



## Prime Land Opportunity in Sacramento – 109.18 AC for Sale

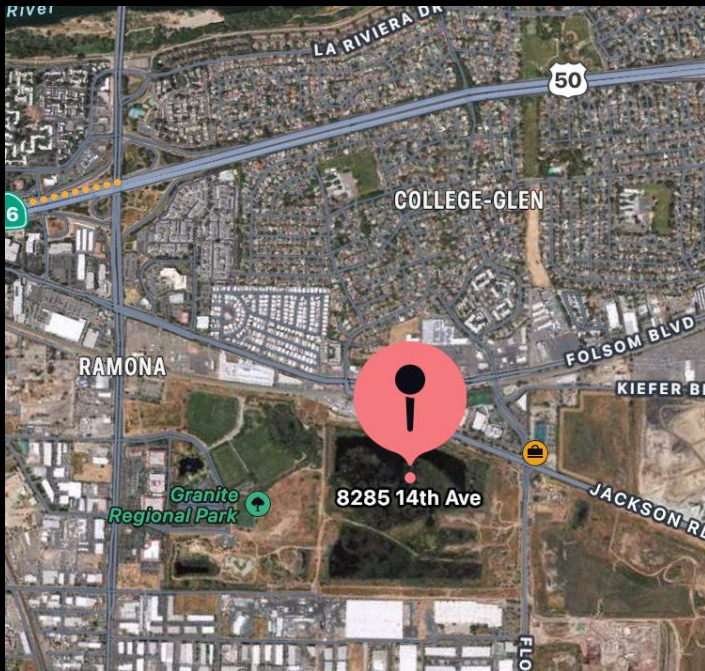
8285 14th Ave & SE of Jackson Rd, Sacramento, CA 95826



- ◇ Price: \$3,900,000
- ◇ Lot Size: 109.18 Acres
- ◇ Zoning: OB-SWR-PUD (Various lots with different zoning allocations)
- ◇ Parcel Options: Available for individual sales
- ◇ Special Feature: One parcel includes a **active mining permit for a former aggregate mine**

### Key Highlights

- ✓ Easy Access to Major Highways/Roads – Near Folsom Blvd, Jackson Rd & HWY 50
- ✓ Diverse Investment Potential – Commercial, residential, and industrial possibilities
- ✓ Thriving Neighborhood – Close to Sacramento’s growing developments
- ✓ Proximity to Parks & Green Space – Adjacent to **Granite Regional Park**
- ✓ Flexible Development Opportunities – Multiple zoning classifications
- ✓ Growing Community – Median home price: \$349,300 | Estimated population: 40,847



### Neighborhood Insights

- 📍 Estimated Population: 40,847
- 📍 Median Age: 32.8
- 📍 Median Home Price: \$349,300
- 📍 Growing Workforce: 84% White Collar, 16% Blue Collar

### Overview

This expansive land in a fast-growing Sacramento area presents unlimited development possibilities, from commercial projects to industrial investments. Don't miss this rare opportunity to acquire prime real estate in a strategic location. Reach out to us via the contact info below and we look forward to helping you make your dreams come true.

**Nina Kovalyov**

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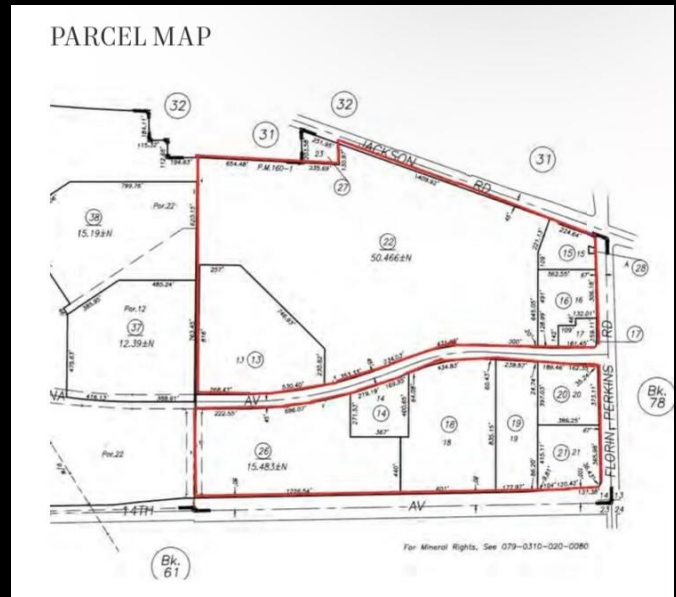
🏢 Capitol Commercial Real Estate & Business Sales

LIC# 01718290



## Available Parcels & Pricing

Parcel Size	Zoning	Price
2.81 AC	OB-SWR-PUD	
8.10 AC	OB-SWR-PUD	
5.30 AC	OB-SWR-PUD	
3.59 AC	OB-SWR-PUD	
3.46 AC	OB-SWR-PUD	
0.92 AC	C2-SWR-PUD	
3.24 AC	OB-SWR-PUD	
11.37 AC	OB-SWR-PUD	
15.48 AC	A-OS-SWR-PUD	
50.47 AC	A-OS-SWR-PUD	
0.004 AC	OB-SWR-PUD	
<b>TOTAL (109.18 AC)</b>	<b>Mixed Zoning</b>	<b>\$3,900,000.</b>



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