



Elsie Gardens

30-LOT SFR DEVELOPMENT OPPORTUNITY

7508-7514 ELSIE AVENUE · SACRAMENTO, CALIFORNIA

\$3,600,000

\$120,000 PER APPROVED TENTATIVE LOT

30

APPROVED TENTATIVE LOTS

4.42±

ACRES PER ASSESSOR

RD-7

ZONING

Private Streets

GATED ENTRY PER APPROVED PLANS

\$3,600,000
OFFERING PRICE

\$120,000
PER APPROVED TENTATIVE LOT

RD-7
ZONING

30
APPROVED TENTATIVE LOTS

An approved 30-lot subdivision, 200 feet off Stockton.

Elsie Gardens is a 30-lot residential subdivision on three contiguous parcels totaling approximately 4.42 acres per Assessor records, in unincorporated Sacramento County roughly 200 feet east of Stockton Boulevard. All three parcels are zoned **RD-7 single-family residential** — no rezone is required to implement the plan.

An approved tentative subdivision map carries the 30-lot layout, supported by a Special Development Permit and Design Review approved concurrently in January 2022. A preliminary civil improvement plan set by Area West Engineers covers grading, three private streets, sewer, water and fire service, storm drainage, street lighting and a masonry perimeter wall. County application materials identify July 25, 2026 as the prior tentative-map expiration date; Extension of Time application PLNP2026-00109 was filed June 5, 2026 and remains pending.

PROPERTY FACTS

ADDRESS	7508-7514 Elsie Avenue, Sacramento, CA
APN	115-0061-004 · -005 · -044
JURISDICTION	Sacramento County, unincorporated
ZONING	RD-7 — Single-Family Residential
ENTITLEMENTS	Tentative Map, SDP, Design Review · PLNP2016-00356
ACREAGE	4.42+ acres per Assessor records

Gross acreage per tentative map to be confirmed by survey
HARP SAINI · 916-888-9877 · HARP@SAINIREALTY.COM · DRE# 02165868



SITE LOOKING WEST TOWARD THE STOCKTON BOULEVARD COMMERCIAL FRONTAGE

WHY IT TRADES

Zoned RD-7 single-family across all three parcels. No rezone required.	Entitled Board-approved 30-lot tentative map with Special Development Permit. Extension of time pending.
Drawn Preliminary civil set in County review — pre-development time already spent.	Serviced Sewer, water, electric and telecom in Elsie Avenue. All-electric project per adopted mitigation.
Level Generally level site across three contiguous parcels.	Right-sized Thirty lots suits a regional builder without master-plan overhead.



PARCEL BOUNDARY — THREE CONTIGUOUS APNS, APPROXIMATE ILLUSTRATION ONLY



SOUTHERN PORTION, LOOKING TOWARD THE ELSIE AVENUE FRONTAGE

Level, cleared, and shovel-ready.

Thirty lots run along three private streets south of a single entry on Elsie Avenue. Bioretention basins and a common park occupy the southern boundary, with open-space parking for guests. The site is a generally level, irregularly configured assemblage of three contiguous parcels.

CHARACTERISTICS

TOPOGRAPHY	Generally level
SITE CONDITION	Vacant; former residences removed
PAD ELEVATIONS	33.83 – 34.60
EARTHWORK	Near-balanced per preliminary grading plan
BEARING CAPACITY	2,500 PSF
ENTRY DRIVEWAY	45' Type A
PERIMETER WALL	Grouted CMU per approved revisions Height per PLNR2023-00147 — confirm with plans
PRIVATE STREETS	Three

SURROUNDING USES

NORTH	Elsie Ave · residential beyond
WEST	Retail fronting Stockton Blvd
SOUTH	Commercial truck & trailer yard
EAST	Vacant land · residential

Site condition. Seller has advised that the former residences at 7508 and 7514 Elsie Avenue have been removed. County Assessor records still reflect improvement value on APNs 115-0061-004 and -005. Buyer to independently verify demolition permitting, hazardous-materials clearance, utility and septic abandonment, and the presence of any undocumented fill.

THE SAINI REALTY · HOMESMART PV & ASSOCIATES

Where the approvals stand.

Zoning is in place and the 30-lot tentative map, Special Development Permit and Design Review were approved by the Board of Supervisors in January 2022. An Extension of Time is pending. A buyer is acquiring entitlement and engineering, subject to that extension.

APPROVAL	CONTROL NO.	STATUS
Community Plan Amendment	PLNP2016-00356	Approved Jan 25, 2022
Rezone (SC + RD-5 → RD-7)	Ord. SZC-2022-0001	Adopted
Zoning Ordinance Amendment	Ord. SZC-2022-0002	Adopted
Tentative Subdivision Map	PLNP2016-00356	Approved; extension pending
Special Development Permit	PLNP2016-00356	Approved; validity being confirmed
Design Review	PLNP2016-00356	Approved
Major Design Review, 4 model homes	DRCP2022-00126	Closed May 31, 2023
Substantial Compliance rev. 1	PLNR2023-00147	Closed
Substantial Compliance rev. 2	PLNR2025-00103	Close pending
Extension of Time	PLNP2026-00109	Filed June 5, 2026 · pending
BUILDING PERMITS	None identified in Sacramento County online permit records as of August 1, 2026. Buyer to verify.	
IMPROVEMENT PLANS	Preliminary · 3rd submittal Not approved for construction	
SWPPP / WDID	5S34C403945 · per plans, not County-confirmed	

Zoning confirmed. All three parcels carry Sacramento County's RD-7 single-family residential designation. No rezone is required to implement the 30-lot plan, and the density is consistent with the approved map.

Tentative map – extension pending. County application materials identify July 25, 2026 as the prior tentative-map expiration date. Extension of Time application PLNP2026-00109 was filed June 5, 2026 and remains pending with Sacramento County. Purchasers should confirm the current status of the tentative map and all associated approvals directly with the County before removing contingencies.

Special Development Permit. The approved 30-lot layout relies on the Special Development Permit issued under PLNP2016-00356, which granted reductions to minimum lot area, lot width and setback standards. The permit contains a lapse provision. Written County confirmation of the current validity of the Special Development Permit and all associated approvals has been requested and will be provided to purchasers when received.

Victory Avenue Neighborhood Preservation Area. Ordinance SZC-2022-0002, adopted with the 2022 project approvals, removed APNs 115-0061-004 and -005 from the Victory Avenue NPA boundary. County GIS and the published ordinance library have not been updated to reflect that amendment. Written County confirmation has been requested; purchasers should verify current applicability independently.

Approval history, control numbers and status are drawn from County application materials, adopted ordinances and consultant documents. County correspondence obtained to date is preliminary and general; an official determination follows formal application or a pre-application meeting. Purchasers should confirm every item above with Sacramento County Planning & Environmental Review and County Engineering before removing contingencies.

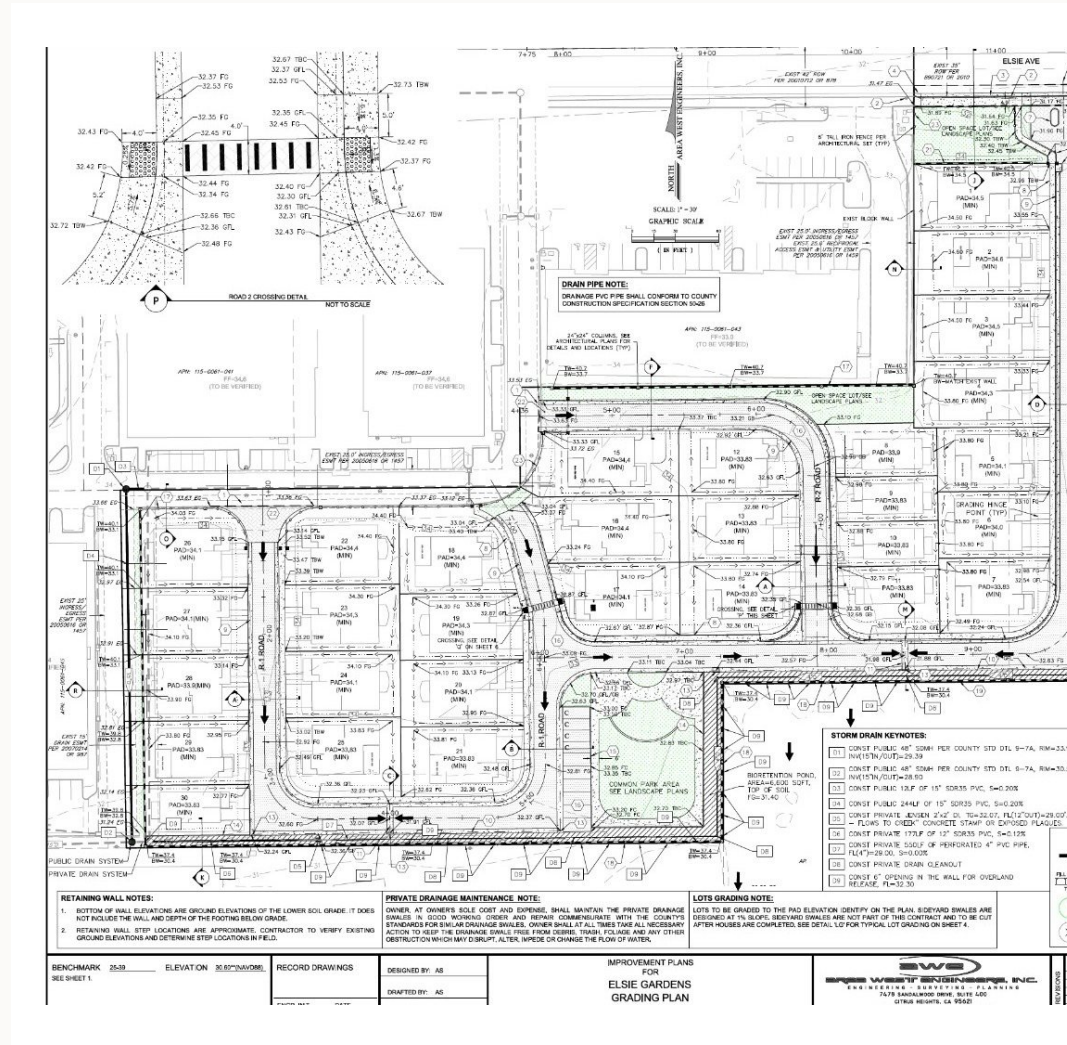
Thirty lots, three private streets, one gated entry.

The layout shown is carried on the approved tentative subdivision map under PLNP2016-00356 and reflected in the preliminary civil set. Lots front three private streets running south from a single controlled entry on Elsie Avenue, with the bioretention basin and common park along the southern boundary.

LAYOUT SUMMARY

RESIDENTIAL LOTS	30 approved tentative lots
STREET NETWORK	Three private streets
ACCESS	Single gated entry on Elsie Avenue
ENTRY DRIVEWAY	45' Type A · Sta 11+46.45
OPEN SPACE	Common park, southern boundary
DRAINAGE	Bioretention basin, southern boundary
GUEST PARKING	Open-space parking per plan
PERIMETER	Grouted CMU wall per approved revisions

Controlling document. The approved tentative map and its conditions of approval control the lot layout, lot dimensions and lot count. The civil set shown here is preliminary and has not been approved for construction. Both documents are available in the data room; purchasers should confirm the approved lot count and dimensions against the map's conditions of approval.



LOT LAYOUT PER THE PRELIMINARY AREA WEST CIVIL SET · JOB 20018 · JUNE 2024

Preliminary grading and earthwork.

The preliminary grading plan sets thirty pads across a generally level site. Perimeter walls, private drainage and the Elsie Avenue driveway are drawn to County standard details.

EARTHWORK & PADS

PAD ELEVATIONS	33.83 – 34.60
RESIDENTIAL PADS	30 lots
ASSUMED STRIP DEPTH	0.25 ft
BENCHMARK	30.60' NAVD88
NEW AC PAVING	±34,040 SF
PAVING SECTION	3" AC / 8" AB

WALLS & FRONTAGE

MASONRY PERIMETER WALL	260 + 640 LF
	Height per approved revision PLNR2023-00147
STRUCTURAL BLOCK WALL	80 LF
TYPE 1A CURB & GUTTER	2,060 LF
TYPE 2 CURB & GUTTER	1,170 LF
ENTRY DRIVEWAY	45' Type A · Sta 11+46.45

The preliminary grading plan was developed toward a near-balanced earthwork condition on an assumed 0.25 ft stripping depth. Final stripping depth, shrinkage, consolidation, import/export quantities and costs remain subject to contractor, civil engineering and geotechnical verification. The project geotechnical report is dated December 31, 2021 and predates removal of the former residences.

STORM DRAINAGE

- **Bioretention pond** ±6,000 SF, top of soil FG 31.40, at the southern boundary.
- **Public 48" SDMH** per County Std Dtl 9-7A; overland release to an existing 48" manhole.
- **Perforated 4" PVC** underdrain at 550 LF, S=0.00%, plus 12" and 15" SDR-35 collectors.
- **"No Dumping – Flows to Creek"** plaques cast at each drainage inlet.

REQUIRING SEPARATE SUBMITTAL

- **Private access gate** — separate County permit plus a plan submittal to Sacramento Metro Fire.
- **Private underground fire service** — separate submittal from the installing contractor.
- **Sewer access permit** for the tie-in at Station 7+27.29, ten business days for review.
- **Homes over 3,600 SF** under roof require a Fire District Certificate of Release.



NORTHERN BOUNDARY AT THE ELSIE AVENUE FRONTAGE

What a buyer takes on.

The obligations below are drawn from the 2022 conditions of approval, the adopted mitigation monitoring program and the preliminary civil set. They are summarized for orientation only and are not a substitute for a full review of the conditions.

ENTITLEMENT & MAPPING

- **Final map** processing and recordation.
- **Access and easements.** Condition 27 requires private access easements from the commercial properties to the west and north. These have not been confirmed as recorded.
- **Title review.** Purchaser to review all exceptions, easements and encumbrances on receipt of preliminary title.
- **Demolition status.** Permitting and clearance documentation for the former residences to be verified.

INFRASTRUCTURE & CONSTRUCTION

- **Elsie Avenue frontage improvements** per County standards.
- **Private streets, private drainage** and perpetual private maintenance. An HOA or comparable entity will be required.
- **Sewer, water, drainage and fire infrastructure** to agency standards, subject to final approval.
- **All-electric construction.** Natural gas infrastructure is prohibited; each home EV-ready to CALGreen Tier 2 per Mitigation Measure F.
- **Air-quality mitigation** per Conditions 84–87: MERV-13 HVAC, receptor placement, and no bedroom windows facing south or west. These constrain floor plan selection.

FEES, ENVIRONMENTAL & FLOOD

- **Quimby park in-lieu fees** (Condition 72).
- **Sewer impact fees** (Condition 39).
- **SSHCP habitat fees.**
- **Southgate Landscaping & Lighting Assessment District** – consent to inclusion required (Condition 73).
- **Environmental.** Buyer to obtain a Phase I Environmental Site Assessment. The site adjoins commercial truck and fuel uses.
- **Flood.** The site lies within a Flood Combining Zone and the drainage design includes an overland release path running south. Buyer to obtain an NHD report and a FEMA determination.

Conditions of approval, the mitigation monitoring and reporting program, fee schedules and agency requirements are available in the data room. Amounts, timing and applicability change over time and must be confirmed with Sacramento County and the applicable service agencies before removing contingencies.

Proposed infrastructure per preliminary civil plans.

SANITARY SEWER	Proposed improvements coordinated with Sacramento Area Sewer District
DOMESTIC WATER	Proposed improvements coordinated with California American Water
FIRE PROTECTION	Proposed hydrants and private fire-service improvements, subject to Sacramento Metro Fire approval
STORM DRAINAGE	Proposed drainage and bioretention improvements, subject to County approval
ELECTRIC	Proposed underground service and street lighting coordinated with SMUD
ENERGY	All-electric project. Natural gas infrastructure prohibited per adopted Mitigation Measure F. Each home EV-ready to CALGreen Tier 2.
TELECOMMUNICATIONS	Utility coordination shown in preliminary plans

Utility availability, capacity, precise connection locations, easements, relocation requirements, fees and final agency approvals remain subject to purchaser verification.

STORMWATER

The post-construction plan targets **100.9 LID points** against the County's Stormwater Quality Design Manual through preserved trees, interceptor trees, and amended soil and mulch beds. All lots use disconnected roof downspouts to vegetated strips. Final credit is subject to County review of the approved plan set.

MAINTENANCE

Interior streets, private drainage and bioretention basins are privately maintained in perpetuity. An HOA or comparable entity will be required.



ADJOINING COMMERCIAL FRONTAGE AND PRIVATE DRIVE ALONG THE EASTERN BOUNDARY

South Sacramento, off the arterial.

The site sits roughly 200 feet east of Stockton Boulevard, a principal north-south arterial carrying retail, grocery, medical office and regional transit. Highway 99 is a short drive west, connecting north to downtown Sacramento and south to Elk Grove.

Immediate frontage is established neighborhood retail and service commercial, with single-family housing directly north across Elsie Avenue. Jack in the Box, Denny's, Crab City, AB Indian Cuisine, Shalimar Grill and Kabab N Chutney all sit within a short walk, with a Chevron and ExtraMile at the corner itself.

DRIVE TIMES & DISTRICT

HIGHWAY 99	±0.5 mi
KAISER PERMANENTE SOUTH SAC	±0.7 mi
FLORIN TOWNE CENTRE	±1.9 mi
SCHOOL DISTRICT	Elk Grove Unified

GROCERY & RETAIL

GROCERY OUTLET	±0.3 mi
COSTCO WHOLESALE	±0.4 mi
FOODS CO	±1.2 mi
WALMART SUPERCENTER	±2.0 mi

FUEL & CONVENIENCE

CHEVRON · EXTRAMILE	±0.1 mi
SINCLAIR · TRUCK STOP	±0.2 mi
TAJ SUPERMARKET	±0.2 mi
SACRAMENTO FIRE STA. NO. 7	±0.9 mi

SCHOOLS & CHILDCARE

HAPPY TIME PRESCHOOL	Adjacent east
ANNA KIRCHGATER ELEMENTARY	±0.7 mi
DAVID REESE ELEMENTARY	±1.3 mi
ISABELLE JACKSON ELEMENTARY	±1.3 mi

Distances are approximate straight-line measurements and should be independently verified.



SITE LOCATION AND SURROUNDING SERVICES · IMAGERY ©2026 AIRBUS, MAXAR TECHNOLOGIES · MAP DATA ©2026 GOOGLE

PROPERTY IMAGES

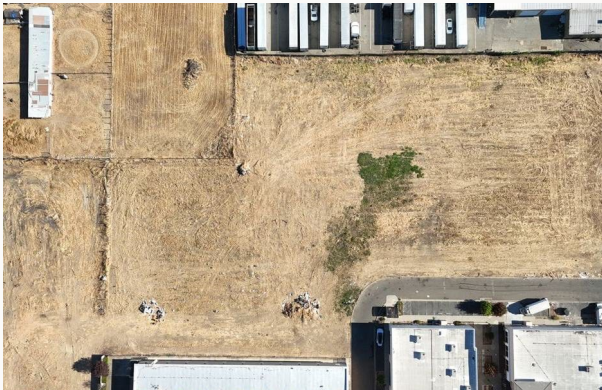
ELSIE GARDENS · \$3,600,000



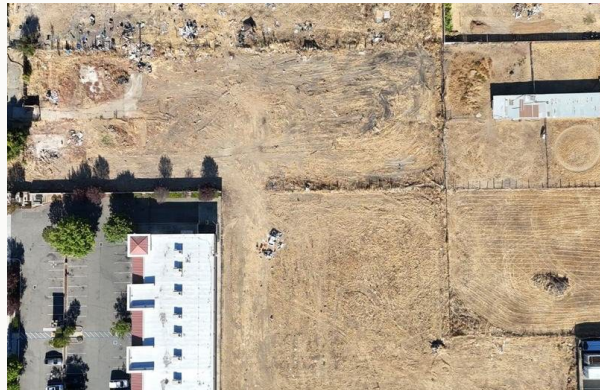
ELSIE AVENUE FRONTAGE — RESIDENTIAL NEIGHBORHOOD DIRECTLY NORTH OF THE SITE



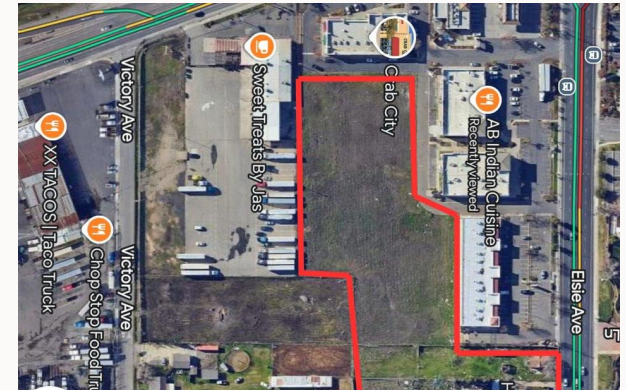
ADJOINING COMMERCIAL CONTEXT ALONG THE WESTERN AND SOUTHERN BOUNDARIES



SOUTHERN BOUNDARY



NORTHERN BOUNDARY



SITE BOUNDARY AGAINST THE ELSIE AVENUE RETAIL FRONTAGE

Parcel boundaries shown on aerial photography are approximate illustrations only and are not a survey.

What's in the data room.

DOCUMENTS

TENTATIVE MAP & CONDITIONS OF APPROVAL	Available
2022 BOARD APPROVAL RECORD	Available
SPECIAL DEVELOPMENT PERMIT	Available
DESIGN REVIEW · DRCP2022-00126	Available
MITIGATED NEGATIVE DECLARATION / MMRP	Available
PLNP2026-00109 EXTENSION PACKET	Available
PLNR2023-00147	Available
PLNR2025-00103	Available
CIVIL IMPROVEMENT PLANS	Available
	Preliminary — not for construction
WALL STRUCTURAL DETAILS	Available
LANDSCAPE PLANS	Available
ARCHITECTURAL PLANS	Available
AERIAL PHOTOGRAPHY	Available
PRELIMINARY TITLE	Pending

Full package released on execution of a confidentiality agreement.

CONSULTANT TEAM

CIVIL ENGINEERING	Area West Engineers, Inc.
ENGINEER OF RECORD	Andrei Sapun, PE 83438
GEOTECHNICAL	ARA Engineering Company
STRUCTURAL	Caruso Turley Scott Inc.
JOB NUMBER	20018 · June 2024

OFFER PROCESS

- Offers in writing with proof of funds or lender commitment.
- State price, deposit, diligence period, closing timeline and contingencies.
- Site access by appointment only.
- Seller may accept, counter or reject any offer.



Harp Saini

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Agent DRE# 02165868

Broker DRE# 01400749

The Saini Realty

Harp Saini is a licensed California real estate agent operating as The Saini Realty under HomeSmart PV & Associates, serving Sacramento, Elk Grove, Roseville, Antelope and the surrounding Central Valley. His practice centers on new construction and land, working directly with regional builders, developers and land investors on site acquisition, disposition and lot-take structures. He is the exclusive listing agent for Elsie Gardens and the single point of contact for offers, site access and data-room credentials.

OFFER SUBMISSION

- Submit letters of intent and offers in writing by email to harp@sainirealty.com.
- Include price, deposit, diligence period, closing timeline, contingencies, and proof of funds or lender commitment.
- Identify the purchasing entity and any assignment intent.
- Seller may accept, counter or reject any offer, and may withdraw the property at any time.

DATA-ROOM ACCESS

- Request access by email; a confidentiality agreement will be issued for signature.
- The full document package is released on execution of that agreement.
- Site visits are by appointment only and must be scheduled through the listing agent.
- Direct contact with the seller, County staff or consultants on behalf of the seller is not authorized.

Agent DRE# 02165868 · Broker DRE# 01400749 · HomeSmart PV & Associates · MetroList® Services, Inc.

CONFIDENTIALITY & DISCLAIMER

Elsie Gardens

7508-7514 ELSIE AVENUE · 30 APPROVED TENTATIVE LOTS ON 4.42± ACRES · \$3,600,000

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Saini Realty and HomeSmart PV & Associates and should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. This memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Neither the broker nor the seller has made any investigation, and neither makes any warranty or representation with respect to entitlement status, zoning, permitted density, development costs, agency fees, engineering data, the presence or absence of contaminating substances, or compliance with local, state and federal regulations.

All acreages, lot counts, dimensions and elevations referenced are approximate and drawn from third-party consultant documents that have not been independently verified. Parcel boundaries shown on aerial photography are approximate illustrations only and are not a survey. The improvement plan set referenced herein is preliminary and had not received final agency approval as of the date of this memorandum.

Neither broker nor seller has conducted an environmental site assessment. Purchasers should obtain a Phase I Environmental Site Assessment and independently investigate site conditions, including any undocumented fill associated with prior demolition.

PLNP2016-00356 approved a 30-lot tentative subdivision map and associated approvals, including a Special Development Permit and Design Review, by action of the Sacramento County Board of Supervisors on January 25, 2022. County application materials identify July 25, 2026 as the prior tentative-map expiration date. Extension of Time application PLNP2026-00109, filed June 5, 2026, remains pending. The current validity of the tentative map, the Special Development Permit and all associated approvals should be independently confirmed with Sacramento County. County approval records and current parcel/GIS records appear inconsistent regarding the current Victory Avenue Neighborhood Preservation Area boundary; Ordinance SZC-2022-0002 removed APNs 115-0061-004 and -005 from that boundary. No building permits were identified in Sacramento County online permit records as of the date of this memorandum.

Information is deemed reliable but not guaranteed and should be independently verified. All prospective purchasers must take appropriate measures to verify all information set forth herein and shall be responsible for their own costs of investigation. Using this memorandum does not create an agency relationship; a formal agreement governs any client relationship. This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. The seller reserves the right to withdraw the property from the market at any time and to accept, reject or negotiate any offer at its sole discretion.

Improvement plan status, SWPPP/WDID information, development standards and the 30-lot count stated herein are drawn from consultant documents, adopted ordinances and County application materials. Gross acreage is per consultant plans and Assessor records and is not a survey; assessor and map figures may differ.



EXCLUSIVELY MARKETING BY

Harp Saini

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