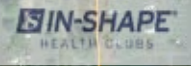


LAND SALE :: ±10.46 ACRES

NWC NORTH SHINGLE ROAD & SPORTS CLUB DRIVE SHINGLE SPRINGS, CA.



7,117 ADT
Shingle Springs

8,114 ADT

ADT 122,700 (2016)

2,147 ADT

15,312 ADT

13,793 ADT



9,751 ADT

6,448 ADT

NEW OFFERING PRICE \$1,100,000

NEWMARK

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PROPERTY HIGHLIGHTS

APPROXIMATELY 1,000 FEET OF ROAD FRONTAGE, and visible from US Highway 50. Regional Commercial Zoning allows a wide variety of uses, including retail sales and services, restaurants, banks, building supplies, indoor sports/recreation, hotel and more.

US HIGHWAY 50 IS A MAJOR EAST/WEST ROUTE and serves as an interstate connector in California between Sacramento and South Lake Tahoe.

THE EXISTING US HIGHWAY 50 PONDEROSA/SHINGLE SPRINGS ROAD INTERCHANGE is 9 miles west of Placerville and 34 miles east of downtown Sacramento.

PONDEROSA ROAD PROVIDES access to residential and commercial uses as well as Ponderosa High School. It is a north-south arterial that extends from Green Valley Road to Mother Lode Drive.

COUNTY PROPOSED IMPROVEMENTS entail modifying the existing U.S. 50/Ponderosa Road/South Shingle Springs Road Interchange and adjacent frontage roads. Modifications would include increasing the capacity of the overcrossing from three to five lanes; widening the westbound onramps; providing acceleration/deceleration lanes at all ramps; adding turn pockets on the local roads at ramp intersections; and adding square ramp junctions and islands to provide safety and ADA compliance for pedestrians and bicycles.



**N SHINGLE SPRINGS RD/
SPORTS CLUB DRIVE**

FOLSOM

EL DORADO HILLS

CAMERON PARK

SHINGLE SPRINGS

DIAMOND SPRINGS

PLACERVILLE



3 MILE

5 MILE

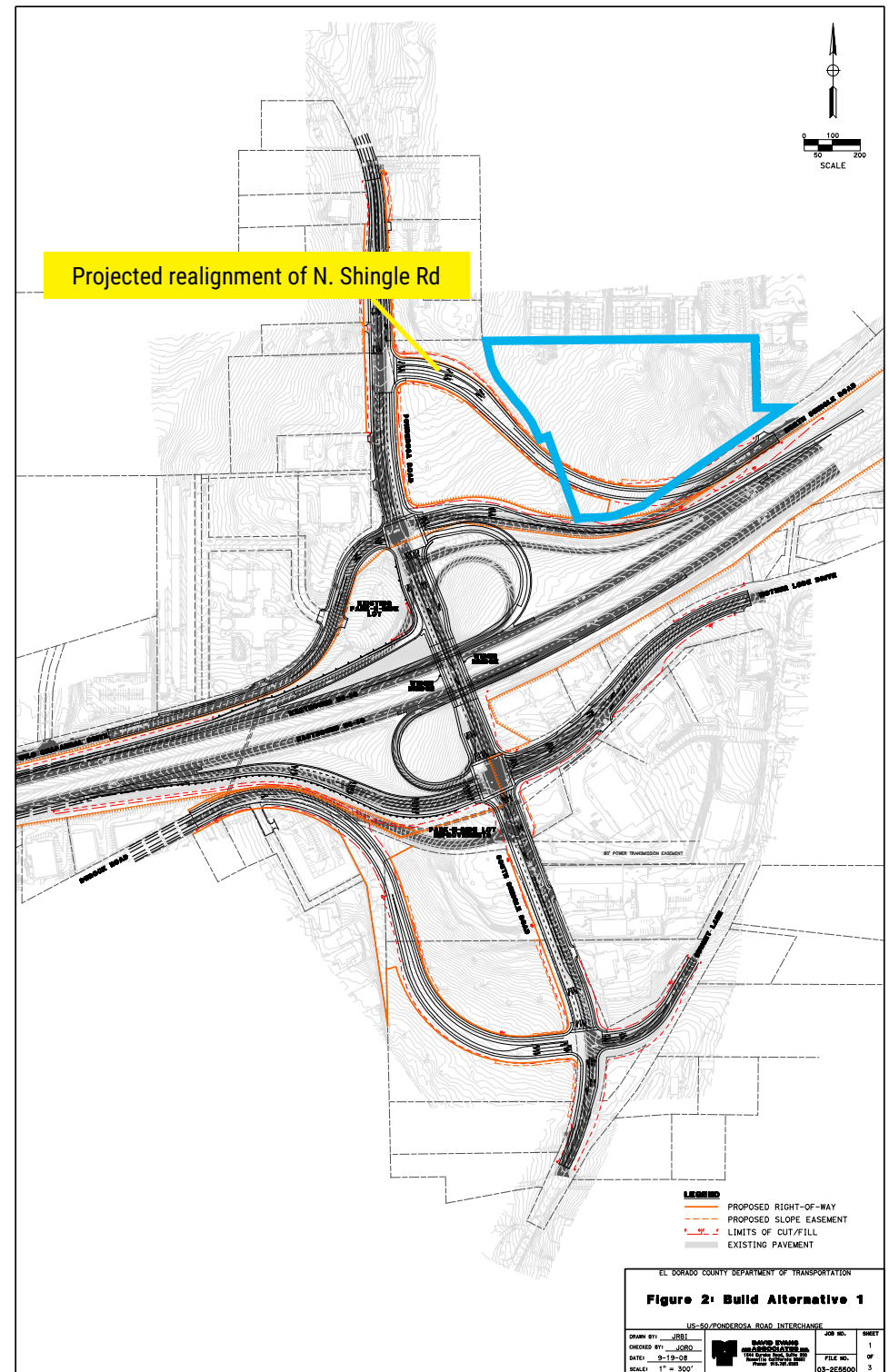
10 MILE

★ NWC NORTH SHINGLE ROAD & SPORTS CLUB DRIVE BELMONT
COMMUTE DRIVE TIMES

- 5-Minute Drive
- 10-Minute Drive
- 15-Minute Drive

PROPERTY INFORMATION

- **Offered at \$1,100,000**
- ±10.46 Acres
- Zoned CR-PD
- Zoning allows a wide variety of uses
- APN# 070-270-20
- ±1,000 Feet of Road Frontage
- High Exposure to US Highway 50
- Projected realignment of North Shingle Road to occur within the next 10 years
- Ideal Retail/Multi Commercial Use
- Topo Map and other reports available upon request



CONTACT EXCLUSIVE AGENTS

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DEMOGRAPHICS

3-MILE

5-MILE

10-MILE

2018 Population

13,923

38,554

131,024

Average Age

48

45

43

Avg. HH Income

\$105,823

\$108,898

\$126,428

Avg. Home Value

\$468,212

\$435,069

\$479,557

Average Daily Traffic Highway 50: 122,700 (2016)

980 Ninth Street, Suite 2500, Sacramento, Ca. 95814 | 19-0425/7/22

NEWMARK

NWC N. SHINGLE RD & SPORTS CLUB DR