

SALE

MAGILI ROAD

Magili Road Valley Springs, CA 95252



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the coveted Valley Springs area with this prime property located on Magili Road. Boasting a desirable location, this parcel presents the ideal foundation for a variety of land or other development projects. With its generous dimensions and strategic positioning within Valley Springs, this property offers immense potential for a wide range of ventures. Whether considering residential, commercial, or mixed-use development, the property's location provides a compelling backdrop for realizing diverse and lucrative investment objectives. Don't miss the chance to capitalize on this superb property in the thriving Valley Springs area.

PROPERTY HIGHLIGHTS

- Prime location on Magili Road in the Valley Springs area
- Generous dimensions offering versatile development potential
- Ideal foundation for various land or other investment projects
- Strategic positioning within the thriving Valley Springs community
- Suitable for residential, commercial, or mixed-use development

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	13 Acres

DEMOGRAPHICS	3 MILES	5 MILES	8 MILES
Total Households	2,216	3,761	6,567
Total Population	5,937	10,102	17,404
Average HH Income	\$118,168	\$117,380	\$116,800

Kurt Parkinson
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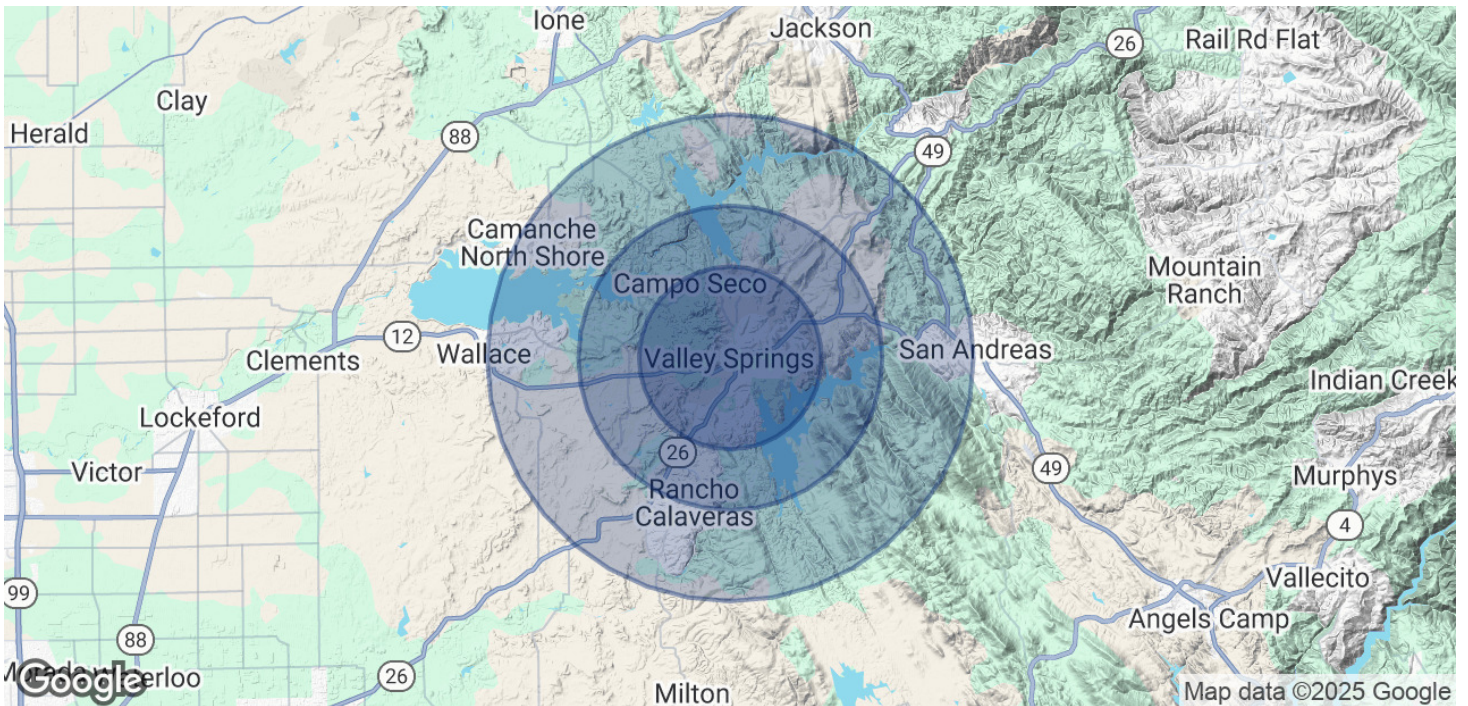


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POPULATION

	3 MILES	5 MILES	8 MILES
Total Population	5,937	10,102	17,404
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	8 MILES
Total Households	2,216	3,761	6,567
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$118,168	\$117,380	\$116,800
Average House Value	\$488,767	\$494,009	\$498,981

Demographics data derived from AlphaMap

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Property Type	Land
Property Subtype	Other
APN	046-025-016-00
Lot Size	13 Acres
Number of Lots	1

- - Prime location on Magili Road in the Valley Springs area
- - Generous dimensions offering versatile development potential
- - Ideal foundation for various land or other investment projects
- - Strategic positioning within the thriving Valley Springs community
- - Suitable for residential, commercial, or mixed-use development
- - Excellent opportunity for realizing diverse and lucrative investment objectives
- - Desirable setting for a wide range of development ventures

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DEVELOPMENT OPPORTUNITIES

Now available: a high-potential 13-acre commercial property in the rapidly growing Sierra Foothills community of Valley Springs, CA. Zoned C2 – General Commercial, this site supports a wide variety of uses including retail, dining, gas and convenience, healthcare, storage, professional offices, auto services, and hospitality. Utilities are to the site, offering a valuable head start for development. Located just off the intersection of Highway 12 and Highway 26, this parcel enjoys excellent visibility and access, with over 15,000 vehicles per day along this key commuter and tourism corridor. The site is ideally positioned to serve both local residents and travelers headed to nearby lakes, golf courses, and state parks.

Strong demographics back this opportunity. Within an 8-mile radius, there are approximately 13,000 residents and 5,000 households, with a median household income of \$85,000—well above the Calaveras County average. The area combines families, retirees, and second-home owners, with ongoing residential growth creating increasing demand for services.

Valley Springs is also a gateway to major recreation destinations including New Hogan Lake, Pardee Lake, and Lake Camanche, along with La Contenta Golf Course and Calaveras Big Trees State Park. These attractions draw seasonal and weekend visitors, yet the area remains underserved in key commercial sectors.

Market voids include:

- Fast-casual dining and drive-thru coffee
- Full-service gas and convenience
- Urgent care or walk-in clinics
- Covered or indoor boat and RV storage
- Boutique lodging or RV resort
- Auto services, car wash, tire centers
- Outdoor recreation outfitters and rentals

With C2 zoning already in place, the site offers flexibility for phased or master-planned development. It is well-suited for investor-driven retail, service businesses, or mixed commercial projects tailored to both locals and visitors. Though not yet entitled or shovel-ready, the property offers clear upside for developers seeking to meet growing demand in an underserved, high-traffic market.

This is one of the few large commercial parcels remaining in the area—well-located, utility-served, and ready for vision.

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TABLE 17.06.020: LAND USE REGULATIONS – COMMERCIAL ZONES

"P" = Permitted Use; "A" = Administrative Use Permit required; "C" = Conditional Use Permit required; "T" = Temporary Use Permit required; "-" = use not allowed

Land Use Classification	HC	C1	C2	CP	Additional Regulations
Skilled Nursing Facility	-	C	C	C	
Instructional Services	P	P	P	P	
Park and Recreation Facilities	See subclassifications below				
Passive Recreation	P	P	P	P	
Active Recreation	P	P	P	P	
Parking Lots	P	P	P	P	
Public Safety Facilities	P	P	P	P	
Schools, Private	P	P	P	C	
Social Service Facilities	P	P	P	P	
Commercial Uses					
Animal Care and Boarding Services	See subclassifications below				
Animal Boarding	P/A(6)	P/A(6)	P/A(6)	P/A(6)	
Veterinary Services, no overnight boarding	P	P	P	P	
Veterinary Services, with overnight boarding of animals in care	-	C	C	C	
Banks and Financial Institutions	P	P	P	P	
Business Support Services	P	P	P	P	
Cannabis	See Chapter 17.17, Cannabis Retailers, and Chapter 17.18, Regulation of Commercial and Non-commercial Cannabis Cultivation and Commerce (Except for Cannabis Retailers Pursuant to Chapter 17.17)				
Commercial Entertainment and Recreation	See subclassifications below				
Indoor Entertainment and Recreation	P	P	P	-	
Outdoor Sports and Recreation	-	-	A/C(2)	-	
Drive-Through Facility	-	A	A	-	

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Residential Uses					
Residential Housing Types	See subclassifications below				
Single-Unit Dwelling, Detached	P/C(1)	P/C(1)	-	P/C(1)	See Section 17.06.030, Residential Uses in Commercial Zones
Single-Unit Dwelling, Attached	P/C(1)	P/C(1)	C	P/C(1)	See Section 17.06.030, Residential Uses in Commercial Zones
Multi-Unit Dwelling	P/C(1)	C	C	P/C(1)	See Section 17.06.030, Residential Uses in Commercial Zones
Accessory Dwelling Unit	P	P	P	P	See Section 17.25.040, Accessory Dwelling Units
Employee Housing	P	P	P	P	See Section 17.25.120, Employee Housing (for Farmworkers)
Family Day Care	P	P	P	P	
Residential Facility, Assisted Living	C	C	C	C	
Single Room Occupancy (SROs)	P/C(1)	P/C(1)	-	-	See Section 17.25.200, Single Room Occupancy (SROs)
Small Residential Care Facility	Small residential care facilities and transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, may qualify for expedited review pursuant to AB 2162 (2018) and AB 101.				
Supportive Housing					
Transitional Housing					
Public/Semi-Public Uses					
Colleges and Trade Schools	-	P	P	P	
Community Assembly	P	P	P	P	
Community Garden	P	P	P	P	See Section 17.25.100, Community Gardens
Cultural Institution	P	P	A	A	
Day Care Centers	P	P	A	A	
Emergency Shelter	-	-	C	-	See Section 17.25.110, Emergency Shelter
Government Office	P	P	P	P	
Hospitals and Clinics	See subclassifications below				
Clinics	-	P	P	P	
Hospitals	-	-	C	-	

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Land Use Classification	HC	C1	C2	CP	Additional Regulations
Eating and Drinking Establishments	See subclassifications below				
<i>Bars/Night Clubs/Lounges</i>	A	A	P	-	
<i>Restaurants</i>	P	P	P	-P	
<i>Tasting Rooms</i>	P	P	P	-	
Event Center	C	C	C	-	
Farmer's Markets	P	P	P	P	See Section 17.25.130, Farmer's Markets
Food Preparation	P	P	P	P	
Funeral Parlor	-	A	P	A	
Home Occupation	P	P	P	P	See Section 17.25.140, Home Occupations
Lodging	See subclassifications below				
<i>Bed and Breakfast Inns</i>	A(3)	A(3)	-	-	
<i>Hotels and Motels</i>	C	C	C	C	
Offices	P	P	P	P	
Personal Services	P	P	P	P	
Repair and Maintenance Services	C	P	P	-	
Retail Sales	See subclassifications below				
<i>Building Material Stores</i>	C	C	P	-	
<i>Feed and Farm Supply Store</i>	C	C	P	-	
<i>Food and Beverage Sales</i>	P	P	P	P	
<i>General Retail</i>	P	P	P	-	
<i>Garden Shop</i>	P	P	P	-	
Sexually Oriented Business	-	-	C	-	Shall be located a minimum of 1,000 feet from any other Sexually Oriented Business use and a minimum of 1,000 feet from any park, school providing instruction in kindergarten or any grades 1 through 12, day care center, youth center, or county central library and its branches.
Smoking Lounge	A	A	A	-	
Vehicle Sales and Services	See subclassifications below				

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Land Use Classification	HC	C1	C2	CP	Additional Regulations
Automobile Rental	-	-	P	-	
Automobile/Vehicle Sales and Leasing	-	-	P	-	
Automobile/Vehicle Service and Repair, Minor	A	A	P	-	
Automobile/Vehicle Repair, Major	C	C	P	-	
Large Vehicle and Equipment Sales, Service, and Rental	-	-	P	-	
Service Stations	C	C	C	-	
Washing	C	-	P	-	

Industrial Uses

Agricultural, Food, and Beverage Processing, less than 10,000 square feet of floor area	A(4)	A(4)	A	-	
Agricultural, Food, and Beverage Processing, 10,000 square feet or more of floor area	-	-	C	-	
Contractor and Materials Yards	-	C(5)	C	-	
Custom Manufacturing	A	A	P	-	
Light Industrial	-	-	P	-	
Research and Development	-	-	P	P	
Warehousing and Storage	See subclassifications below				
Indoor	-	-	P	-	
Boat and RV Storage	-	-	C	-	See Section 17.16.110, Non Residential Outdoor Storage
Personal Storage	-	-	P	-	
Woodyard	-	-	P	-	

Transportation, Communication, and Utility Uses

Communication Facilities	See subclassifications below				
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<i>Land Use Classification</i>	<i>HC</i>	<i>C1</i>	<i>C2</i>	<i>CP</i>	<i>Additional Regulations</i>
<i>Facilities within Buildings</i>	-	P	P	P	
<i>Telecommunication</i>	P/A	P/A	P/A	P/A	See Section 17.25.210, Telecommunication Facilities
<i>Freight/Truck Terminals and Distribution</i>	-	-	C	-	
<i>Light Fleet-Based Services</i>	-	-	P	-	
<i>Recycling Facility</i>	See subclassifications below				
<i>Reverse Vending Machine</i>	-	-	P	-	
<i>Recycling Collection Facility</i>	-	-	A	-	
Agricultural and Natural Resource Uses					
<i>Nurseries and Greenhouses, Wholesale</i>	-	-	P	-	
Accessory and Temporary Uses					
<i>Accessory Uses, Activities, and Structures</i>	P	P	P	P	See Section 17.25.030, Accessory Uses, and Section 17.16.030, Detached Accessory Structures
<i>Outdoor Dining and Seating</i>	A	A	A	A	See Section 17.25.160, Outdoor Dining and Seating
<i>Outdoor Display and Sales</i>	P	P	P	P	See Section 17.25.170, Outdoor Display and Sales
<i>Special Events</i>	P/T/A/C	P/T/A/C	P/T/A/C	P/T/A/C	See Section 17.25.190, Special Events
<i>Wind and Solar Energy Systems</i>	P/A/C	P/A/C	P/A/C	P/A/C	See Section 17.25.230, Wind and Solar Energy Systems
<i>Temporary Uses</i>	P/T/A	P/T/A	P/T/A	P/T/A	See Section 17.25.220, Temporary Uses

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Land Use Classification	HC	C1	C2	CP	Additional Regulations
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Specific Limitations:

1. Permitted if existing or located on upper stories or behind commercial uses and developed in accordance with Section 17.06.030, Residential Uses in Commercial Zones. Conditional Use Permit approval is required for ground floor residential units along the street frontage.
2. Conditional Use Permit approval required for facilities more than one acre in combined floor and use area. Shooting and archery ranges and motocross/ATV parks are prohibited.
3. Must be located within a legal residential structure. Prohibited in Accessory Dwelling Units.
4. Must have a minimum of 500 square feet dedicated to retail sales and/or food and beverage tasting or serving.
5. Must have a minimum of 500 square feet dedicated to retail sales and/or customer service area. Outdoor storage of materials is prohibited unless expressly allowed pursuant to Conditional Use Permit approval where the review authority finds that the outdoor storage area is appropriately designed, located, and screened.
6. Permitted if located completely within an enclosed structure. Administrative Use Permit approval is required to allow any outdoor activity or use.

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KURT PARKINSON

Senior Vice President, Commercial Development

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PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

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