-74	\$69,802	\$82,625	\$103,228
Average Household Income 75+	\$51,838	\$66,517	\$84,598

## 2022 Household Income

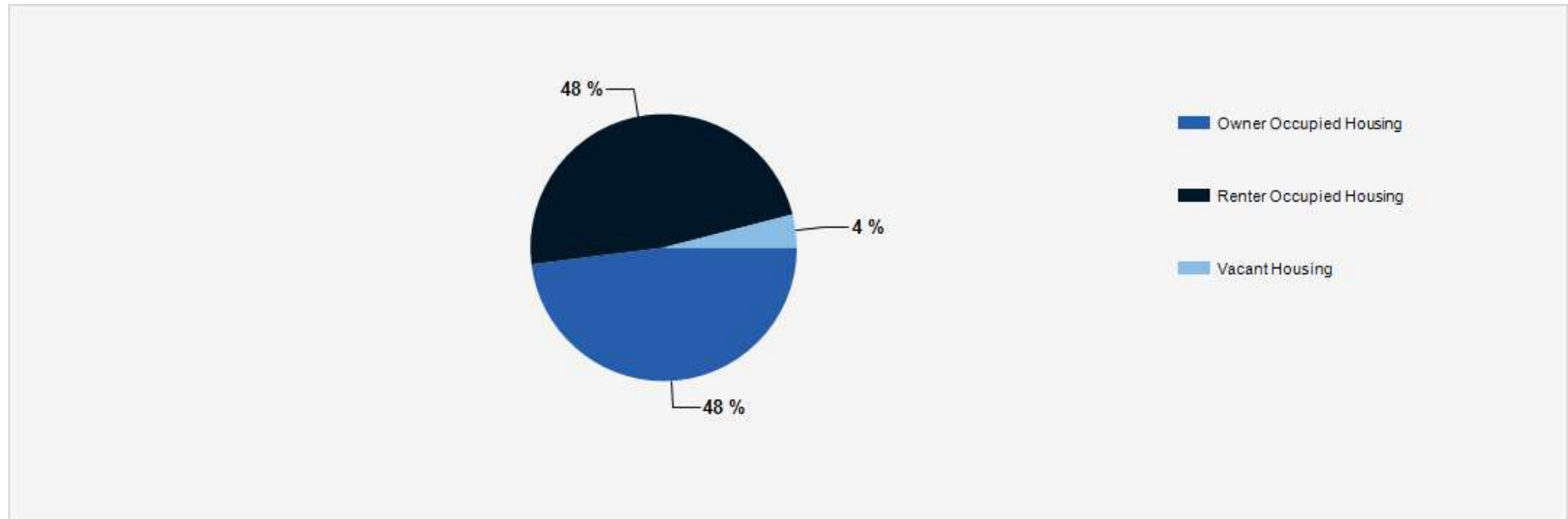


## 2022 Population by Race

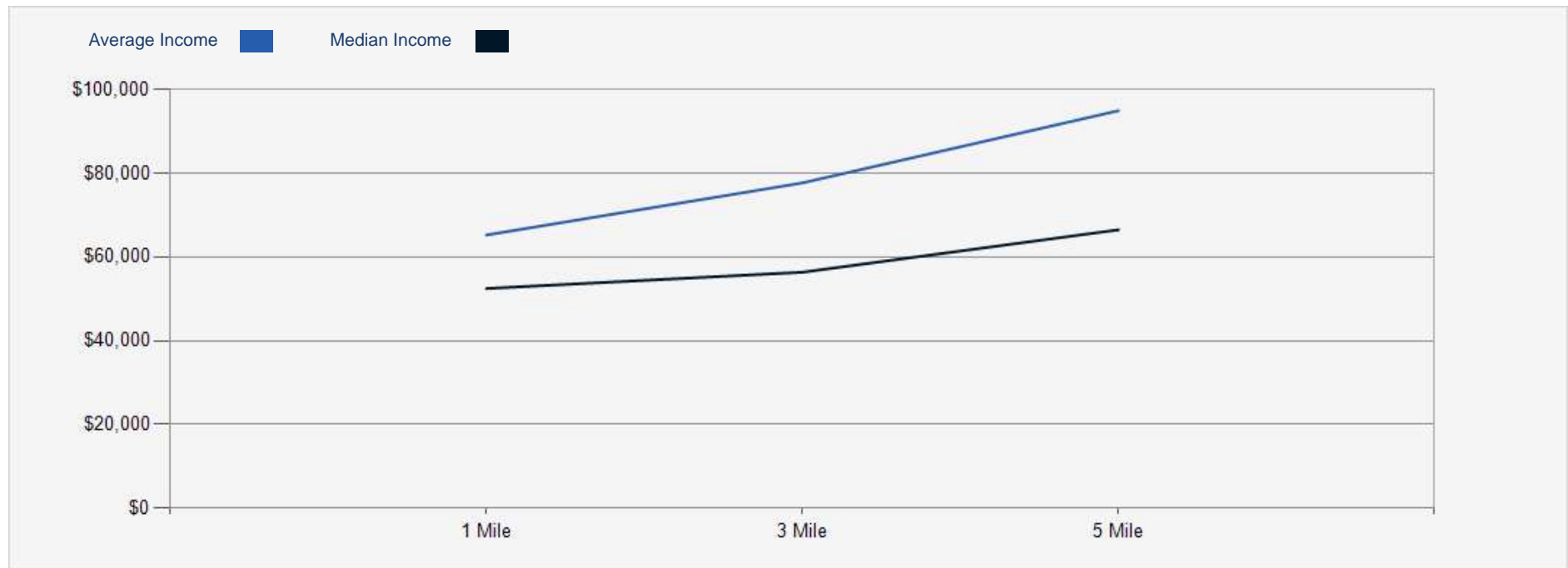


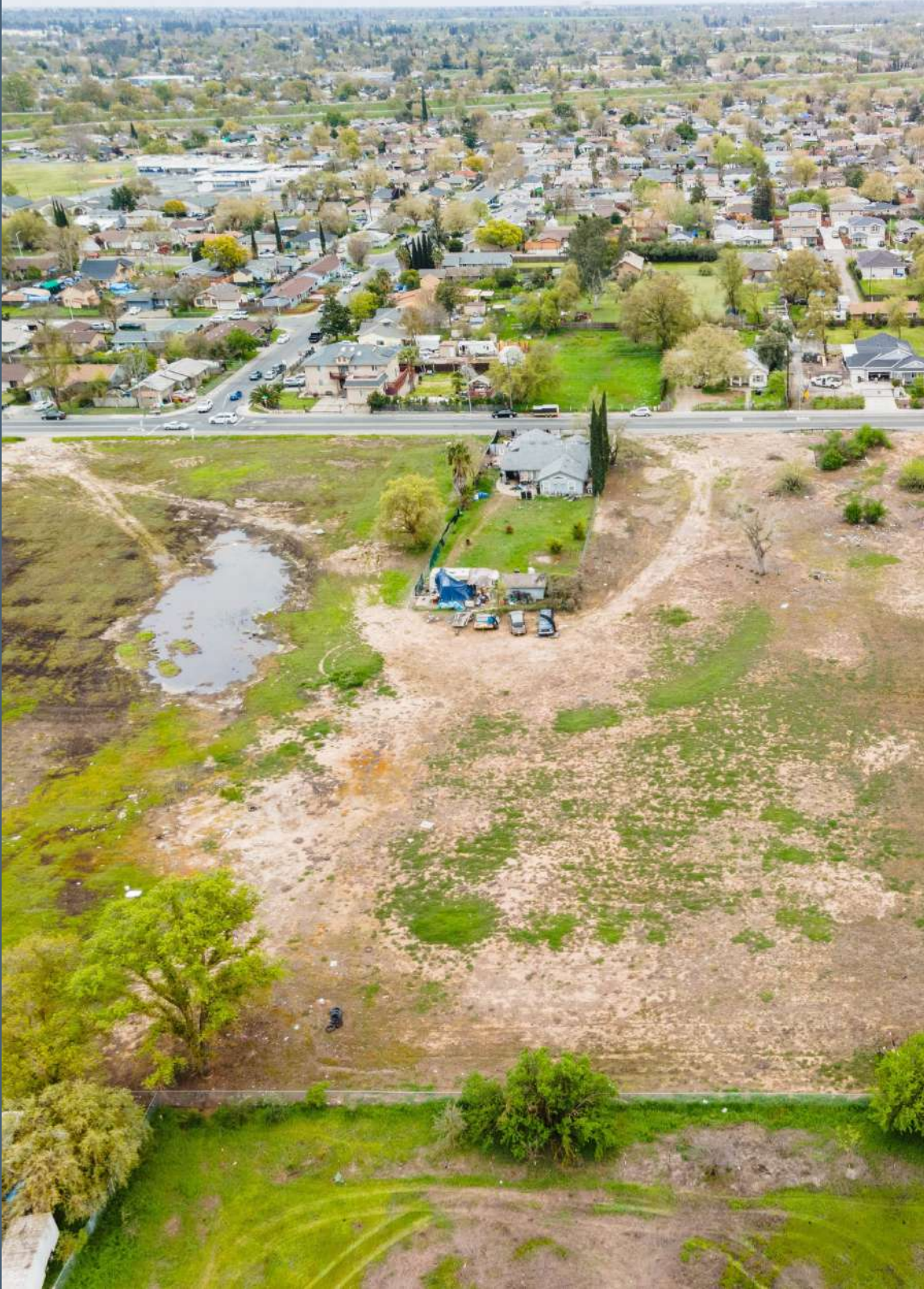


## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





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Company Profile

Advisor Profile

3.5 ACRES OF RESIDENTIAL LAND



**Lu Ann Henderson**  
Senior Vice President

Lu Ann is an exclusive California listing agent servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 85% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

# 3.5 Acres of Residential Land

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