



Offering Memorandum Investment Opportunity

Agricultural/Residential Land – Sloughouse, Sacramento County, CA

4 Bare Land Parcels totaling +/- 7.7 Acres

EXCLUSIVELY LISTED BY

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Executive Summary

- **Total Area:** +/- 7.7 Acres
- **Parcels:** 4 (approx. +/- 2 acres each)
- **Location:** Sloughhouse, Sacramento County
- **Asking Price:** \$1,000,000
- **Condition:** Bare Land
- **Zoning:** A-2
- **Use:** Residential

Site Configuration



Mostly level lots ready for development

Property Overview

The subject property is located within an affluent, low-density residential trade area in unincorporated Sacramento County. Within a 5-mile radius, the area is characterized by high household incomes, strong owner-occupancy rates, and a mature population profile that supports move-up and lifestyle-oriented residential development.

Highlights

- Educational attainment and professional employment exceed regional averages.
- Fundamentals support larger-lot, semi-rural, or estate-style products.
- Existing county road access to parcels.
- Mostly level lots.



Aerial Site Plan



The Property: Parcel Breakdown

APN 126-0540-001: ~2 acres – \$270,000
individual purchase

APN 126-0540-002: ~1.7 acres – \$230,000
individual purchase

APN 126-0540-003: ~2 acres – \$270,000
individual purchase

APN 126-0540-004: ~2 acres – \$270,000
individual purchase



Location & Connectivity

Near the Intersection of Grant Line Road and Jackson Highway (SR16)



Sheldon: 8 miles

Rancho Murieta: 8 miles

Folsom: 11 miles

Elk Grove: 12 miles

Downtown Sacramento: 17 miles

Sacramento International Airport: 30 miles

Demographics: **Growth & Affluence** (2024)



**Explosive
Growth**

30%

Population Growth
since 2020 (1-mile radius)

Increase from 1,563 to
2,046 residents



**High Income
Area**

>\$150,000

Median Household Income
(3 & 5-mile radii)

Supports premium estate
development



Stability

3:20

**Renter-to-Homeowner
Ratio**

High Owner Occupancy

Median Age: 47 (Mature, established population)

Demographics: Population & Stability

Category	1 Mile	3 Miles	5 Miles
2024 Population	2,046	22,473	42,428
Median Age	47.0	38.5	39.3
Renter-to-Homeowner	3:20	3:20	3:20

**+30%
GROWTH**

Population increase in the immediate 1-mile radius since 2020.

The mature median age (47) in the immediate vicinity indicates a stable, established neighbor base, while the rapid growth signals increasing demand.

Demographics: Income & Economics

Radius	Median Household Income
1 Mile	\$91,729
3 Miles	\$152,850
5 Miles	\$153,576

6,600+

Households in the 5-mile radius earn above \$150,000 annually.

Top Employment Sectors:
Educational & Health Care
Professional Services

Market Validation

Sloughouse (95683) Market Data

Median Home Value: ~**\$700,000 - \$724,000**

Poverty Rate: ~**5% or lower**

Owner-Occupied %: **High**

High local incomes and strong existing home values support premium build pricing.

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