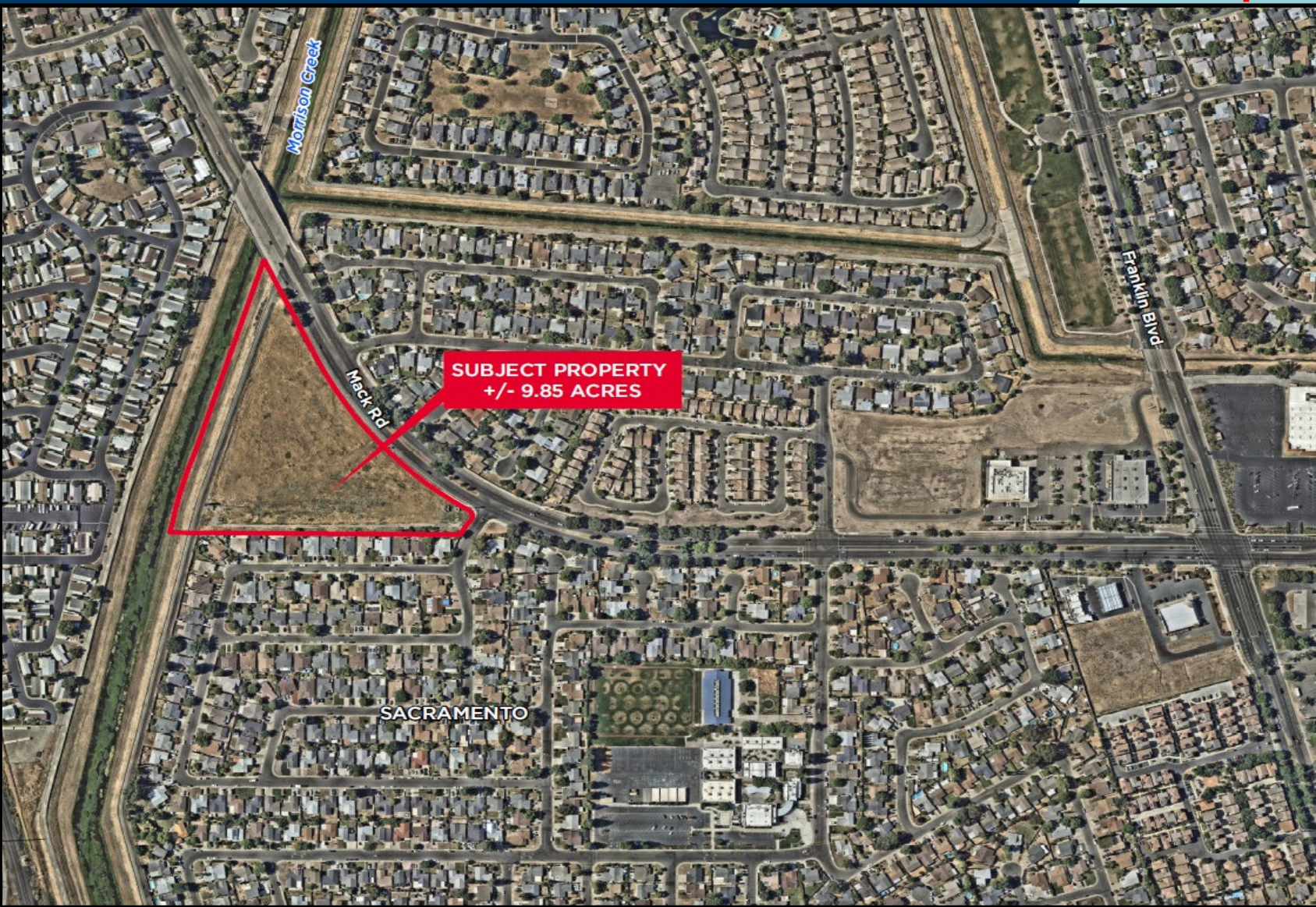


± 9.85 GROSS ACRES Net Buildable Acreage TBD DEVELOPMENT SITE



4290 MACK ROAD, SACRAMENTO, CA 95823

\$5/NBSF



**SUBJECT PROPERTY
+/- 9.85 ACRES**

SACRAMENTO

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CONTACTS

Exclusively Listed By:



**SACRAMENTO MULTIFAMILY
ADVISORY GROUP**

Sutter McLoughlin

Senior Associate

+1 916 288 4814

sutter.mcloughlin@cushwake.com

License #02086137

Michael Mathios

Senior Director

+1 916 288 4522

michael.mathios@cushwake.com

License #01252862

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PROJECT OVERVIEW

The Sacramento Multifamily Advisory Group is seeking a qualified developer to acquire this +/-9.85 gross acre development site. The net buildable acreage is to be determined.

INVESTMENT HIGHLIGHTS

- Prime residential zoned land provides a blank slate for development with multiple highest and best use options: Single Family homes, Build to Rent community, affordable housing, low income/homeless housing
- Close proximity to Kaiser Permanente South Sacramento Hospital (+/- 5,300 employees), Dignity Health Methodist Hospital (+/-1,264 employees), and Cosumnes River College (+/- 15,180 students)
- Less than five miles from Delta Shores Shopping Center, part of an 800-acre master-planned, mixed-use development – providing a mix of grocery, retail, service providers, restaurants, and Regal Cinemas
- Walking distance to Sacramento Regional Transit (SacRT) Meadowview light rail station, as well as multiple bus stops nearby on Mack Road

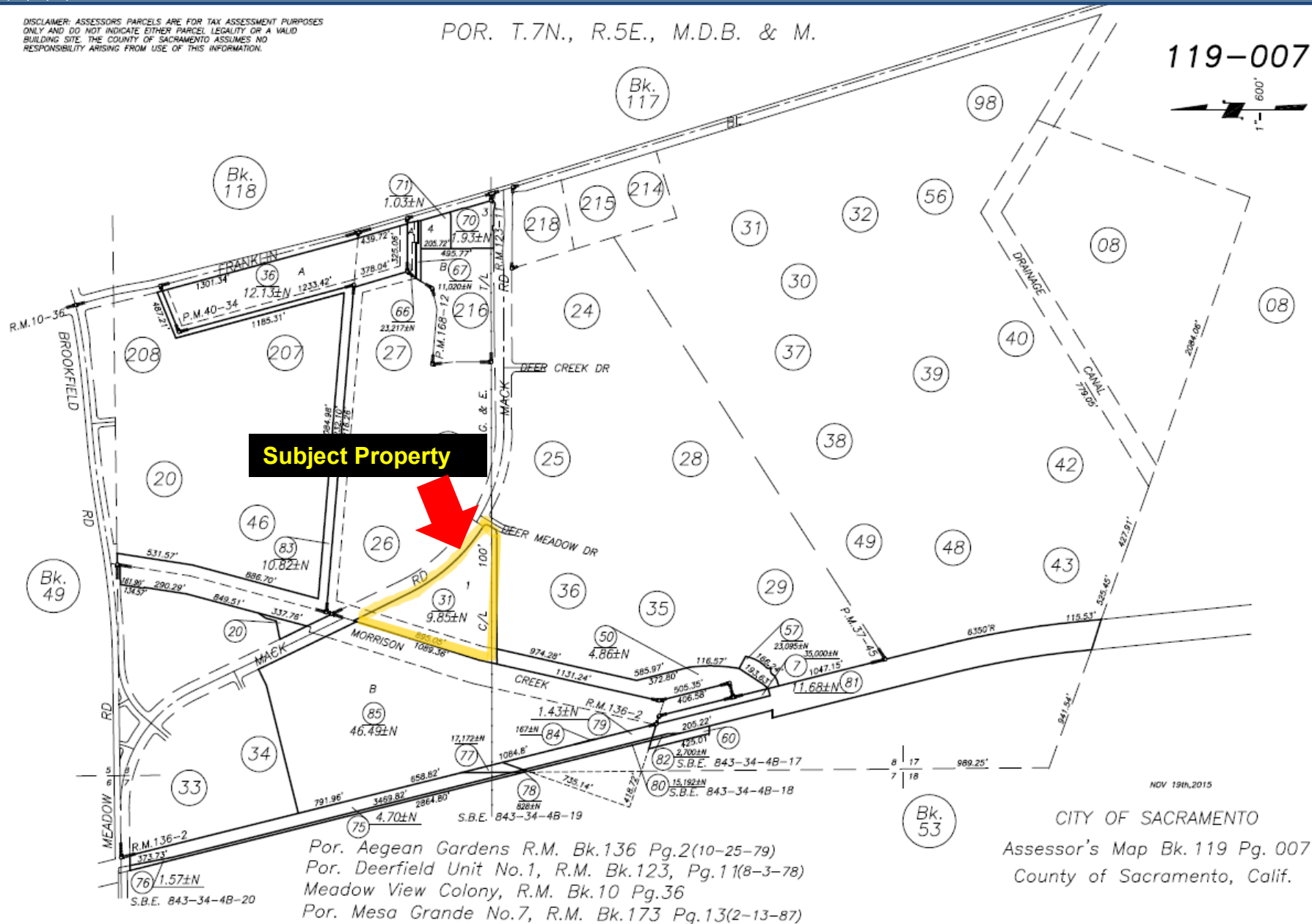
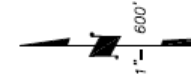
Price	\$5/SF on Net Buildable Acreage
County/City	Sacramento/Sacramento
Assessor's Parcel Number	119-0070-031-0000
Total Lots	1
Total Site Size	+/-9.85 Gross Acres
Net Buildable Acreage	TBD
Permitted Uses	Residential
Opportunity Zone	No
Zoning	R-1A – High Density Residential
Flood Zone Designation	Zone X

PLAT MAP

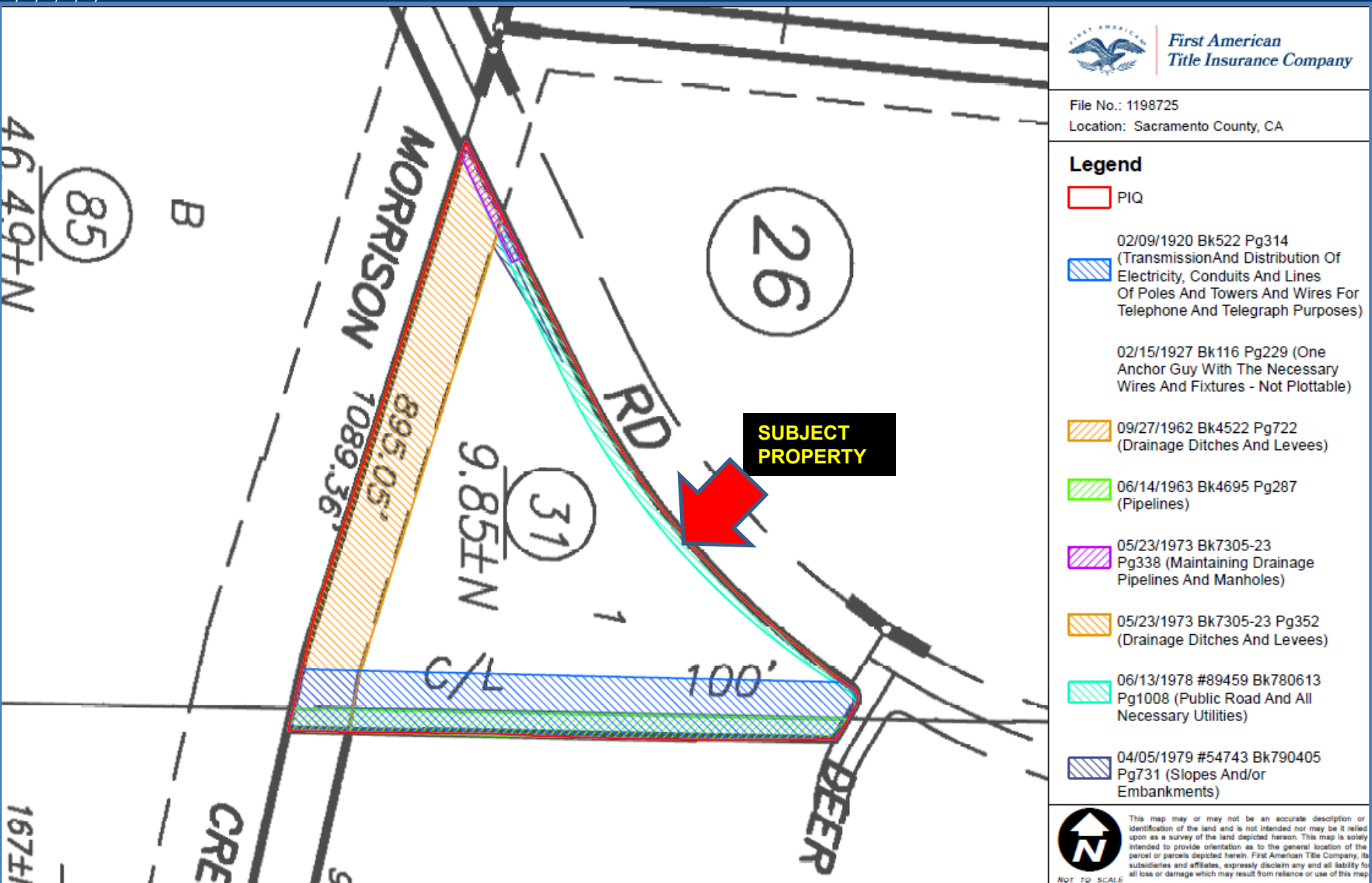
DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. T.7N., R.5E., M.D.B. & M.

119-007



PLOTTED EASEMENTS MAP



SACRAMENTO OVERVIEW

The capital of the largest economy in the nation, Sacramento is the 6th largest city in California. Sacramento attracts residents and employers from high-cost cities in California with its excellent quality of life and relative affordability. Sacramento's desirability from residents and employers alike has solidified its position as a leading metro for rent growth and occupancy, while being the nation's third most resilient job market due to its diverse employment base.

Sacramento was voted the Number 1 Place to Live in California by Forbes Advisor in 2023. Forbes found the capital city family-friendly, has ample educational opportunities and offers a reasonable cost of living. It's unemployment rate is among the lowest in the state as government, healthcare and technology are core industries.

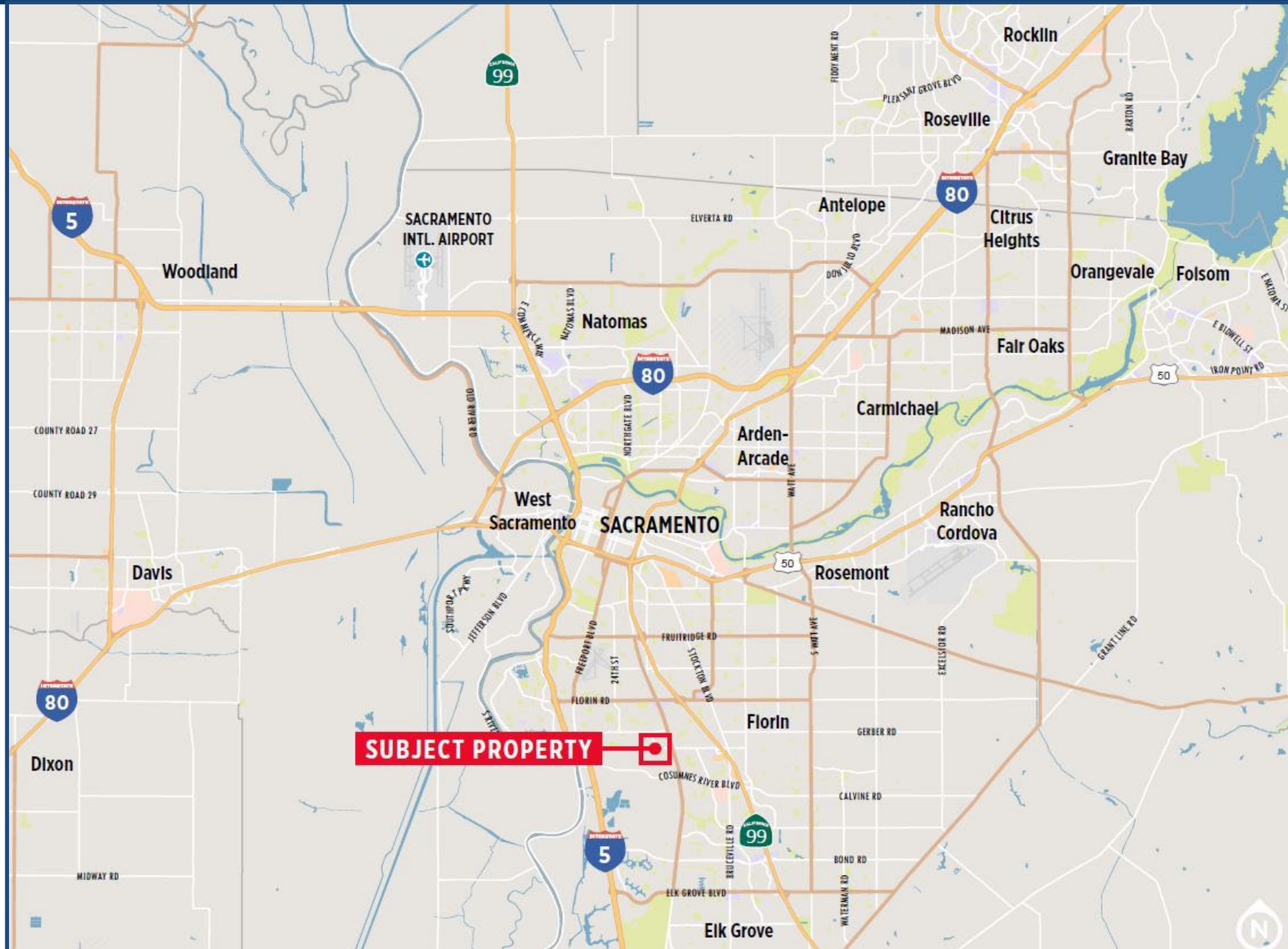
The strength of the region's labor force coupled with its attractive cost of doing business, proximity to the Bay Area and other major employment hubs, focus on and reasonable cost of living will continue to drive Sacramento's growth. In addition to new entrants like Reviver which relocated its headquarters from Foster City, major companies that continue to have a positive impact on the region's economy include Sutter Health, Kaiser Permanente, Dignity Health, Intel Corp., Raley's Inc., Apple Inc., Safeway, Health Net, VSP Global, Wells Fargo, Pride Industries, Hewlett Packard, Blue Shield of California, Siemens Rail Systems and Adventist Health.

Sacramento has seen its housing demand imbalance intensify in the past 10 years as it has added 4.0 new residents per housing unit built. Sacramento is consistently among cities with the smallest apartment construction pipelines in the nation, intensifying the existing housing shortage and contributing to rent growth.

Sacramento is home to two major universities – the University of California, Davis and California State University, Sacramento. UC Davis, just 10 miles west of Sacramento, is one of the nation's top public research universities and is ranked 10th amongst public universities nationwide by US News & World Report. UC Davis is also one of the highest ranked food and agricultural technology businesses and entrepreneurs.



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION HIGHLIGHTS



Transportation

- Just over two miles to Highway 99
- Less than three miles from I-5
- Approximately 15 minute walking distance to Sacramento Regional Transit (SacRT) Meadowview light rail station
- Just a little over a five minute walk to Westbound and Eastbound bus stops along Mack Road



Education Facilities – all part of the Elk Grove Unified School District

- Susan B. Anthony Elementary School & Community Park
- Union House Elementary School – K-6 (710 student enrollment)
- Prairie Elementary School – Grades K-6 (881 student enrollment)
- Charles E. Mack Elementary School – Grades K-6 (797 student enrollment)
- Valley High School – 9-12 grade (1,720 student enrollment)
- Cosumnes River College – public community college (15,180 student enrollment)



Community Amenities

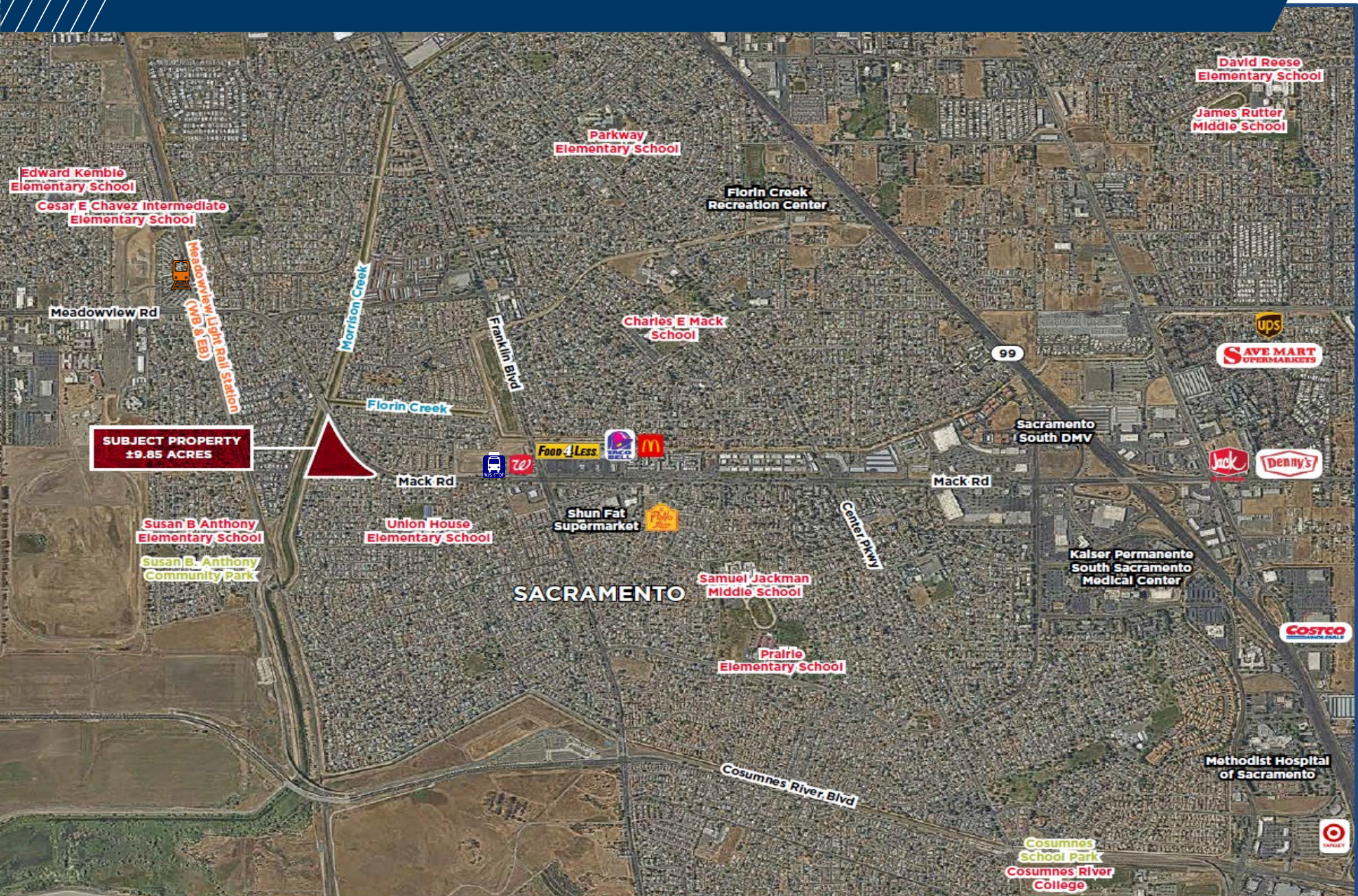
- Susan B. Anthony Community Park
- Meadowview Park
- Franklin Boyce Community Park
- Less than three miles from Kaiser Permanente South Sacramento Medical Center (+/- 5,300 employees)
- Just over three miles from Dignity Health Methodist Hospital of Sacramento (+/- 1,264 employees)



Retail Amenities

- Less than three miles from Costco Wholesale
- Walking distance to Walgreens & Family Dollar Store
- Less than a mile to Valley Shopping Center (+/-107,051 SF) anchored by Food 4 Less and includes Taco Bell, H&R Block, McDonalds, El Pollo Loco & Goodyear Tires with Quick Quack Car Wash coming soon
- 2.6 miles to The Home Depot
- Less than five miles from Delta Shores Shopping Center, part of an 800 acre master-planned, mixed-use development

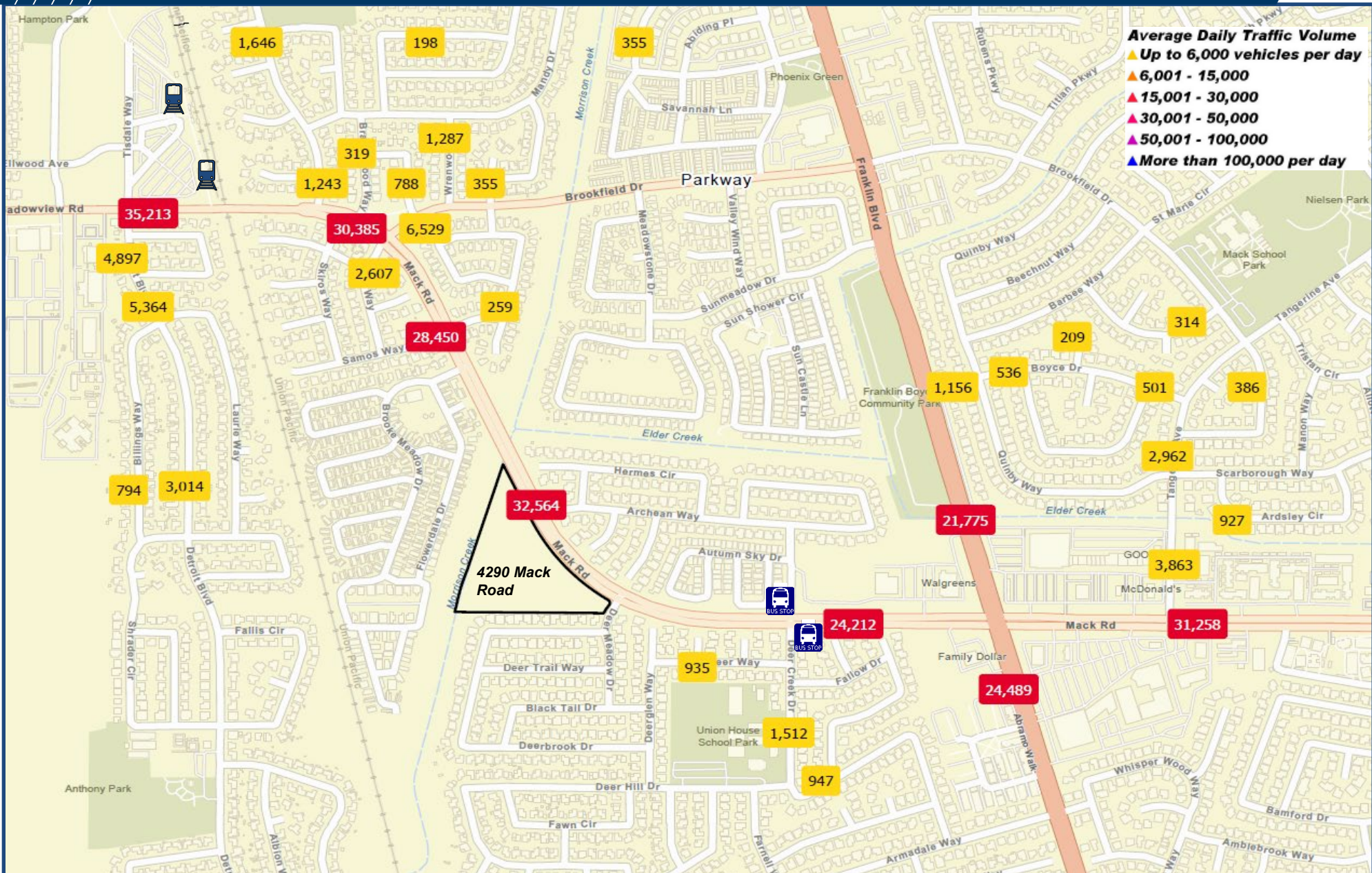
AREA AMENITIES



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Total Population	25,581	154,675	386,640
2023 Total Daytime Population	18,480	131,720	324,261
2023 Average Household Income	\$81,413	\$81,109	\$99,920
2023 Median Household Income	\$60,301	\$59,229	\$74,203
2023 Average Home Value	\$361,029	\$433,607	\$517,224
2023 Median Home Value	\$323,020	\$357,329	\$460,453
2023 Owner Occupied Housing Units	3,749	23,160	73,216
2023 Renter Occupied Housing Units	3,307	23,113	53,745
2023 Average Household Size	3.57	3.31	3.02
2023 Average Family Size	4.00	3.83	3.57
2023 Median Age	29.9	31.9	34.5

TRAFFIC COUNT



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CONTACTS

Sutter McLoughlin

Senior Associate

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sutter.mcloughlin@cushwake.com

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Michael Mathios

Senior Director

+1 916 288 4522

michael.mathios@cushwake.com

License #01252862

