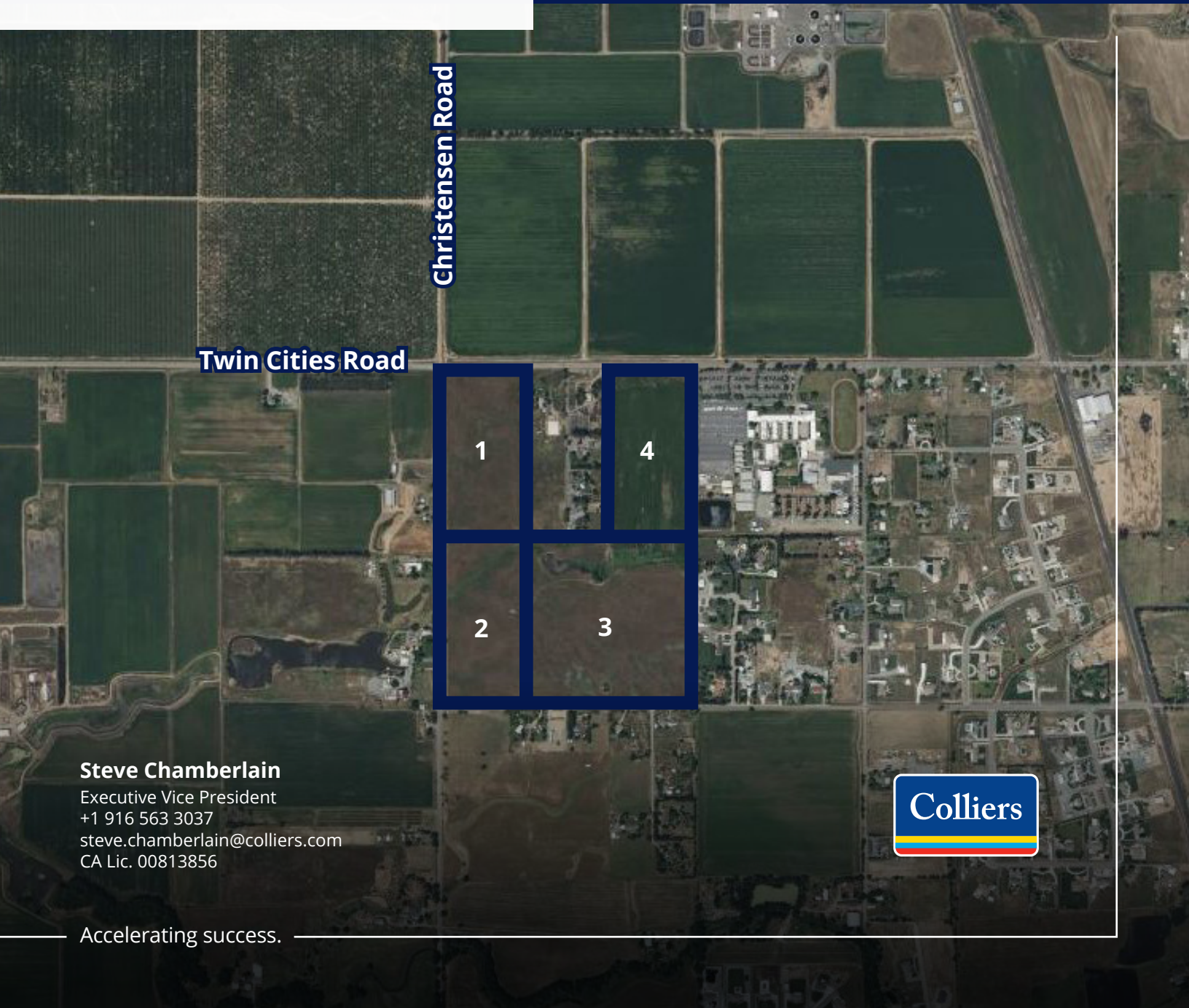


For Sale

±99.86 Acres

APN: 0148-0062-001, -008, -009 & -024 | Current Zoning: AG-20

9850 Twin Cities Road, Galt, CA



Christensen Road

Twin Cities Road

1

4

2

3

Steve Chamberlain

Executive Vice President

+1 916 563 3037

steve.chamberlain@colliers.com

CA Lic. 00813856

Colliers

Executive Summary

| | |
|-----------------------------------|---|
| The Opportunity: | Colliers is pleased to offer for sale a 99.86-acre site located in Galt, California. The subject property is owned by the Roman Catholic Bishop of Sacramento, which is working with the United States Bankruptcy Court, Eastern District of California, Sacramento Division to sell the property for the highest value. This is an As-Is sale. |
| Property Size: | ±99.86 Acres |
| Location: | The subject property is located in the unincorporated area of Sacramento County at 9850 Twin Cities Road, a well-traveled corridor connecting Interstate 5 and Highway 99. |
| About Galt: | Galt, California, is a small but growing city of Sacramento County, about 20 miles south of Sacramento along Highway 99. Known for its strong sense of community and small-town charm, Galt offers a blend of suburban living with access to nearby urban amenities. The city is home to annual events like the Galt District Chamber of Commerce Strawberry Festival and the popular Galt Market, which draws visitors from across the region. With a mix of residential neighborhoods, schools, parks, and open farmland, Galt maintains its agricultural roots while steadily developing new businesses and housing. Its convenient location makes it an attractive place for families and commuters seeking a balance between city access and a quieter lifestyle. |
| Assessor Parcel No. (APN): | 0148-0062-001, -008, -009 & -024 |
| Current Zoning: | AG-20 |
| Demographics: | Galt, California, with an estimated population of approximately 25,800 as of mid-2023, is experiencing modest growth, increasing around 0.5% since the 2020 Census. The community is diverse: a majority identify as White (58%), with nearly 45% of residents being Hispanic or Latino, and smaller representations of Black (2.1%), American Indian or Alaska Native (1.2%), Asian (4.7%), and multiracial individuals (13.9%). Families in Galt tend to be larger, averaging around 3.1 people per household, and a significant 77.4% of households are owner-occupied. The median household income stands at approximately \$86,300, with per capita income at \$36,100, and about 7.3% of the population living below the poverty line. About one in five residents are foreign-born (nearly 20%), and roughly 37% speak a language other than English at home, reflecting the city's cultural and linguistic diversity. |
| Purchase Price: | \$2,250,000 (\$22,500 per acre). |
| Offers Due Date: | Offers due by June 2, 2026 by 5PM PST. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com and cc tiffany.tyner@colliers.com . |

Executive Summary

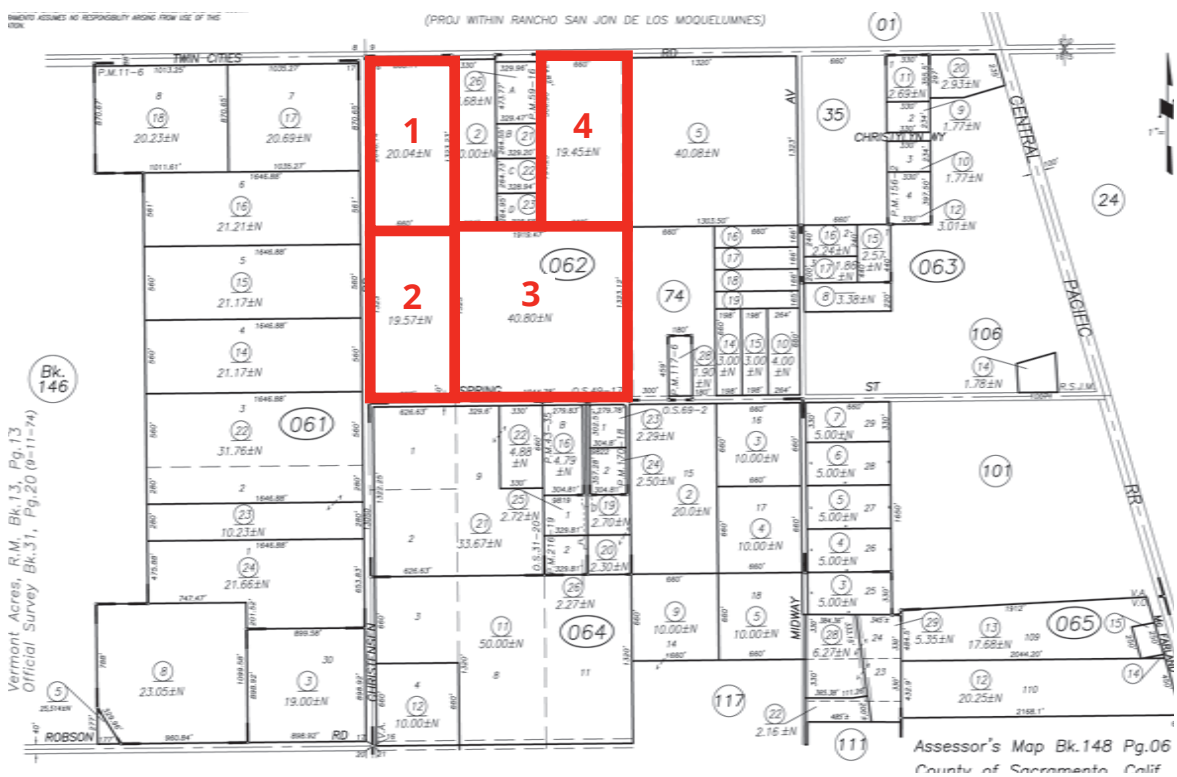
Brokerage Fee:

No cooperating brokerage fees. Submitting brokers must seek compensation from buyer.

Bankruptcy Court Approval:

Title to the Property is held in the name of The Roman Catholic Bishop of Sacramento, a corporation sole. The Roman Catholic Bishop of Sacramento is currently the debtor in a Chapter 11 bankruptcy proceeding, case no. 24-21326, United States Bankruptcy Court, Eastern District of California ("Bankruptcy Court"). All terms of any sale contract are subject to the approval of the Bankruptcy Court. It is estimated that this process will take at least 75 to 90 days. If court approval is not granted, then any sale transaction will be cancelled and not consummated. Approval of any sale contract may be subject to overbidding as part of the court approval process.

Parcel Map



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