

FOR SALE
Development Opportunity
+/- 30 AC Land Available

**3714 Riego Road
Elverta, CA 95626**



PDF

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INVESTMENT OVERVIEW

PDF powered by eXp Commercial is pleased to present this +/- 30 AC of Agricultural Land for sale at 3714 Riego Road, Elverta, CA within Sutter County. This site is located just minutes from Sacramento International Airport and Downtown Sacramento, and is within the path of many future development projects. The property is strategically positioned to provide easy access to Interstate 80, Interstate 5, and Highway 99.

Zoning: AG

PROPERTY HIGHLIGHTS

- Purchase Price: \$4,795,956
- +/- 30 AC Opportunity Available for Sale
- Large Lot which provides ample space for various development opportunities
- Potential Rezoning Opportunity to Industrial - Directly Next Door to Sundance Storage
- Short Distance to Interstate 80, Interstate 5, and Highway 99 ensuring efficient transportation
- Within the Path of Many Surrounding Future Development Projects - Expected Population Increase of Approximately 9% in the next 5 Years
- Approximately 10 miles from Sacramento International Airport
- Zoning: AG (Sutter County)
- Parcel Number: 035-260-010



AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS
Population	400	1,868
Households	141	623
Median Age	39.50	40.10
Median Household Income	\$119,642	\$105,416
Daytime Employees	45	1,161
Population Growth 2023-2028	▲ 9.00%	▲ 3.96%
Household Growth 2023-2028	▲ 9.22%	▲ 4.01%

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
Base Line Rd - 2022	N/A	4,815	0.27 Miles
Pleasant Grove Rd - 2022	W. Riego Rd N	1,156	0.45 miles



SURROUNDING AREA MAP



LOCATION OVERVIEW

Sacramento, California

Located approximately 75 miles northeast of San Francisco and 385 miles north of Los Angeles, the Greater Sacramento Region is known as one of the most vibrant areas in all of California and consists of El Dorado, Placer, Yolo, and Sacramento Counties. The Sacramento region's population currently exceeds 2.3 million, making it the 26th largest Metropolitan Statistical Area in the United States. In the past 15 years, the population has grown an average of 39,000 residents per year, or approximately 2% annually. It is projected that the population will increase by more than 5.9% during the next five years. Sacramento serves as the state capital of California and is located at the center of one of the world's richest agricultural regions.



FOR MORE INFORMATION

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