

FOR SALE

GREAT MIXED USE OPPORTUNITY OR PROFESSIONAL OFFICE

*±4.04 Acres of Commercial Land
Zoned CPD-DR*

CAMERON PARK, CA

SUBJECT
PROPERTY

HACIENDA RD

PALMER DR

CAMERON PARK DR



65,700+ VEHICLES
Average Daily Traffic



KIDDER.COM

km Kidder
Mathews

±4.04 AC OF COMMERCIAL LAND AVAILABLE IN CAMERON PARK, CA



SUBJECT PROPERTY



Offered at \$795,000

APN# 083-500-004-000

Near flat grassland & scattered oak trees

Lot fronts to Cameron Park Dr & Hacienda Rd

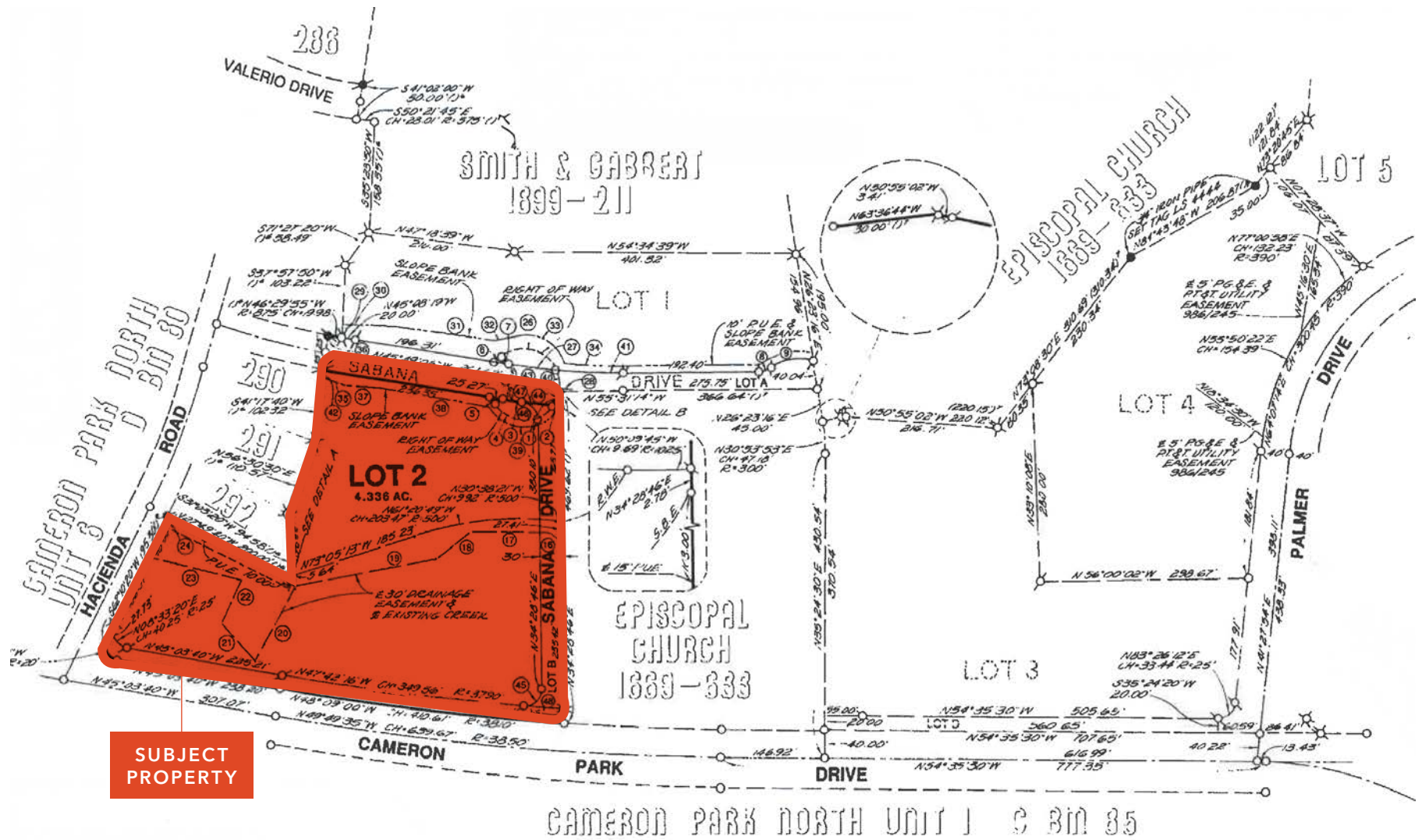
Water/sewer on the street

Zoning allows various possibilities

Great development opportunity for wide variety of uses such as:

- Apartments/commercial mixed use
- Professional office
- Senior housing/commercial mixed use
- And more...

PARCEL MAP



**SUBJECT
PROPERTY**



CAMERON PARK
MIXED-USE OPPORTUNITY

Near-flat grassland with scattered mature oak trees. Lot fronts Cameron Park Dr and Hacienda Rd, offering excellent visibility and access in a highly desirable location.

Property Overview

This premier approximately 4.04-acre commercial parcel is exceptionally positioned along Cameron Park Drive in Cameron Park, California. Located just one-third of a mile from Highway 50, the property offers a unique development opportunity within a highly active commercial and residential hub. A standout feature of the site is a scenic natural creek running through the project area. To significantly reduce developer risk and uncertainty, the offering includes a robust due diligence package consisting of 16 comprehensive planning reports dated from 2020. These essential documents include an El Dorado County pre-application review, a traffic impact study report, an oak tree assessment, and a full site survey. Prepared in connection with a proposed mixed-use development featuring multi-family residential and two commercial buildings, this extensive groundwork provides a clear roadmap. This is an unmatched opportunity for a forward-thinking developer to immediately take the reins of a mixed-use, medical, or professional office project with in-depth, pre-existing knowledge of the land.

Flexible Development Potential:

Currently zoned CPO. Ideal for a mixed-use development

Unbeatable Location & Access:

Situated just 1/3 mile from US Highway 50 along the primary thoroughfare of Cameron Park Drive.

Dynamic Retail Synergy:

Directly adjacent to the Goldorado Shopping Center. Nearby corporate tenants include Bel Air Grocery, CVS, Wells Fargo, Habit Burger, Starbucks, McDonald's, and Anytime Fitness.

Thriving Neighborhood Infrastructure:

Surrounded by strong medical and residential anchors, including the El Dorado Community Health Centers, Marshall Medical Center, Ponte Palmero Retirement Community, and high-end residential neighborhoods, and the Cameron Park Country Club.

WHAT *CAMERON* *PARK* HAS TO OFFER

Cameron Park is a vibrant community offering a well-rounded lifestyle. Local amenities include a public library, community center with gymnasium, swimming pool, meeting rooms, and programs for all ages. Families will appreciate access to area schools, including elementary, middle, and high school options all within approximately 3.9 miles of the property.

Recreation enthusiasts can join the Cameron Park Country Club, featuring an 18-hole golf course and private memberships, or utilize the local airport that serves small aircraft.

The Cameron Park Community Services District and Fire Department host the annual Summer Spectacular, a popular Fourth of July celebration featuring fireworks over the lake—visible right from homes on the property. Residents can also enjoy other community traditions, including the annual Easter Egg Hunt, adding to the neighborhood's appeal year-round.

HISTORY OF CAMERON PARK

Cameron Park was originally founded in the 1960s by Larry Cameron. In its early years, subdivisions of vacant lots were created and sold to individual buyers. Over the past six decades, homes have been built on these lots, resulting in a charming mix of new and older residences that gives Cameron Park its distinct character and enduring appeal.

As the community grew, tract home developments were later introduced by builders to meet the increasing demand for housing in the area. Today, Cameron Park features a diverse blend of residential neighborhoods, along with commercial shopping centers, medical facilities, offices, and laboratories, making it a well-balanced and thriving community.

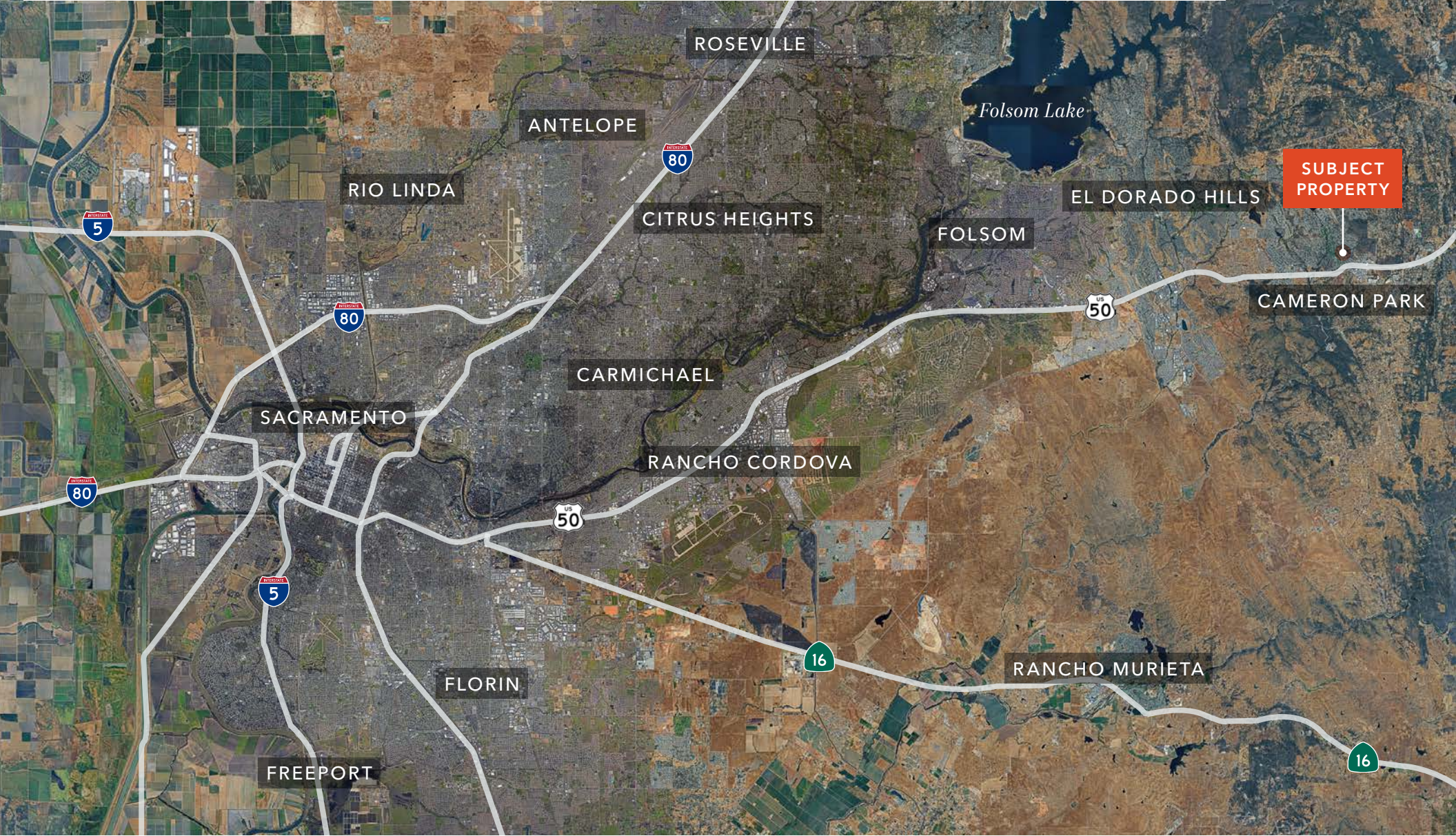
HACIENDA RD & COUNTRY CLUB DR



CAMERON PARK LAKE

SUBJECT PROPERTY

HACIENDA RD & COUNTRY CLUB DR



HACIENDA RD & CAMERON PARK DR

Exclusively listed by

TOM CONWELL
Kidder Mathews
916.751.3626
tom.conwell@kidder.com

LIC N° 01394155

KIDDER.COM

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