

Downtown Sacramento

Sacramento International Airport

Metro Air Park
Existing SF: 6,710,090
Proposed SF: 5,081,100

Powerline Road

Sutter Pointe Employment Center North

For Sale



Sankey Road

SITE

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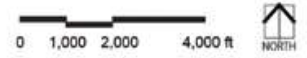
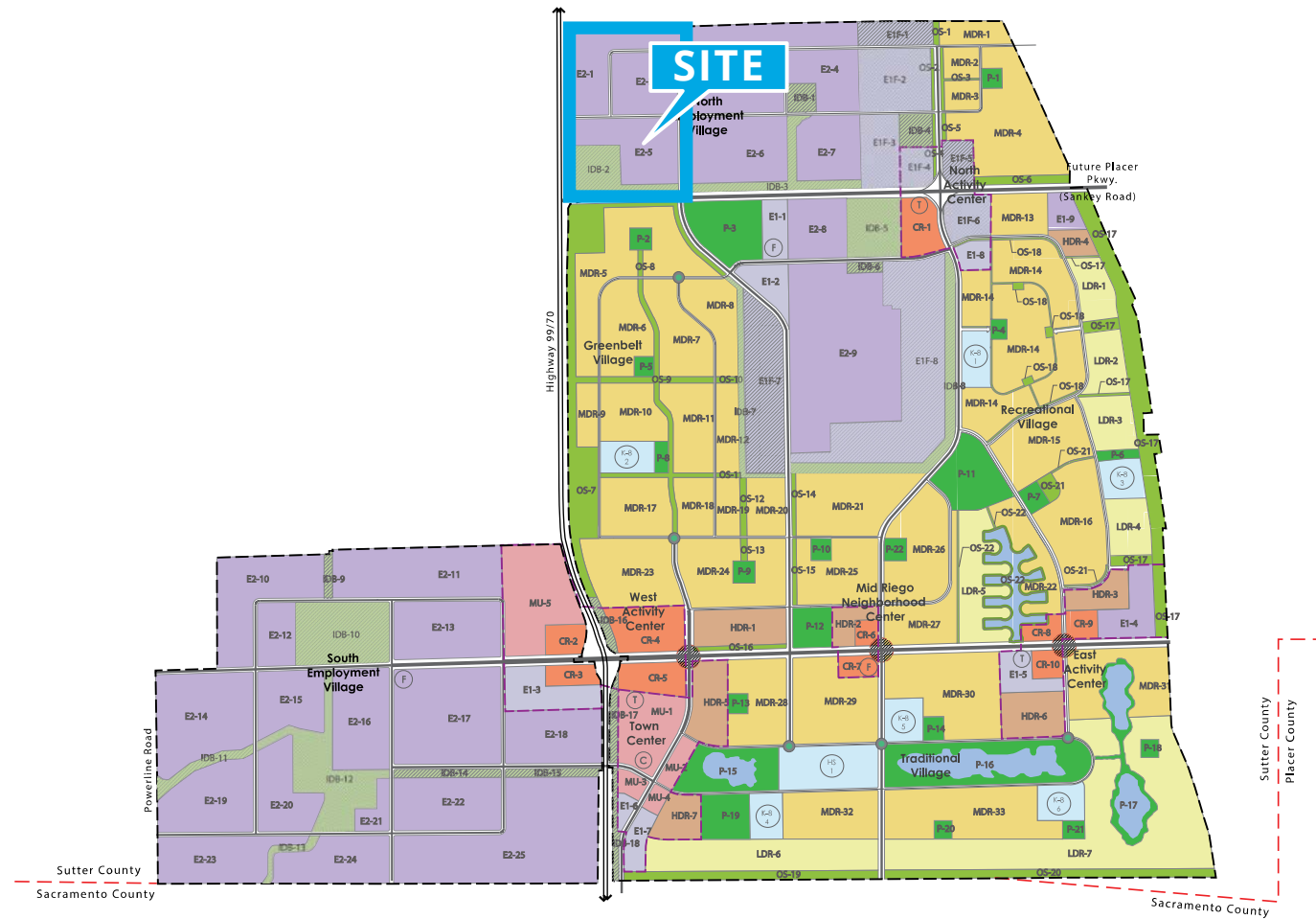
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Sutter Pointe Overview

Sutter Pointe is a 7,500 acre master planned community located in the southeast portion of Sutter County, California. It was designed with an emphasis on providing a vibrant new community that offers a distinct “sense of place” and creating a major employment center in south Sutter County that serves both Sutter County and the greater Sacramento region. The Specific Plan area is generally bounded by Natomas Road on the east, the Sacramento-Sutter County line on the south and Power Line Road to the west. The Northern boundary is approximately four miles north of the Sacramento-Sutter County Line. Highway 99 runs through the center of the specific plan north-south. The plan is primarily located on agricultural land, however, it also includes a 50-acres Sysco Corporation warehousing and distribution center as well as a Holt Tractor Manufacturing facility.

LEGEND	
LAND USE	ACRES
RESIDENTIAL	
Low Density Residential LDR	512.8 Acres
Medium Density Residential MDR	1,950.3 Acres
High Density Residential HDR	187.8 Acres
Residential Roads	246.8 Acres
Subtotal 2,897.7 Acres	
Measure M 2,900 Acres	
EMPLOYMENT	
Employment 1 E1	181.1 Acres
E1 Interim Flood Zone EIF	406.3 Acres
Employment 2 E2	1,990.5 Acres
Commercial Retail CR	171.2 Acres
Industrial Drainage Basins IDB	414.3 Acres
Mixed Use MU	164.1 Acres
Employment Roads	299.0 Acres
Subtotal 3,626.5 Acres	
Measure M 3,600 Acres	
COMMUNITY FACILITIES	
Park P	437.6 Acres
Open Space OS	391.8 Acres
Schools	
K-8 School	121.7 Acres
High School	52.9 Acres
Transit Center T	
Civic Center C	
Fire Station F	
Pedestrian Enhanced Intersections	
Subtotal 1,004.0 Acres	
Measure M 1,000.0 Acres	
Grand Total 7,528.2 Acres	
Measure M Grand Total 7,500.0 Acres	



Executive Summary

Location

The Property is located South on the northeast corner of Hwy 99 and Sankey Road Riego in south Sutter County, CA within the Sutter Pointe Specific Plan.

Product Type

Industrial

Acreage

±231.32

Zoning

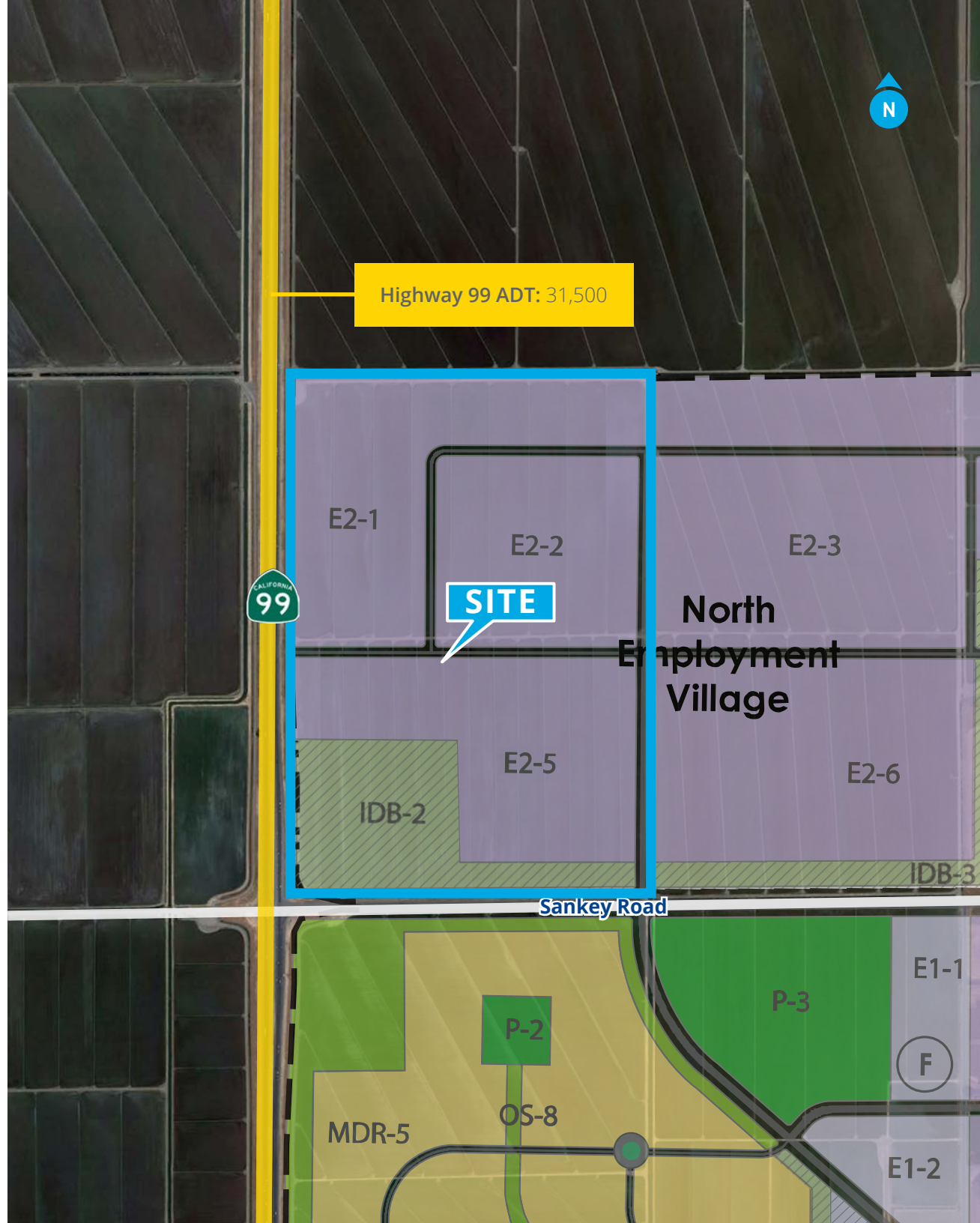
Employment 2 (E2) District: "The Employment 2 district is intended to provide for industrial and office uses such as, research and development space, warehousing and business parks. The E2 district is also intended to accommodate auto-based service uses such as repair, supplies, sales, maintenance body shops and tire stores. Supporting commercial services are also intended for the E2 district".

Property Condition

Unimproved

Entitlements

Tier 1 Development Agreement with Sutter County. [Specific Plan Documents.](#)



New Developments Under Construction



Lennar Lakeside

Single Family AC: 361.90
Multi Family AC: 17.30
Single Family Homes: 2171
Multi Family Units: 581
Commercial AC: 29.1

SITE



Lennar Northlake

Approximate AC: 900
Single family Homes: 3,400 Homes
Multifamily AC: 22
Commercial AC: 22
Parks AC: 59
Open Space AC: 60

Metro Air Park

Total AC: 1,734.90
Industrial AC: 857.70
Office AC: 276.60
Office/Retail/Hotel AC: 325.40
Recreation & Open Space AC: 275.20



Greater Sacramento

SITE

West Roseville

Sacramento International Airport

McClellan Airport

Downtown Sacramento

Drive Times from Property

Port of Oakland: 1 Hour 37 Minutes

Sacramento International Airport: 14 Minutes

Downtown Sacramento: 21 Minutes

Baseline Rd & Fiddymnt Rd: 20 Minutes



AKT

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