

RARE HISTORIC FOLSOM PARCEL

902 Leidesdorff St, Folsom, CA 95630



PROPERTY DESCRIPTION

Explore a compelling investment opportunity with this prime property located at 902 Leidesdorff St, Folsom, CA. The HD zoning presents a versatile framework for developing a wide range of commercial endeavors, enabling investors to capitalize on the area's dynamic market. Lots zoned for specific Historic District mixed-use allow for high-value operations like restaurants, retail boutique spaces, or premium offices, or multi family. The Historic District has notorious parking constraints, having a parcel directly across the street from the City owned garage increases its viability .

PROPERTY HIGHLIGHTS

- Rare Historic Folsom Parcel
- Zoned HD for versatile development
- Prime Historic Folsom location
- Ideal for mixed use development
- Diverse business appeal
- Strategic positioning next to city parking structure
- Dynamic market opportunities

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	15,598 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	893	4,149
Total Population	521	2,150	10,244
Average HH Income	\$133,311	\$134,967	\$128,355

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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302 Leidesdorff Street
Folsom, CA 95630

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LAND FOR SALE



BAKER PARCEL

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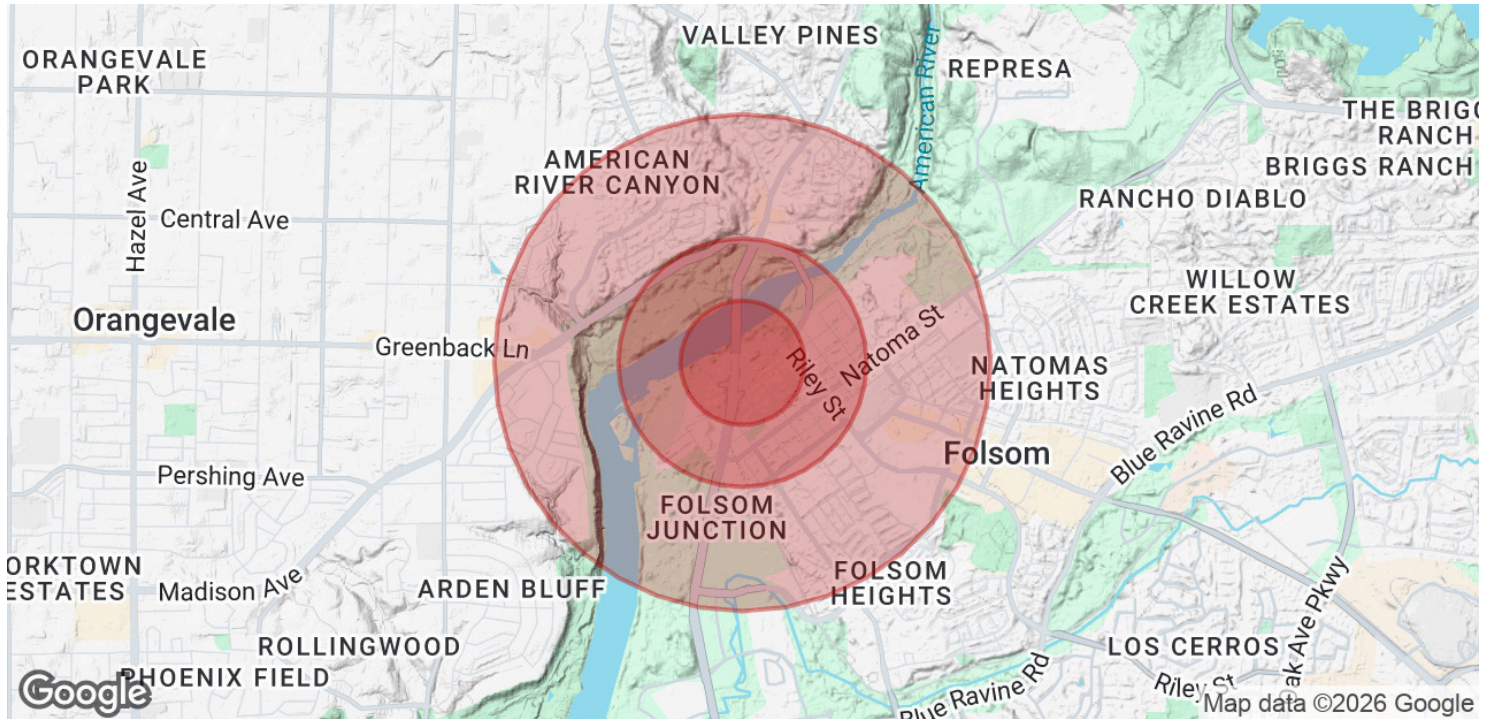
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	521	2,150	10,244
Average Age	37.6	42.0	41.9
Average Age (Male)	37.4	41.8	41.5
Average Age (Female)	42.3	45.0	43.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	893	4,149
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$133,311	\$134,967	\$128,355
Average House Value	\$693,975	\$668,058	\$619,407

2023 American Community Survey (ACS)

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