



# 3408 MIRA LOMA DR

CAMERON PARK, CA 95682

THOMAS NELSON

530.391.4862

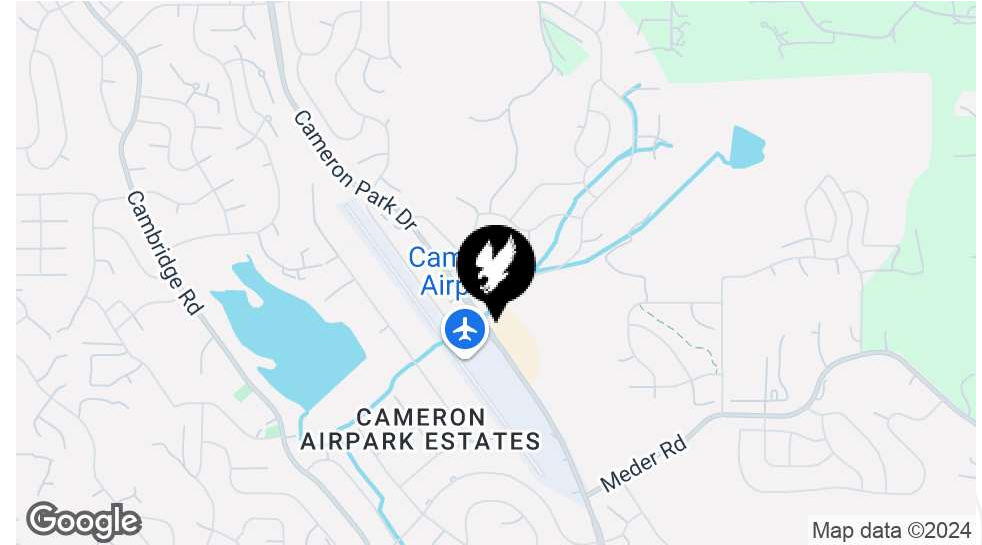
thomas.nelson@abornpowers.com

CalDRE #02114777



LAND FOR SALE

# 3408 MIRA LOMA DR



Sale Price	\$199,000
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## OFFERING SUMMARY

Lot Size:	27,238 SF
Price / Acre:	\$318,248
Zoning:	C

## PROPERTY OVERVIEW

Great Location on busy Cameron Park Drive.

The current owner was planning on building a coffee shop here, many of the necessary permits have already been obtained.

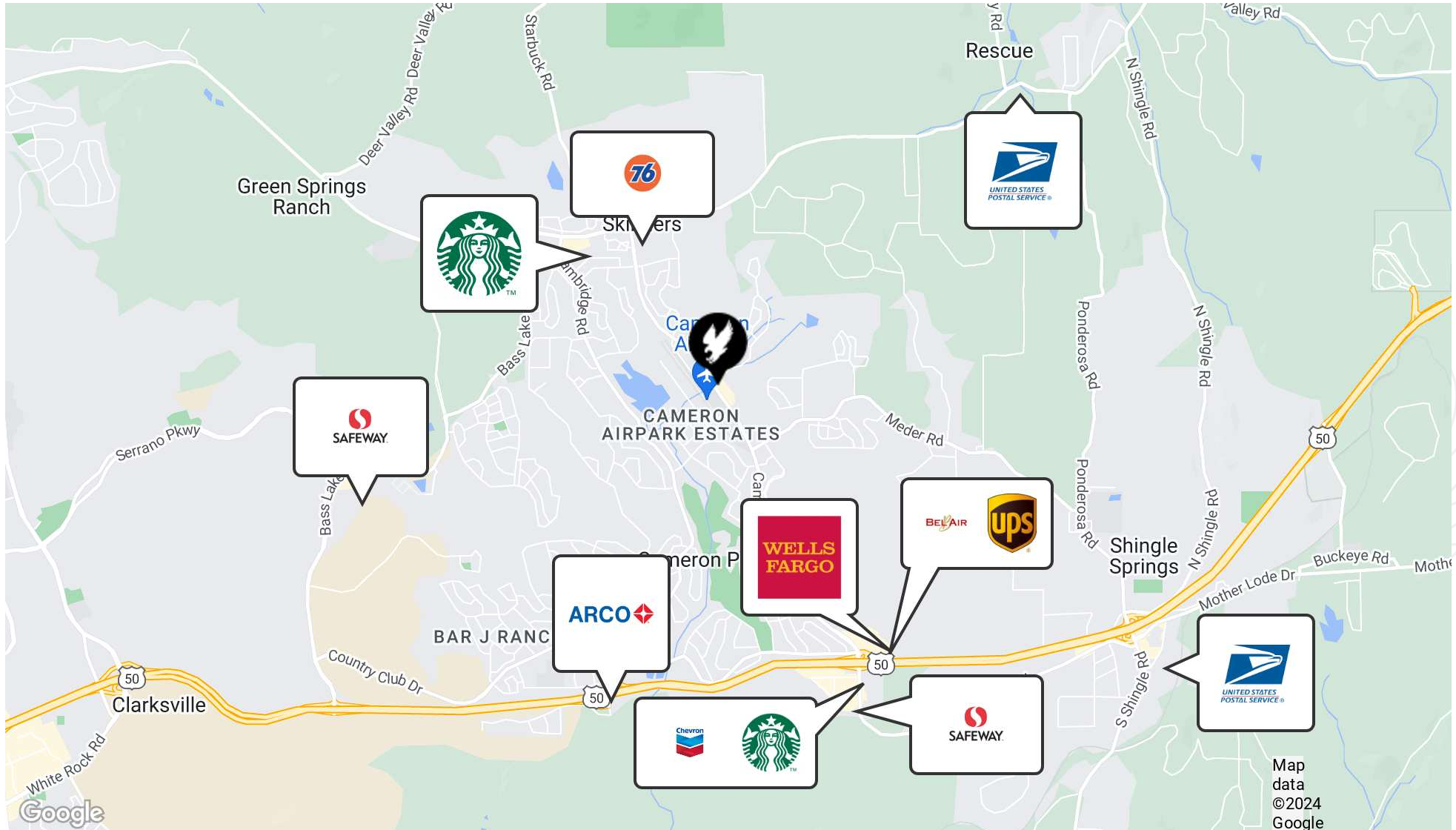
Permits and Plans that have been completed are as follows:

- El Dorado County Site Plan review approval
- 4 sets of Blueprints
- Landscaping Design
- Structural Plans
- Architectural Plans
- DOT approval of Site Plan
- Traffic Assessment Plan
- Rare Plant Study
- EID Application Submitted and Approved
- Plus others

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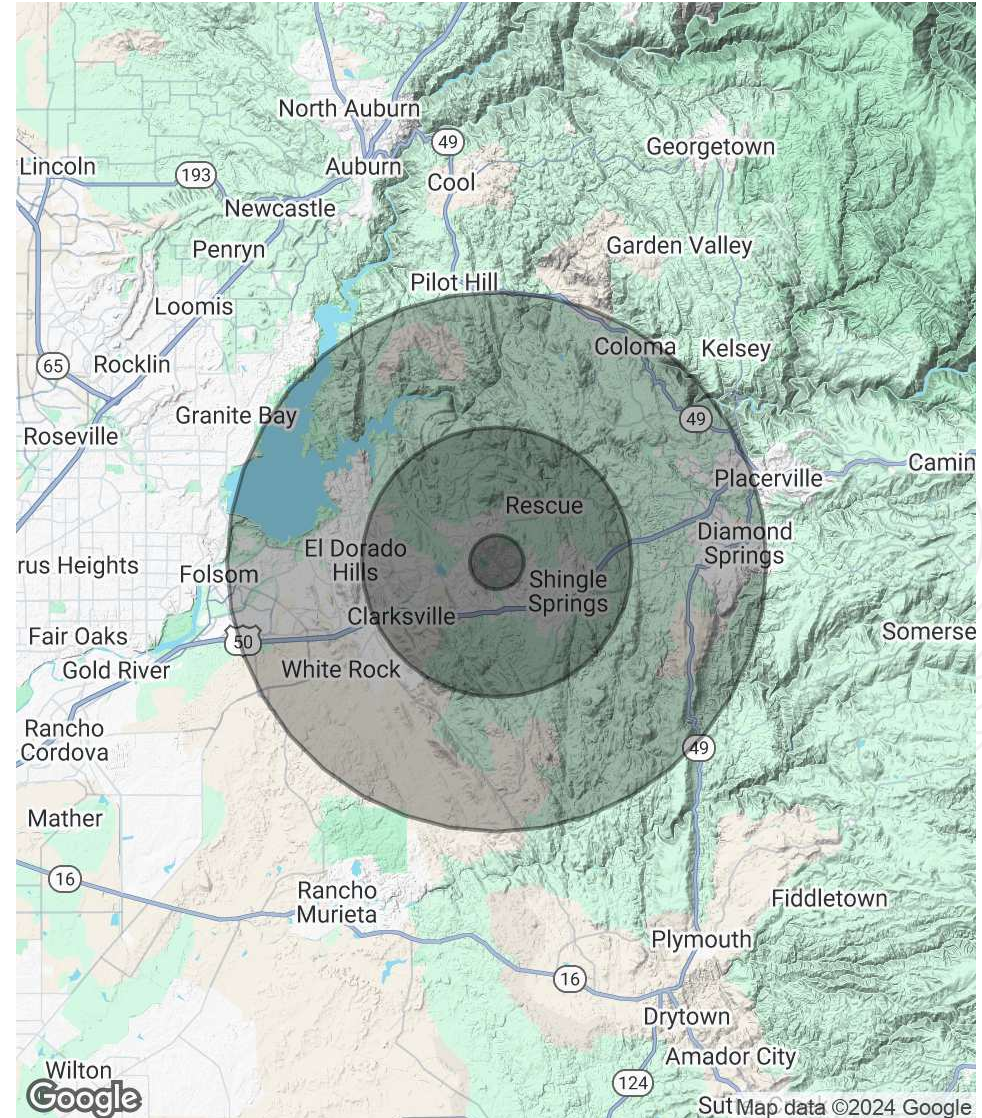


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,828	53,175	165,944
Average Age	48.3	44.1	43.5
Average Age (Male)	47.4	42.7	42.4
Average Age (Female)	48.0	45.8	44.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,988	19,897	61,378
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$98,335	\$134,939	\$132,250
Average House Value	\$504,739	\$598,142	\$551,924

2020 American Community Survey (ACS)



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