

4200 Coulter Ln, Shingle Springs, CA 95682

OFFERED AT: **\$1,350,000**

4200 Coulter Ln, Shingle Springs, CA 95682

**±160.25 ACRES**  
**— SUBDIVISION OPPORTUNITY**

PARCEL SPLIT IN PROGRESS | 4 × 40-ACRE ESTATE PARCELS

Presented By:



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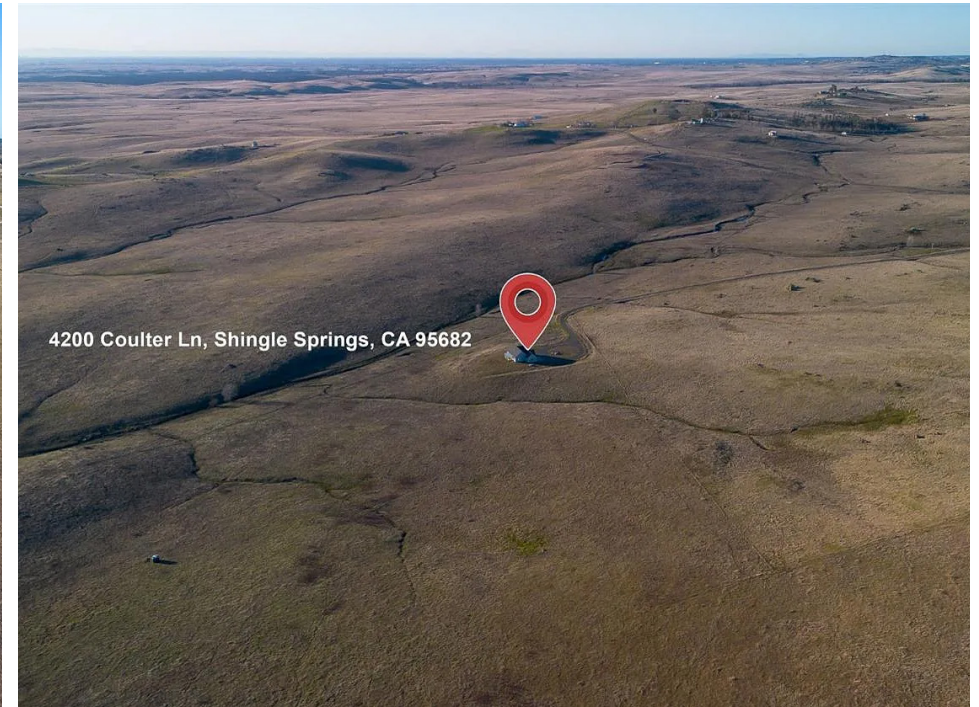
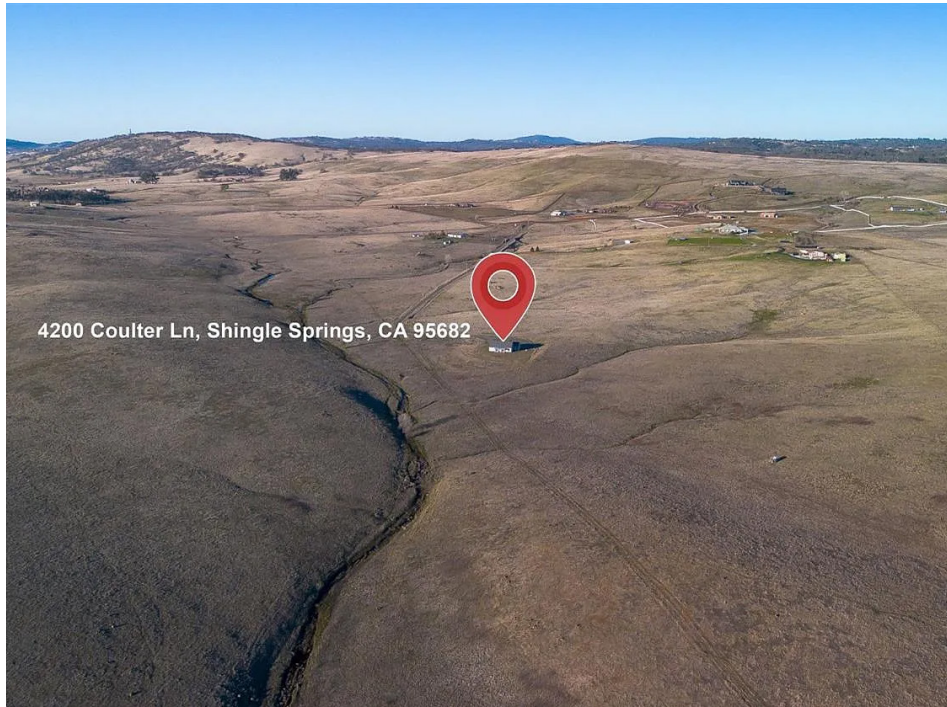


4200 Coulter Ln presents a large-scale land investment opportunity totaling approximately 160.25 acres in Shingle Springs, California. The property is positioned for subdivision into four  $\pm$ 40-acre parcels, with a tentative map approval already in place and improvement plans for the required access road approved.

The buyer has the flexibility to complete the road improvements and finalize the parcel split, or alternatively post a bond to build the road later. This structure allows an investor to finalize the subdivision, sell individual parcels, and complete improvements using proceeds from parcel sales.

The offering is focused on the land value and subdivision potential. The existing residence value add to one of the parcels and can be designated as an ADU for building estate homes.

This opportunity provides a defined path to value creation through parcelization and phased disposition in the Shingle Springs / Latrobe market.



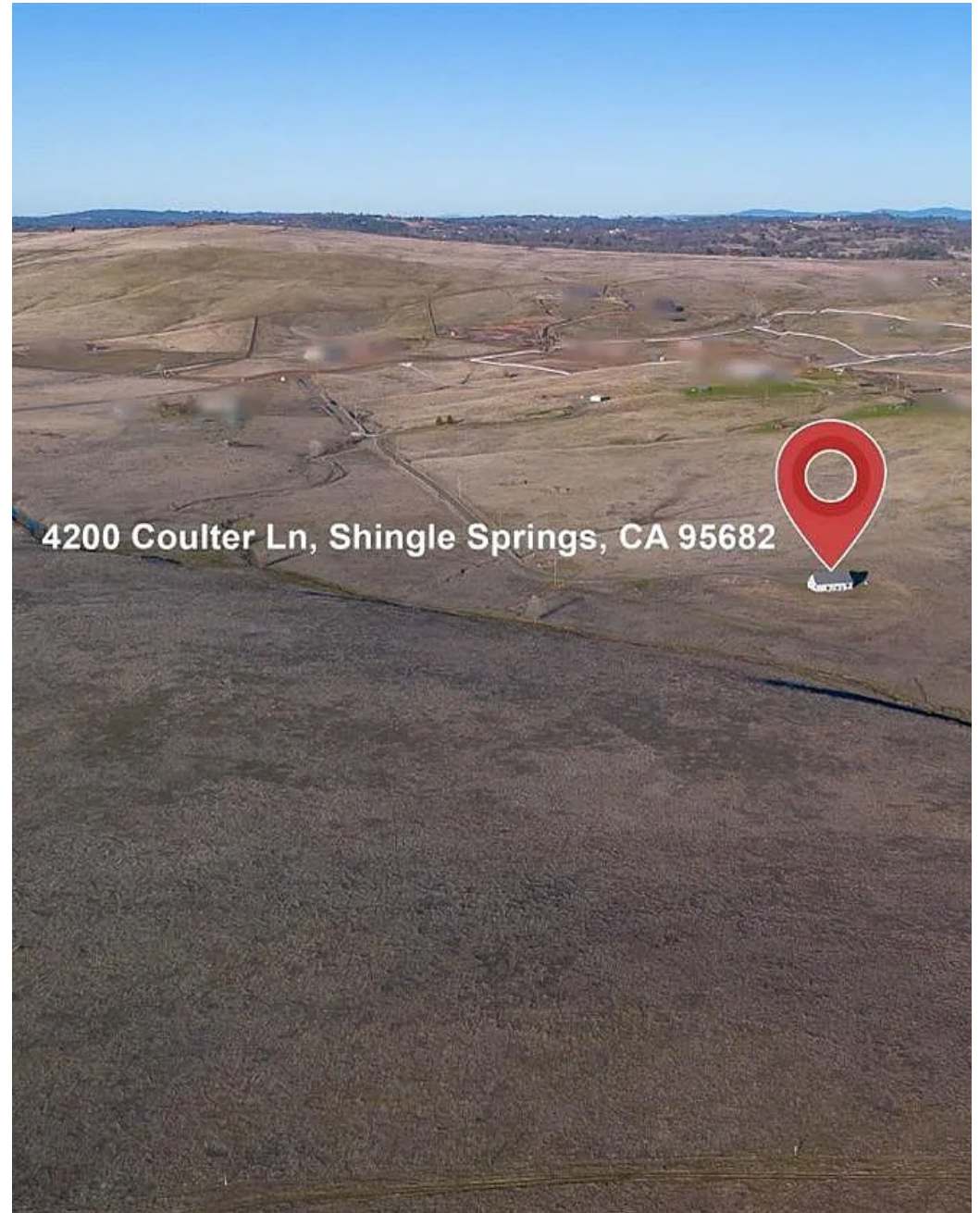
# OFFERING SUMMARY

4200 Coulter Ln, Shingle Springs, CA 95682

<b>Address</b>	4200 Coulter Ln, Shingle Springs, CA 95682
<b>Total Acreage</b>	±160.25 Acres
<b>Subdivision</b>	4 ±40-acre parcels (in progress)
<b>Tentative Map</b>	Approved
<b>Road Plans</b>	Approved
<b>Offering Price</b>	\$1,350,000
<b>Investment Type</b>	Land subdivision opportunity



- ±160.25 acres in Shingle Springs, CA
- Parcel split in progress into four ±40-acre lots
- Tentative map approval already obtained
- Road improvement plans approved
- Flexible subdivision execution strategy
- Ability to sell parcels individually
- Seller to provide subdivision documentation
- Large-acre estate parcel demand in surrounding area
- Comparable 40-acre parcels selling near \$450,000
- Defined value-add land investment opportunity
- Phased exit potential through parcel sales
- Existing residence adds to land value
- Established area of \$1-2M estate homes

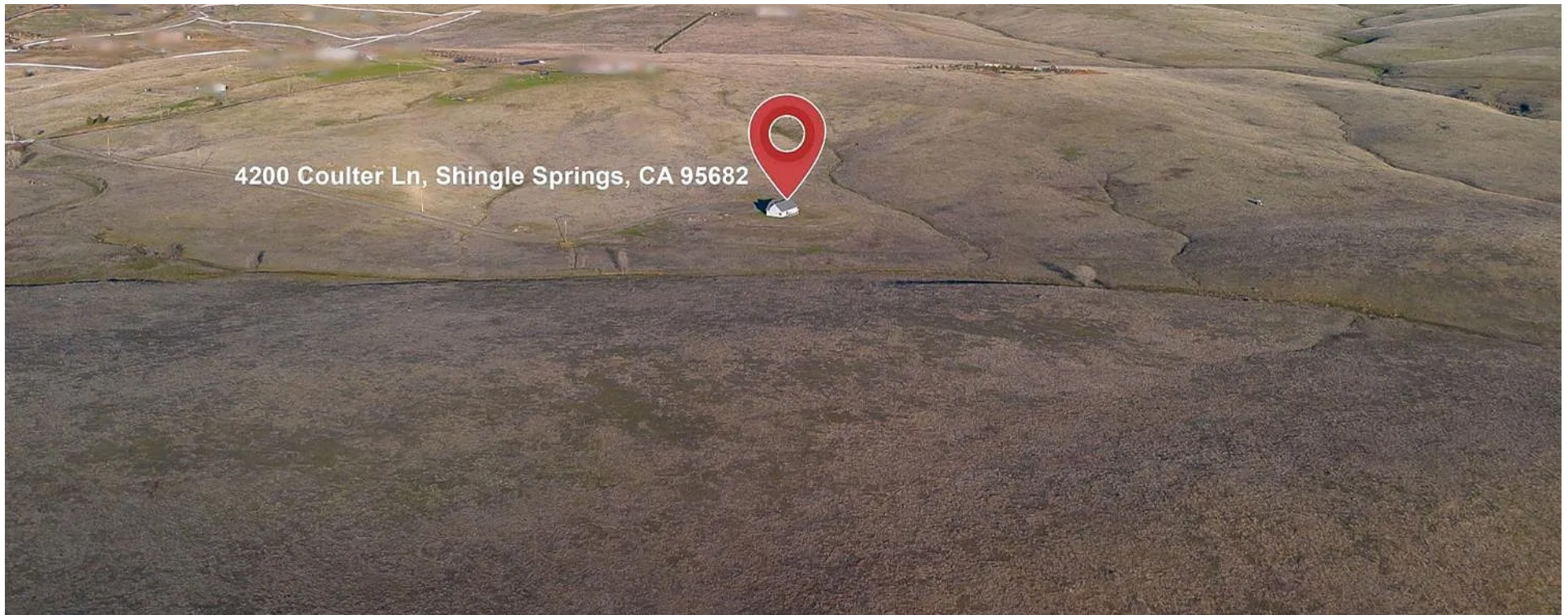


The property consists of approximately 160.25 acres of rolling terrain in Shingle Springs, California. The site offers large-acre estate parcel potential and a defined path toward subdivision into four  $\pm$ 40-acre parcels.

A parcel split is currently in progress with tentative map approval. Improvement plans for the required access road have also been approved. The buyer may construct the road and complete final county approvals, or post a bond to construct the road at a later date.

Following subdivision, the parcels may be sold individually, allowing an investor to execute a phased disposition strategy. Seller will provide available information and plans related to the subdivision. Buyers are advised to verify all information.

The opportunity is centered on the land and subdivision potential. The existing residence is a value add and shall be retained with one parcel.



A parcel split to divide the 160 acres into four  $\pm$ 40-acre lots has tentative map approval, and improvement plans for the required road have been approved.

The buyer could build the road, finish final accounting with the county, and complete the parcel split prior to selling the adjoining parcels. A bond can be posted to sell the parcels before road completion.

The split property provides a great opportunity to develop estate lot homes similar to most of the homes in the surrounding community.

Seller will provide available subdivision information and plans. Buyer to verify all information.

This structure provides flexibility for investors seeking a phased exit strategy.

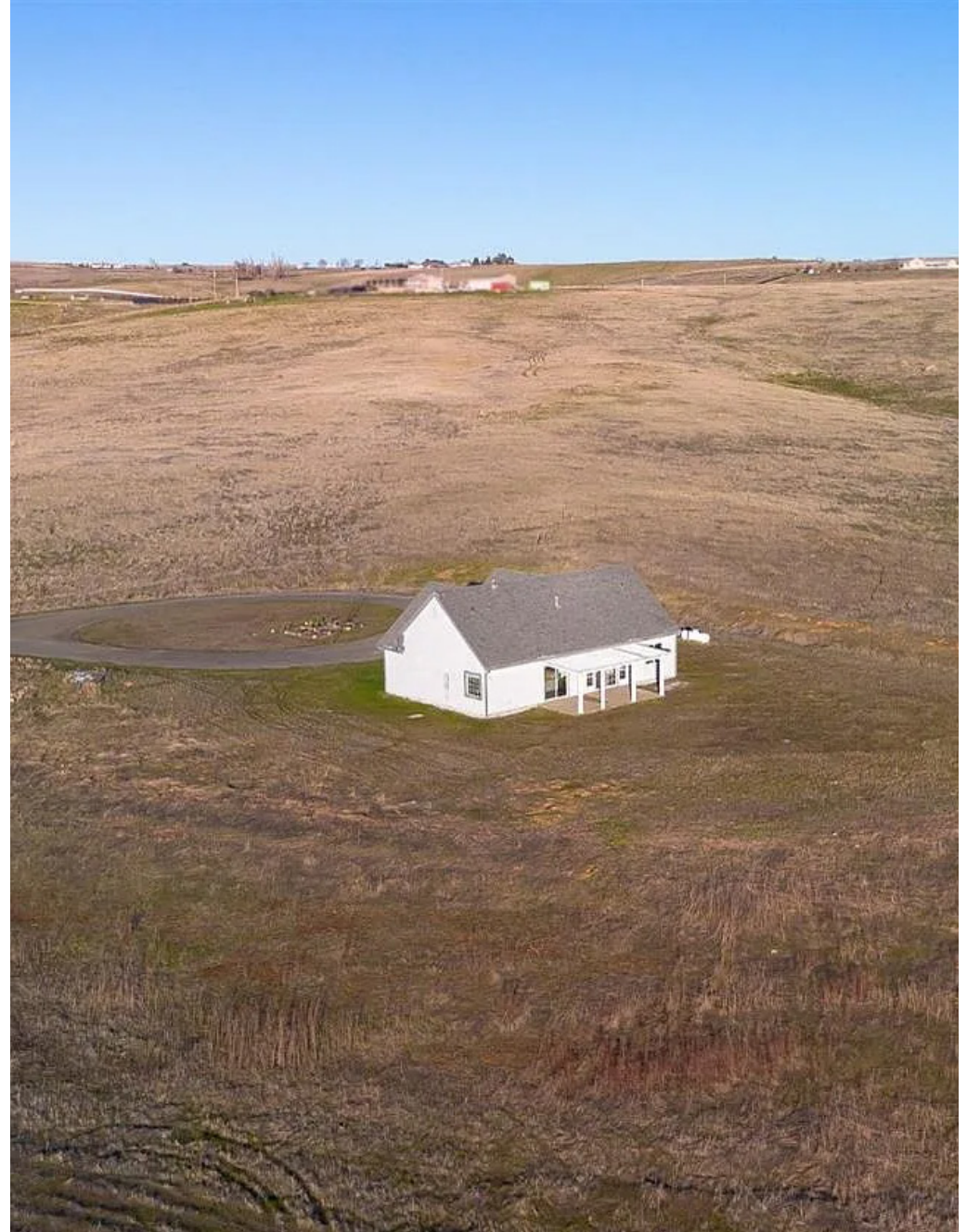


Potential investor approach:

Acquire the full 160-acre property and complete subdivision into four  $\pm 40$ -acre parcels. Sell parcels individually to capitalize on large-acre estate demand in the region or develop parcels into large estates.

Execution options include:

- Build required access road and finalize split
- Post bond and finalize split prior to road construction
- Sell parcels individually after subdivision
- Retain one parcel and sell remaining parcels
- Hold parcels for appreciation
- Build estate homes on select parcels





**SUBJECT PROPERTY**

Coulter Ln

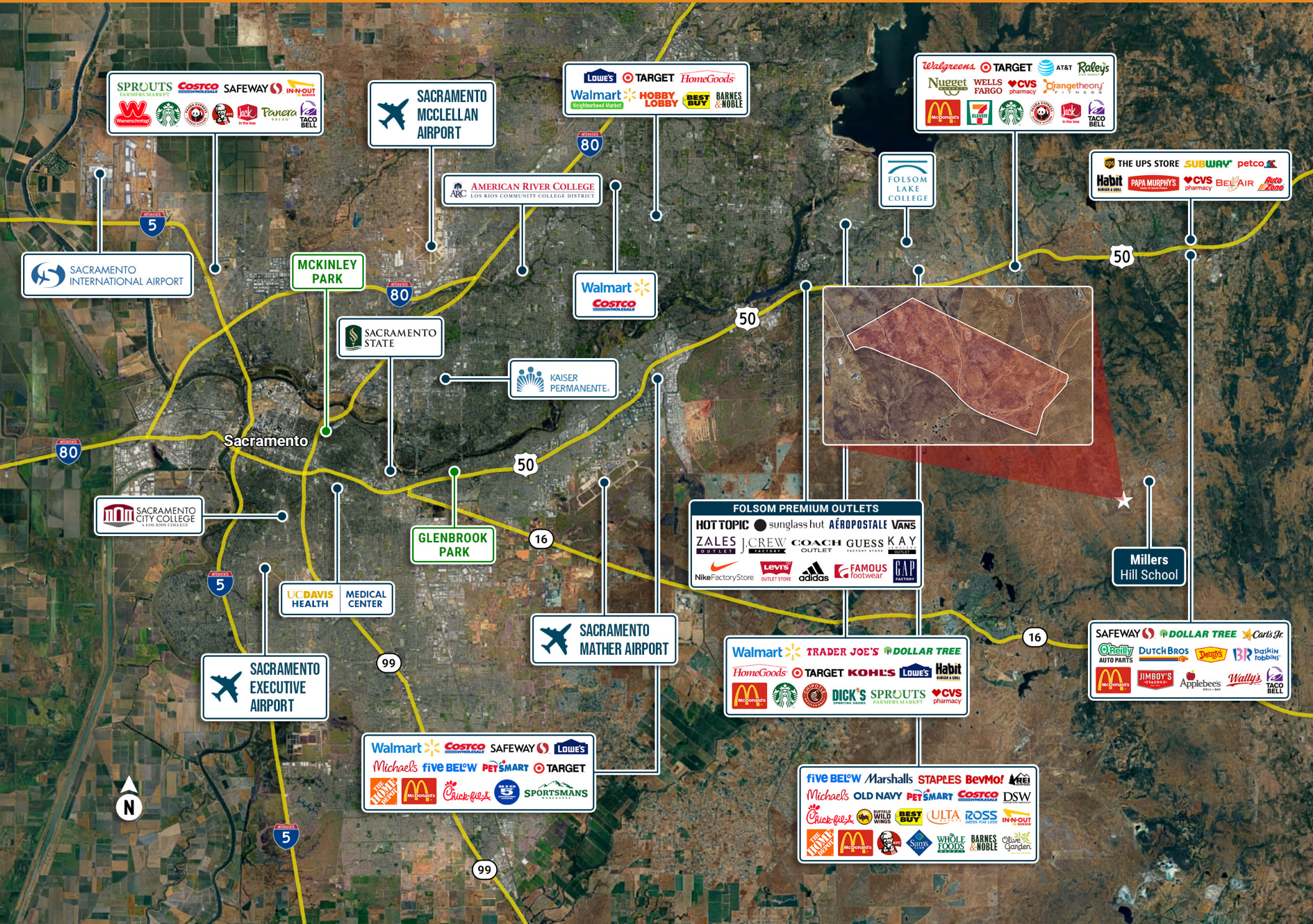
# AERIAL VIEW

4200 Coulter Ln, Shingle Springs, CA 95682



# AERIAL MAP

4200 Coulter Ln, Shingle Springs, CA 95682



## FINISH SUBDIVISION AND SELL RESULTING PARCELS WITHOUT IMPROVEMENTS

PROJECT ASSUMPTIONS	
Item	Assumption
Purchase Price	\$1,350,000
Estimated Parcel Count	4 Lots (40 Acres Each)
Estimated Value per Finished Vacant Lot (3)	\$450,000
Estimated Value per Finished Lot w/ Existing Home	\$900,000

GROSS SELLOUT	
Component	Amount
3 Vacant 40-Acre Lots @ \$450,000	\$1,350,000
1 Lot w/ Existing Home	\$900,000
<b>Gross Sellout</b>	<b>\$2,250,000</b>

ESTIMATED COSTS	
Cost Category	Amount
Entitlement & Improvement Costs	\$350,000
Holding & Soft Costs	\$100,000
<b>Total Costs (Excluding Purchase)</b>	<b>\$450,000</b>

PROJECT SUMMARY	
Metric	Amount
Purchase Price	\$1,350,000
Total Project Costs	\$450,000
<b>Total Project Cost</b>	<b>\$1,800,000</b>
Gross Sellout	\$2,250,000
<b>Estimated Profit</b>	<b>\$450,000</b>

POTENTIAL UPSIDE
<ul style="list-style-type: none"> <li>Premium view lot pricing</li> <li>Build-to-sell strategy</li> <li>Phased parcel sales</li> </ul>

## FINISH SUBDIVISION AND BUILD ESTATE HOMES

PROJECT ASSUMPTIONS	
Item	Assumption
Purchase Price	\$1,350,000
Estimated Parcel Count	4 Lots (40 Acres Each)
Estimated Value per Finished Lot w/ Existing Home	\$900,000

GROSS SELLOUT	
Component	Amount
1 Lot with Existing Home	\$900,000

PROJECT SUMMARY	
Metric	Amount
Purchase Price	\$1,350,000
Total Project Costs	\$450,000
<b>Total Project Cost</b>	<b>\$1,800,000</b>
Sell Lot with Existing Home	\$900,000
<b>Cost for 3 Estate Lots</b>	<b>\$900,000</b>
<b>Estimated Cost Per Lot for 3 Estate Lots</b>	<b>\$300,000</b>

ESTIMATED COSTS	
Cost Category	Amount
Entitlement & Improvement Costs	\$350,000
Holding & Soft Costs	\$100,000
<b>Total Costs (Excluding Purchase)</b>	<b>\$450,000</b>

POTENTIAL UPSIDE
• Additional Value Drivers
• Higher lot count potential
• Premium view lot pricing
• Build-to-sell strategy
• Phased parcel sales

Shingle Springs is located in El Dorado County and offers large acreage properties within convenient proximity to El Dorado Hills and surrounding communities. The area is known for estate-style parcels, rural privacy, and continued demand for large land holdings.

The property is positioned approximately:

- 10 minutes to El Dorado Hills
- Near Latrobe and surrounding estate communities
- Within driving distance of regional amenities
- Established demand for 40-acre estate parcels

The location supports both land investors and estate parcel buyers.



# EXISTING IMPROVEMENTS (INCIDENTAL) 4200 Coulter Ln, Shingle Springs, CA 95682

The property includes an existing single-family residence. The home is considered incidental to the land investment and shall remain with one parcel after subdivision.

- Approx. 1,200 SF residence
- 2 bedrooms, 2 bathrooms, plus den
- Built in 2002
- 3-car garage
- Interior upgrades completed
- Remains with one subdivided parcel

The primary value of the offering is the land and subdivision potential.









Comparable 40-acre parcels in the Shingle Springs and Latrobe markets support strong demand for large estate acreage and provide pricing context for the potential subdivision.

## COMPARABLE PARCEL ACTIVITY

### TWO ADJOINING 40-ACRE PARCELS

- Listed at \$450,000 and \$365,000
- MLS: 225151948 & 225140942

Note: The \$365,000 parcel reflects bankruptcy conditions and rough, unpaved access, indicating below-market pricing.

### SETTLER'S TRAIL – 40 ACRES

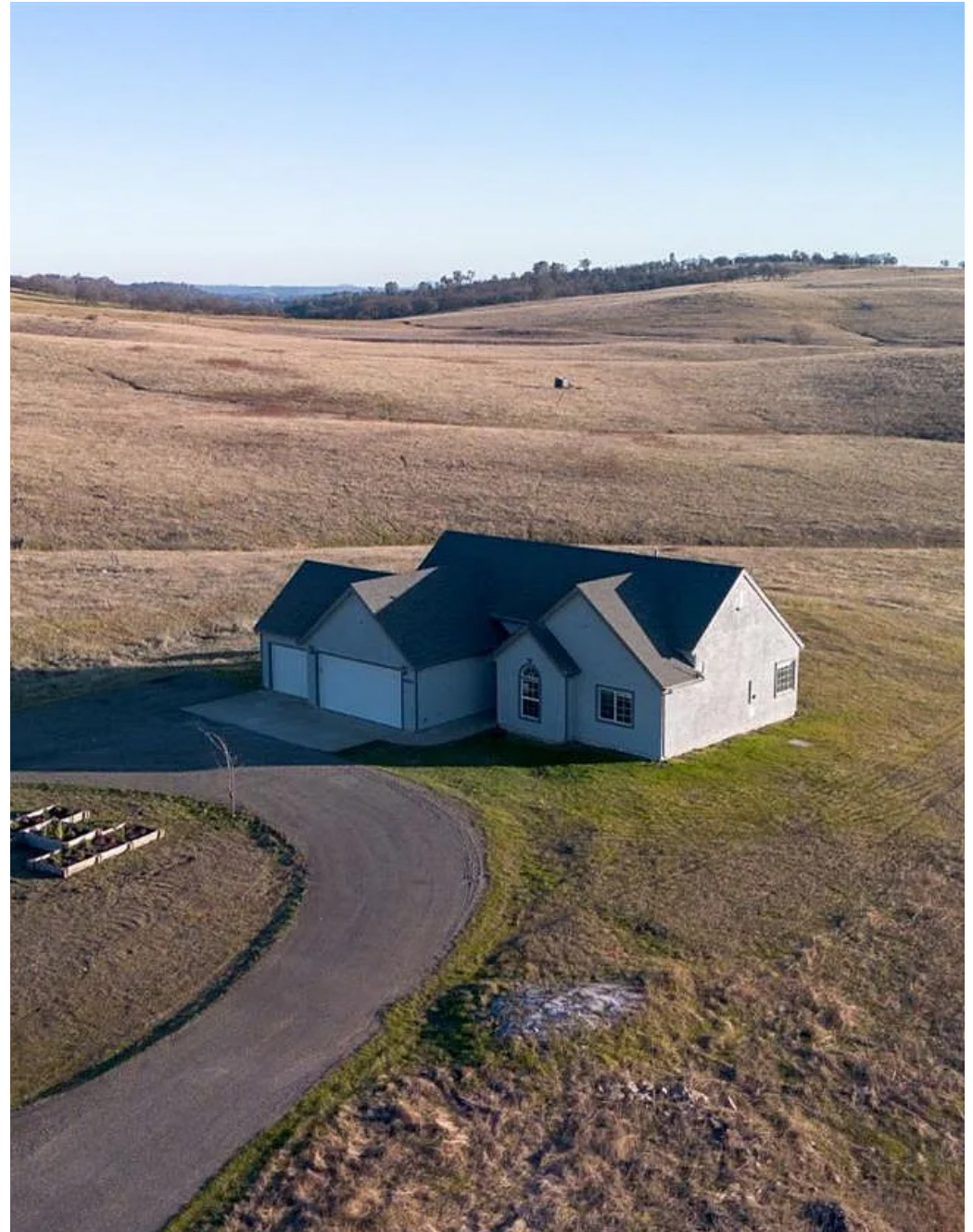
- Listed at \$450,000
- MLS: 226028796

Recently in escrow and returned to market, demonstrating active buyer demand for similar acreage.

### 5520 MOTHER LODGE DRIVE, PLACERVILLE – 40 ACRES

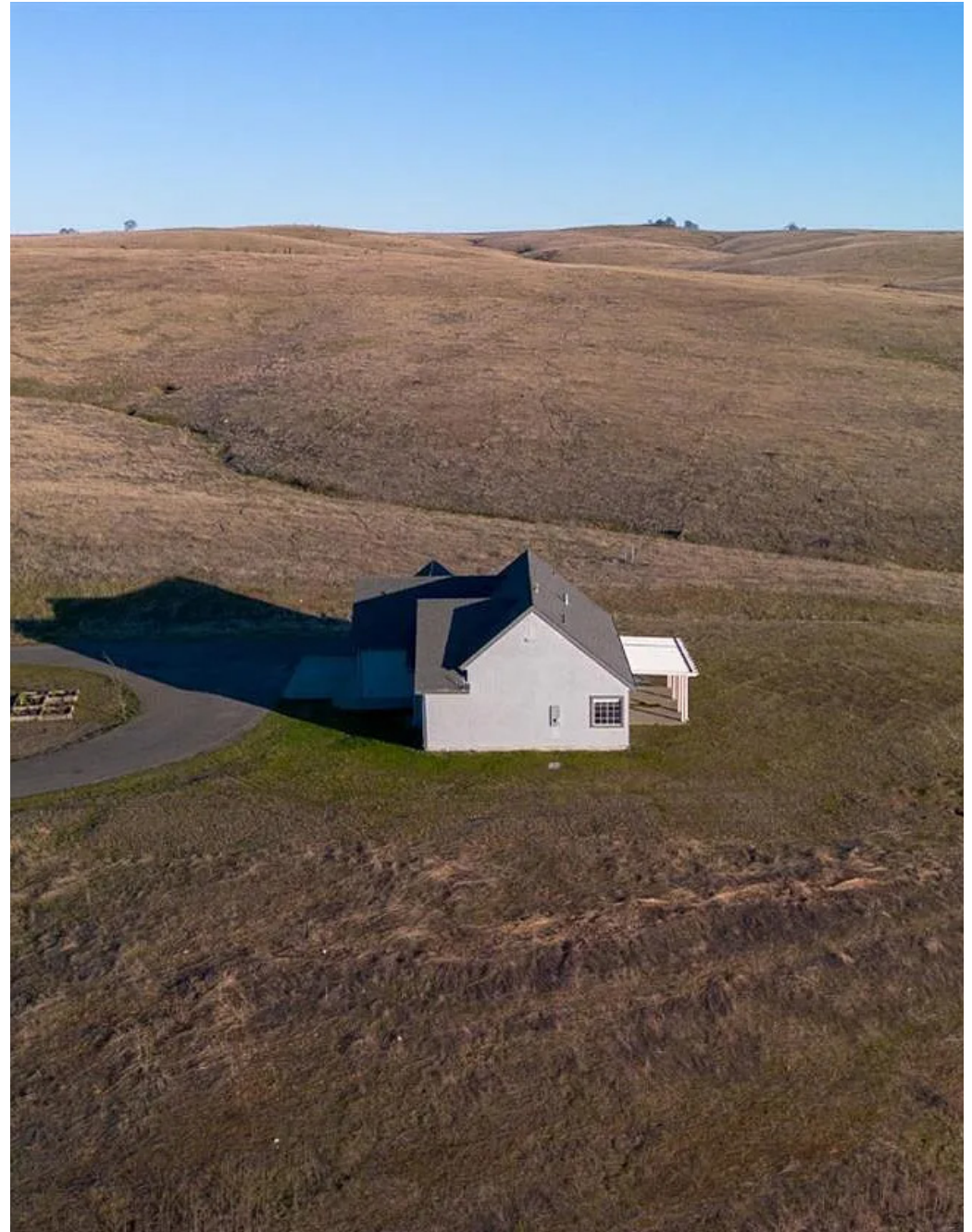
- Listed at \$900,000 (with residence)
- MLS: 226000278

Approximate distance to El Dorado Hills similar to subject property. Pending after 6 days on market, indicating strong absorption.



- Area of \$1-2M estate homes
- 40-acre vacant parcels trading near \$450,000
- Discounted sales reflect access or condition limitations
- Improved parcels with residences commanding premium pricing
- Strong buyer demand for large-acre estate parcels
- Rapid absorption for well-located 40-acre properties

These comparable transactions support the viability of subdividing the subject property into four ±40-acre parcels and marketing them individually.



# 4200 COULTER LN

SHINGLE SPRINGS, CA 95682

*±160.25 ACRES – SUBDIVISION OPPORTUNITY*



*Marketed By:*

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