

Residential Development | Walerga Road | Sacramento

+/- 3.77 Acres | Possible Residential Development up to 150 Units



AVAILABLE PARCELS / ZONING

RD-20 (High Density Multifamily Residential)

1: 219-0032-004 (0.97 acres)

Multifamily / Single-family (attached or detached)

Family day care home

Residential care home (up to 20 persons)

LC (Limited Commercial)

Multifamily Residential approved by right with minimum density of 20 units per acre

2: 219-0032-008 (1.51 acres)

3: 219-0032-009 (1.20 acres)

LOCATION CHARACTERISTICS

- Infill development opportunity in high density residential/commercial neighborhood
- In between Elkhorn Shopping Center and Highlands High School
- 1.9 miles west of I-80 (along Elkhorn Blvd)

** Subject parcels are located within 1/4 mile of a transit stop, which, upon Sacramento County Planning approval, permits 40 units/acre, yielding up to 150 residential units.*

**SELLER
FINANCING
AVAILABLE**

\$1,399,000

Available Separately

Parcel 1 - \$399,000

Parcel 2 - \$599,000

Parcel 3 - \$499,000

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

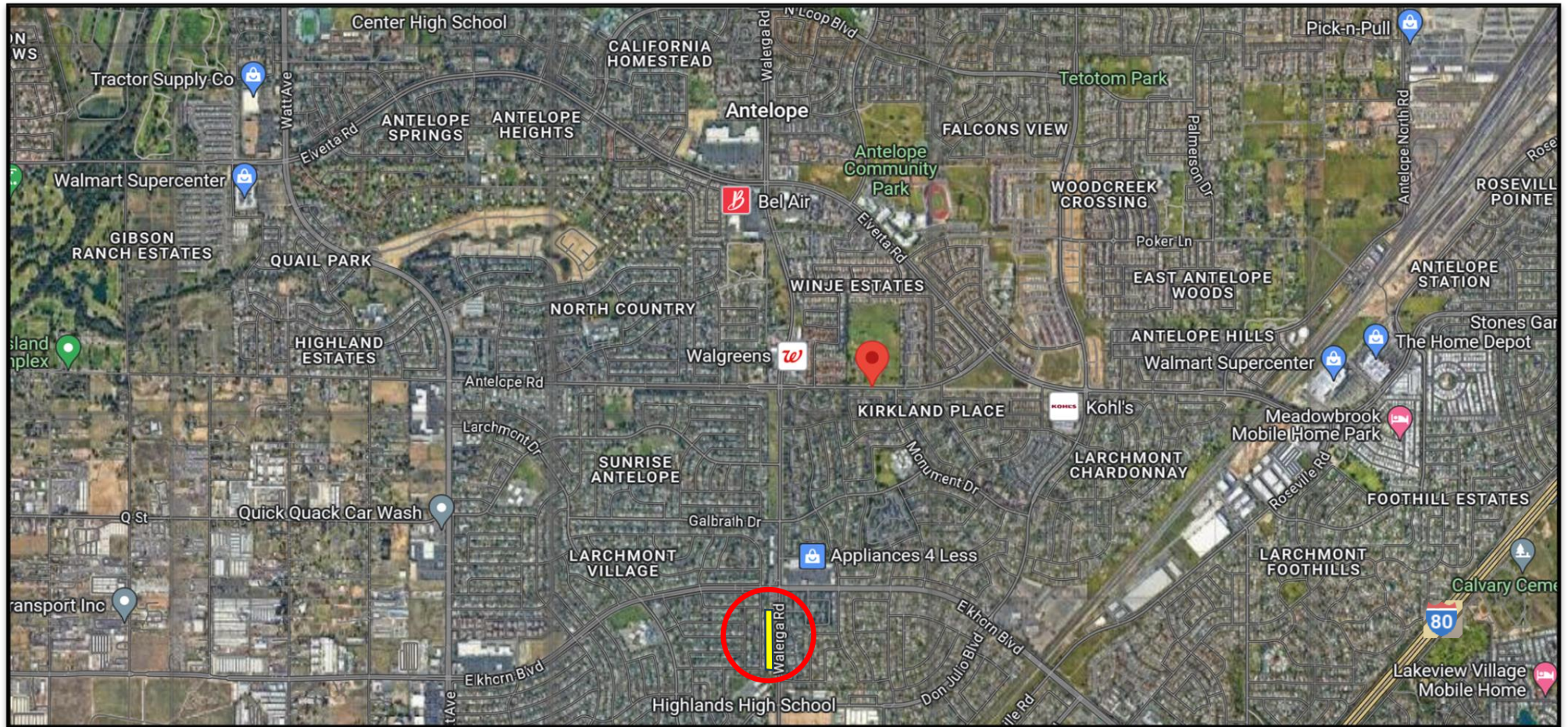
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Demographics	2 mile	5 mile	10 mile
2023 Population	95,660	312,483	1,010,570
Median Home Value	\$315,287	\$358,452	\$410,102
Average Household Income	\$79,493	\$87,520	\$100,480

