



Dixieanne Avenue

Lexington Street

2330-2334 Lexington Street, 116-120 Dixieanne Avenue,  
2323 Selma Street, Sacramento, CA

# For Sale

## ±1.42 Acres (61,855 SF) Vacant Parcel of Land in Sacramento

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# Property Details

Sale Price: \$185,565 (\$3/SF)

±1.42 Acres (±61,855 SF) Vacant Land. All APNs zoned RMX.

## 2334 Lexington Street

- APN: 277-0083-007
- Acreage: 0.16
- Zoning: RMX

## 2330 Lexington Street

- APN: 277-0083-006
- Acreage: 0.32
- Zoning: RMX

## 1116 Dixieanne Avenue

- APN: 277-0083-002
- Acreage: 0.24
- Zoning: RMX

## 1120 Dixieanne Avenue

- APN: 277-0083-003
- Acreage: 0.24
- Zoning: RMX

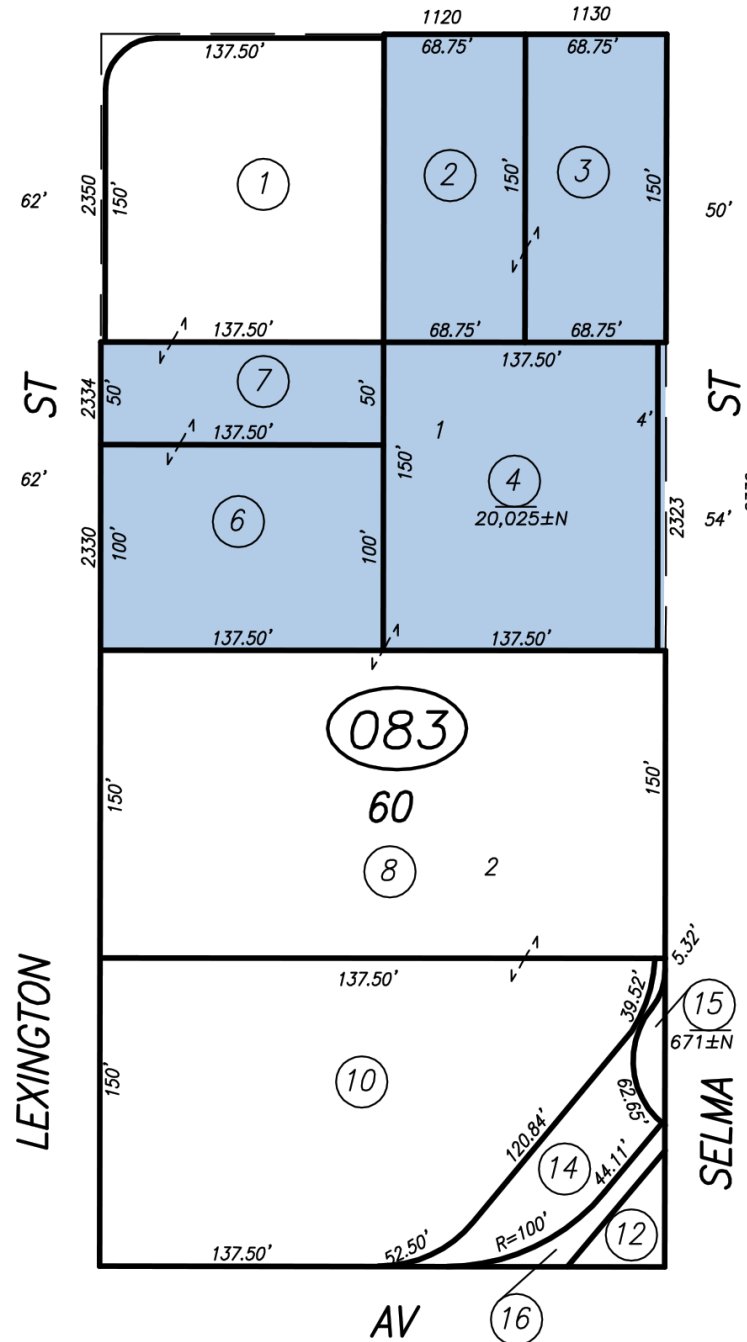
## 2323 Selma Street

- APN: 277-0083-004
- Acreage: 0.46
- Zoning: RMX



# Parcel Map

[Click to view full parcel map >>](#)



# Location

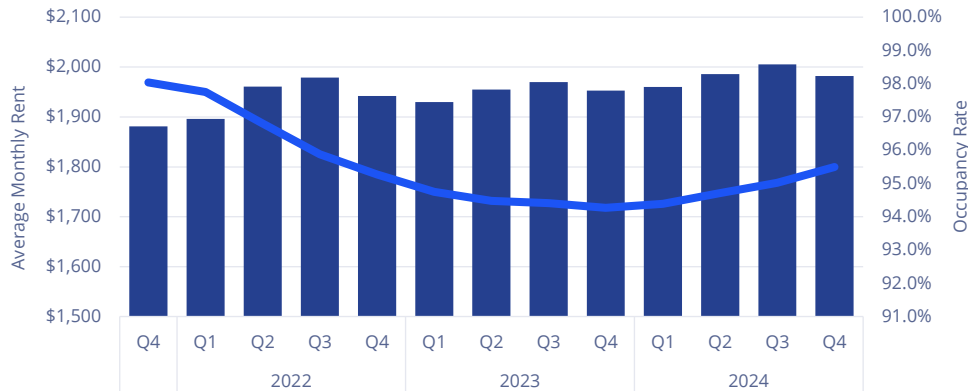


# Demographics

## Population

	1 mile	2 mile	3 mile
<b>2024 Population</b>	17,263	60,149	159,852
<b>2029 Population Projection</b>	18,771	62,480	164,446
<b>Annual Growth 2023-2028</b>	1.69%	0.76%	0.57%
<b>Median Age</b>	34.5	34.0	35.1
<b>Bachelor's Degree or Higher</b>	20.0%	19.4%	30.3%
<b>Median Household Income</b>	\$48,578	\$54,921	\$65,355

Sacramento's multifamily market in 2024 exhibited a remarkable resurgence. Driven by record renter demand, the market's occupancy rate rose to 95.5%, its highest level since Q3 2022. Annual rent growth has stabilized despite elevated levels of new supply, though remained below its historical average. Concessions are still historically high but have begun to decrease as landlords regained balance. Sales volume surged, and prices rebounded from early-year lows. Slower construction activity and resilient demand from renters should keep the market on solid ground throughout 2025. Though demand is sure to slow from this year's record high, occupancy rates should stay steady around a healthy level of 95.0%. Investment activity is expected to build on the momentum from this quarter into 2025, fueled by improving market fundamentals and narrowing bid-ask spreads, though challenges from higher interest rates and operating expenses remain for investors and landlords.



Source: RealPage, Inc. Monthly Effective Rent Market Occupancy Rate

## 2024 Housing

Within 1 mile - Per Household



6,285

Total Households



3,553

Total Number of Families



\$285,906

Median Home Value



\$48,578

Median Household Income



4,494

Renter Occupied



7.4%

Rental Vacancy