



NEW PROFESSIONAL OFFICE PARK

*Prime Development Opportunity in Placerville
±26.5 Acres Surrounding the Future
Placerville Courthouse*

\$1,199,000
COMBINED PARCELS

\$924K
±21.32 AC PARCEL

\$275K
±5.2 AC PARCEL

INVESTMENT OPPORTUNITY

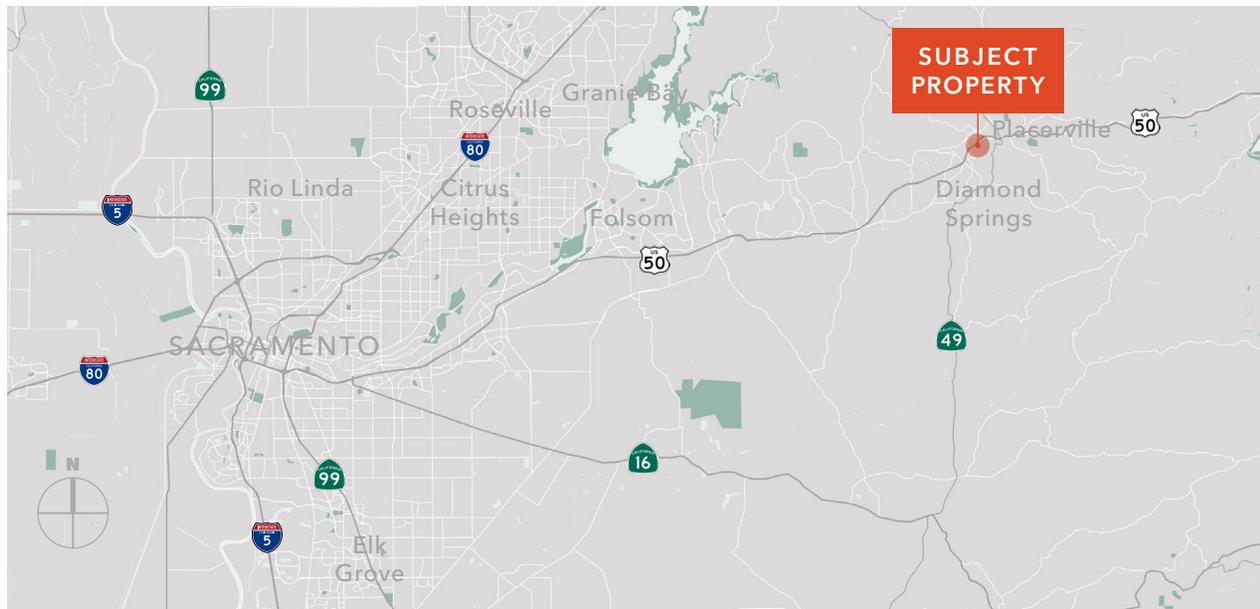
Strategic Development Site Near New Placerville Courthouse

PROPERTY OVERVIEW

This is a rare opportunity to acquire the fee simple interest in ± 21.32 acres of prime development land surrounding the future New Placerville Courthouse, located within the planned El Dorado County Justice Professional Office Park. The site features an approved tentative map and entitlements (expired 2023), making it ideal for immediate or phased development. Additionally, an adjacent ± 5.2 -acre parcel located next to the El Dorado County Jail is available, offering a turnkey opportunity for immediate construction.

LOCATION OVERVIEW

Situated in the City of Placerville, the ± 21.32 -acre site is well-positioned for a business park or professional office development catering to users who require proximity to judicial and county facilities. The location is particularly attractive for El Dorado County departments currently housed in non-county-owned buildings, as well as law firms, government contractors, and other courthouse-related tenants.

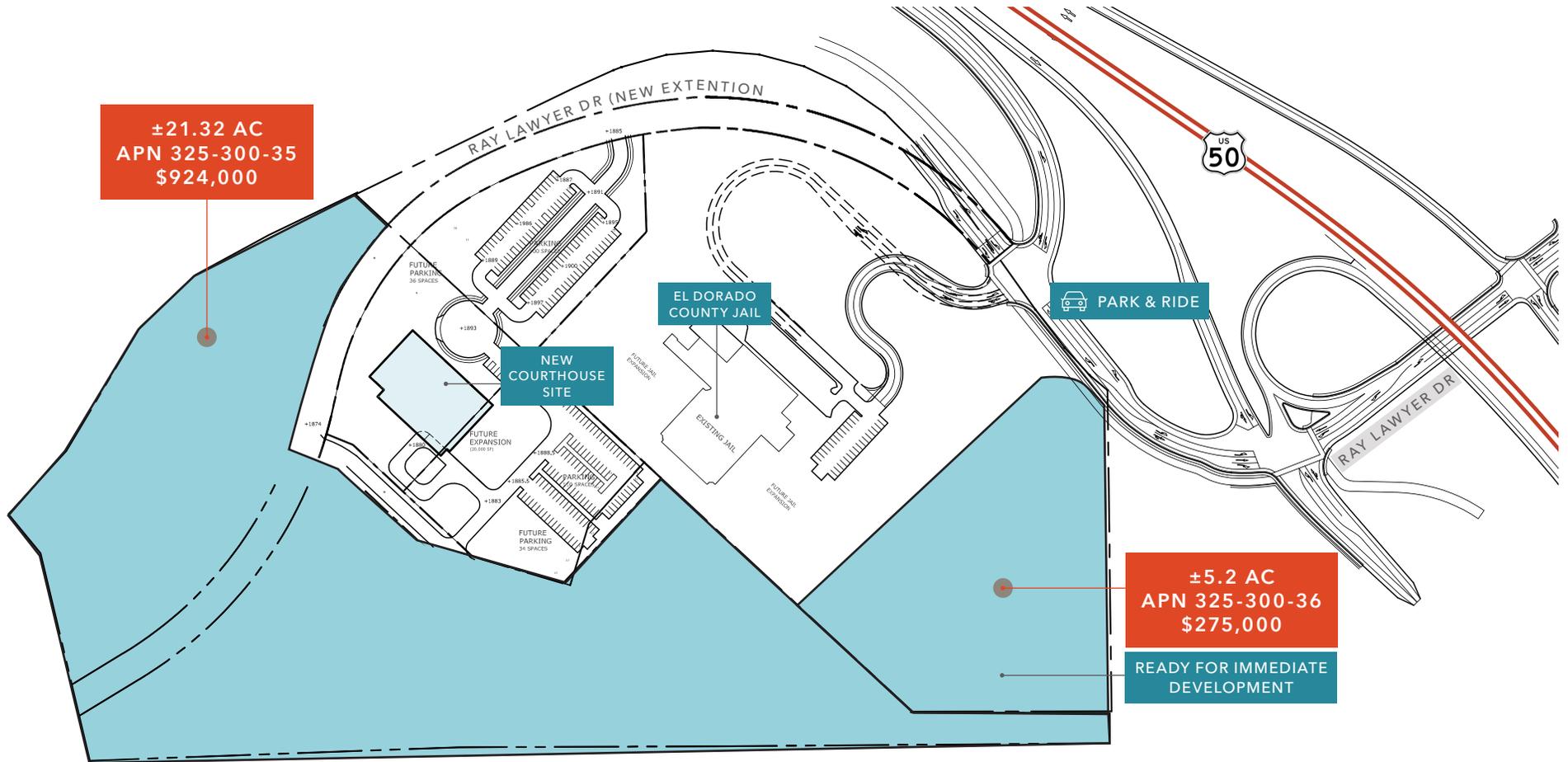


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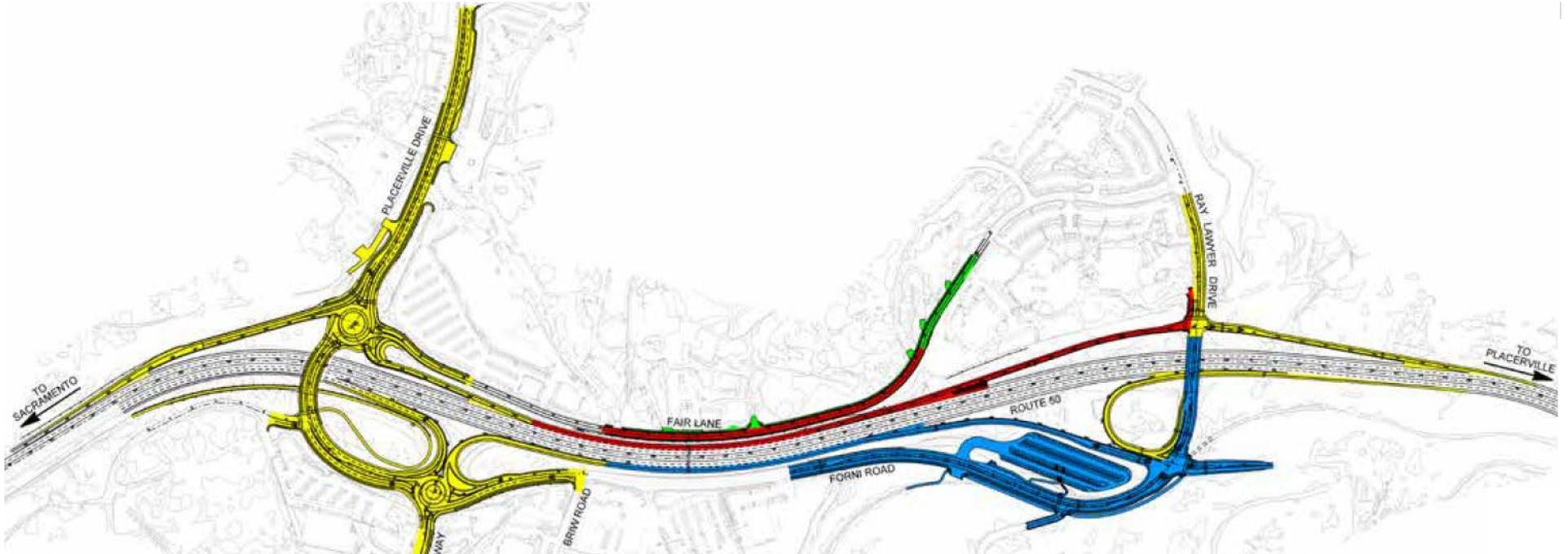
SITE PLAN



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PLANNED ROAD IMPROVEMENTS



LEGEND

- Phase 1A Construction Complete
- Phase 1B Construction Complete
- Phase 2 Construction Funded and Underway
- Phase 3 Design and Construction Funded

INFRASTRUCTURE

Significant infrastructure upgrades are currently in progress as part of the fully funded Western Placerville Interchange project, scheduled under the 2017/2018 fiscal year plan. Construction of the eastbound US 50 off-ramp has been completed, along with ongoing enhancements to Forni Road and the new Park & Ride facility (see enclosed map for details).

These improvements will offer direct freeway access to both the ±87,000 SF planned courthouse and the subject property, enhancing accessibility and value.

The Ray Lawyer Drive extension, connecting to the courthouse and the subject site, includes full underground utility installation. The subject property has rights to connect to all essential services, including sewer. Additional improvements include a new four-way stop at the intersection of Ray Lawyer Drive, providing direct access to the Park & Ride, courthouse, and subject property. This collaborative infrastructure project is fully funded by State, County, and City sources, ensuring timely and complete delivery.

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PLACERVILLE COURTHOUSE LAND

*For more information on
this property, please contact*

TOM CONWELL
916.751.3626
tom.conwell@kiddermathews.com
LIC# 01394155

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