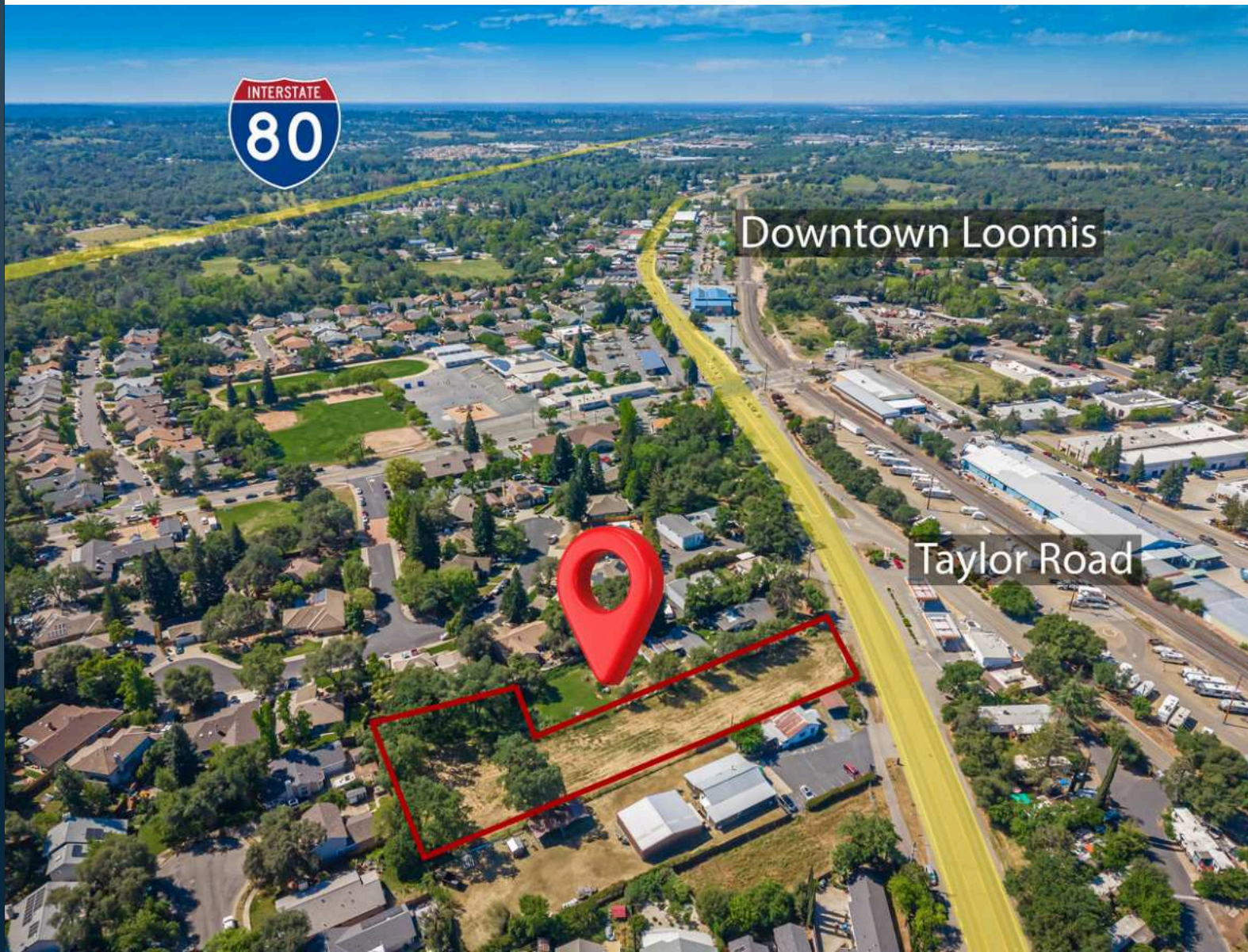




LAND FOR SALE



Downtown Loomis

Taylor Road

**OFFERING  
MEMORANDUM**

**3437 TAYLOR ROAD,  
LOOMIS CA 95650**

**APN: 043-030-057-000**

**ASKING PRICE:  
\$550,000**

This is a unique mixed-use parcel that functions essentially like two lots in one:

- Front portion: Commercial zoning (flexible—office, retail, or higher-density residential like duplex/4-plex)
- Rear portion: Residential (plans nearly approved with the Town of Loomis)

**Key Advantage – Ready to Build:**

The current owner has spent the past year working through the Town of Loomis process, putting the next buyer in a position to potentially begin construction in ~30 days (per the seller). The residential plans are nearly approved, with only minor corrections remaining.

**Investment Upside:**

- Build a primary residence while leveraging the commercial frontage for additional income
- Develop multi-unit housing on the commercial portion (buyer to verify)
- Hold as a long-term mixed-use asset in a highly desirable, supply-constrained area
- Walkable to downtown Loomis, close to top-rated schools, and just minutes to the freeway



## Major Improvements Already Completed:

- Water meter installed (significant cost + long lead item in Loomis)
  - Sewer onsite in two locations (front + rear of lot)
  - Full site cleanup, grading, and tree/stump removal
  - Arborist work completed
  - Civil engineering + topo map completed
  - Architectural plans + structural engineering completed
  - Fire sprinkler design completed
- All utilities are onsite

## Seller Improvement Breakdown:

- Grade / Cleanup / Tree & Stump Removal: \$18,500
- Arborist: \$5,500
- Water Meter: \$66,435
- Civil Engineering: \$19,031.63
- Fire Sprinkler Design: \$1,109.88
- Architectural Plans / Plotting: \$18,500
- Structural Engineering: \$1,700







*CHT*

CONSULTANTS  
 NORMAN SCHEEL STRUCTURAL ENGINEER  
 SACRAMENTO OFFICE  
 5022 SUNRISE BLVD.  
 FARM OAKS, CA 95609  
 (916) 536-8855  
 1NF 08 NS SE. C. 08



**C US TOM  
 RESIDENCE**  
 3437 TAYLOR ROAD,  
 LOOMIS, CA 95650

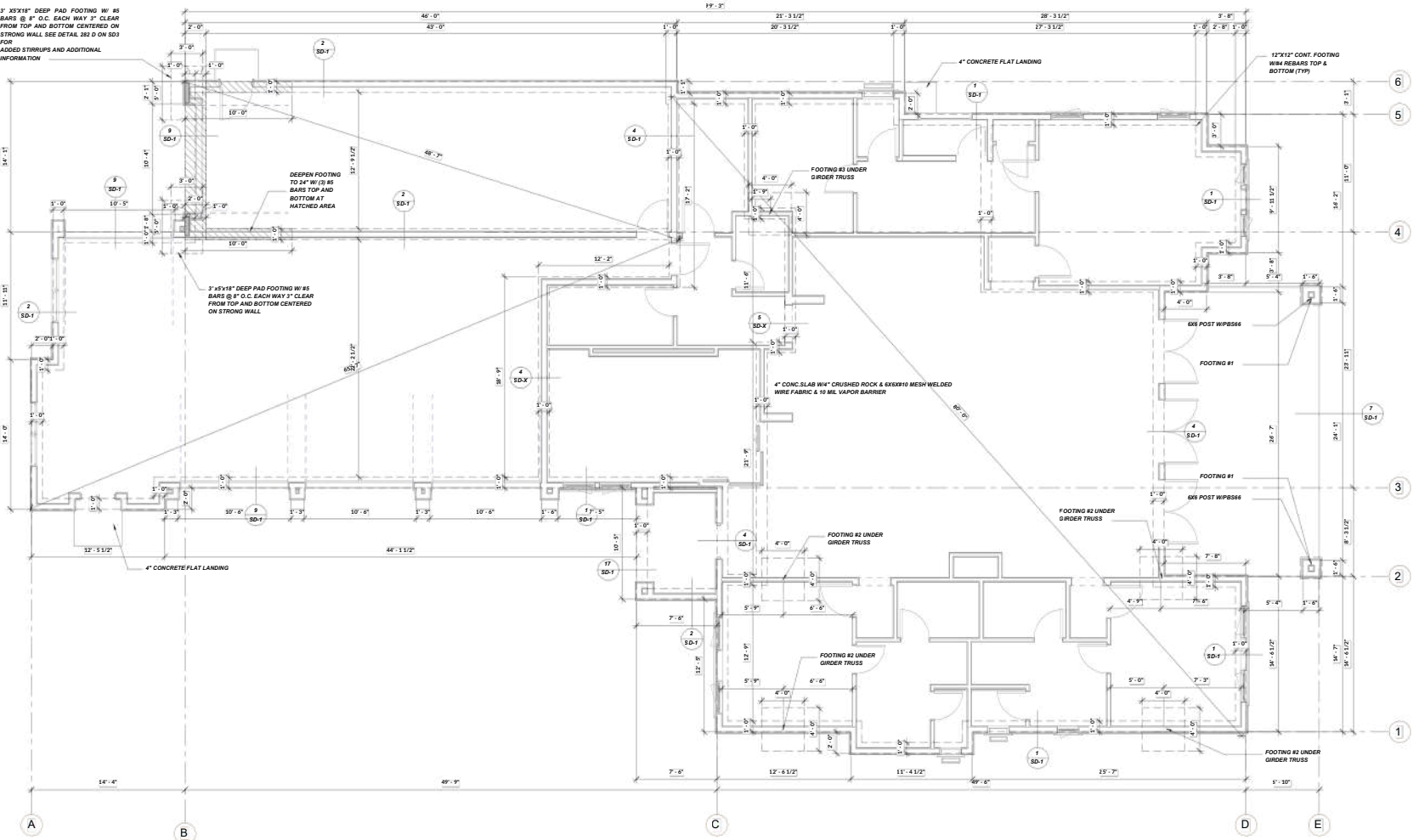
APN: 043 030 057

**OWNER INFORMATION**

NAME: Jason Taylor  
 PHONE: 916-257-7842  
 EMAIL:  
 jason@taylormadeinc.net

PROJECT NO:  
 REVISION DATE:  
 DRAWN BY: ANDREY GINZBURG  
 CHK'D BY:  
 COPYRIGHT:

MARK DATE	DESCRIPTION
.1 10-06-2025	PLAN CHECK



**1 FOUNDATION PLAN**

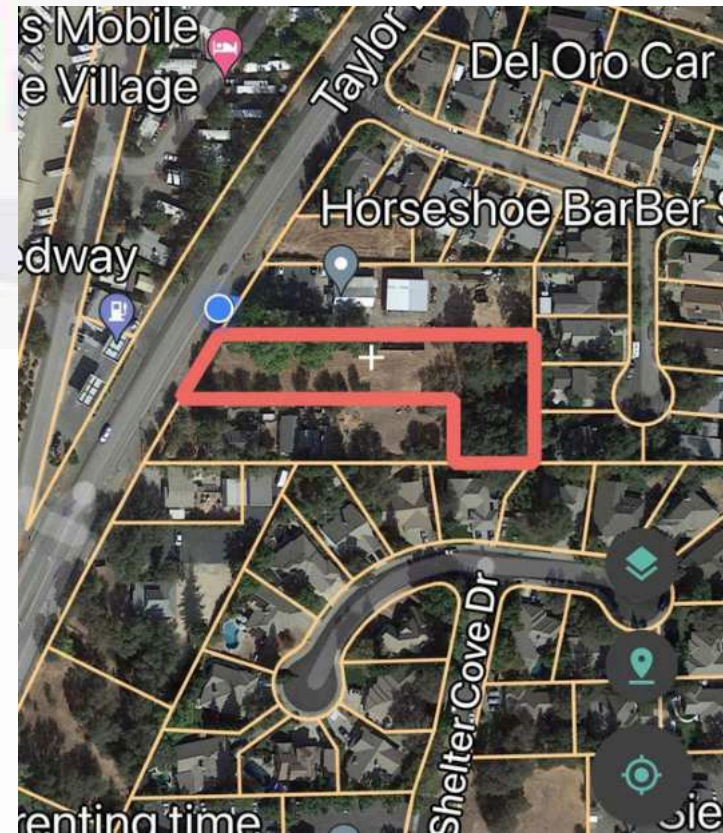
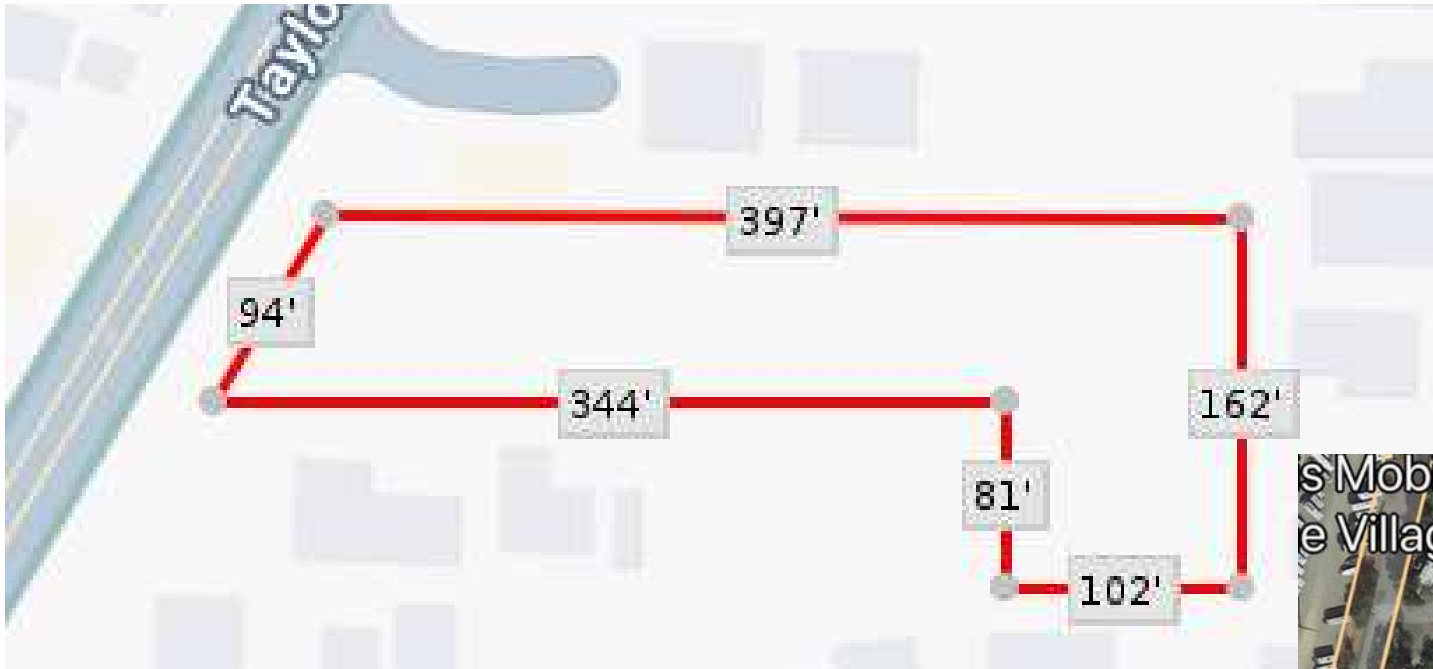
**L EG END**

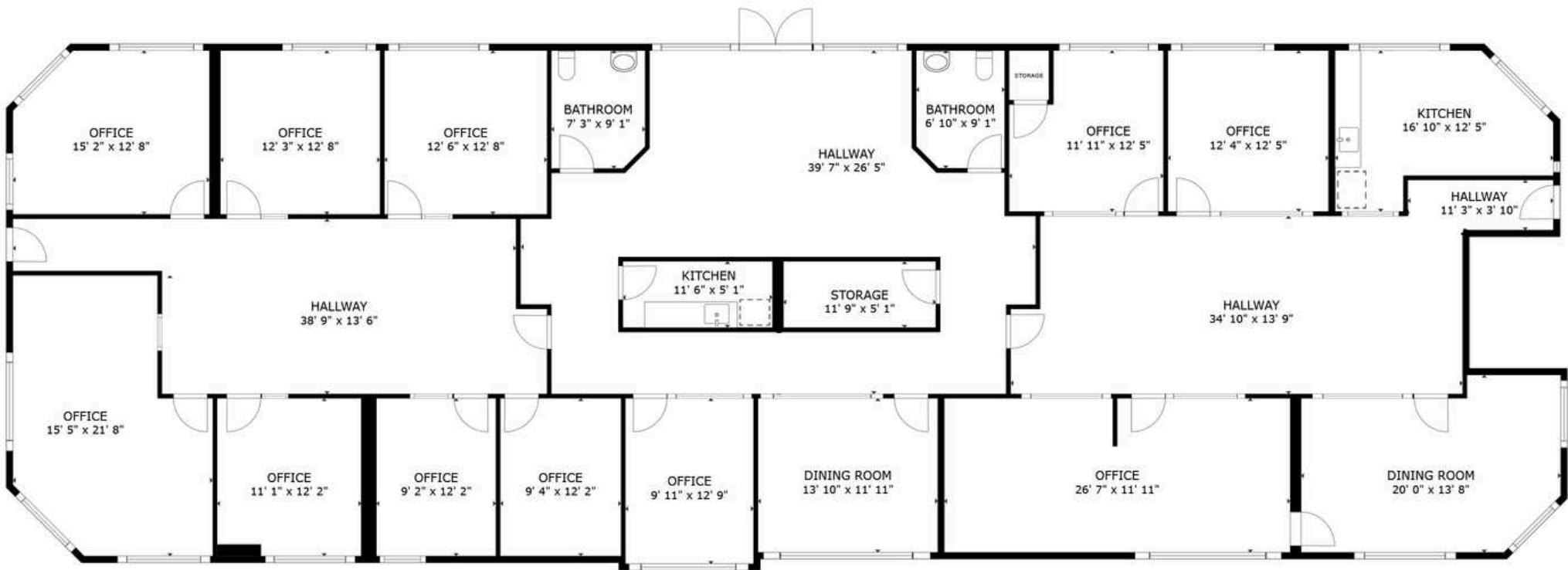
- SPREAD FOOTING (NEW)
- PLYWOOD INDICATOR
- CONCRETE FLATWORK
- CONTINUOUS FOOTING (NEW)
- 4X4 POST
- 6X6 POST

SHEET TITLE  
**F OUN DAT ION  
 PLAN**

**S-1.1**

# OUTLINED MAPS





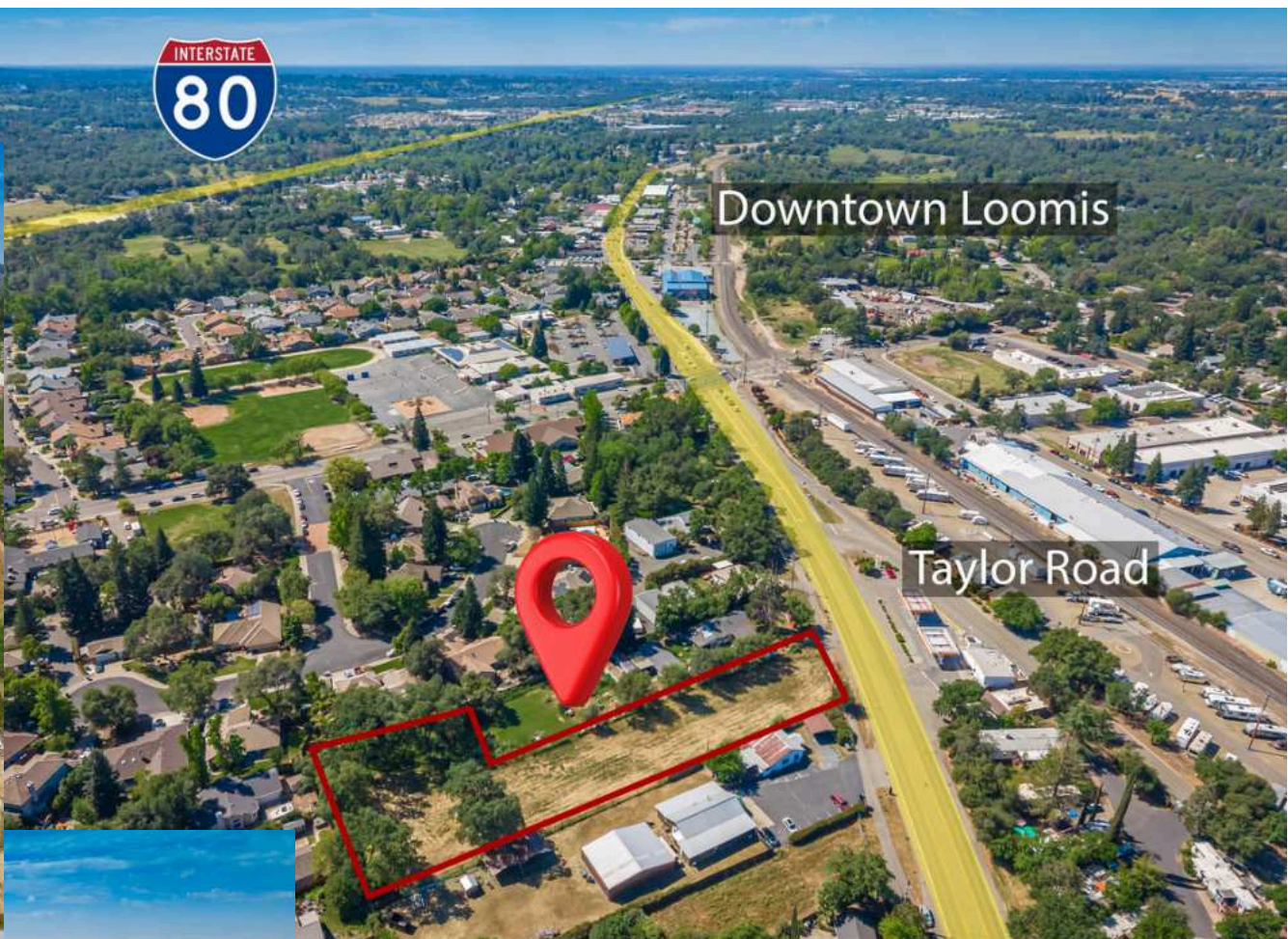
FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 4,485 sq.ft.  
 TOTAL : 4,485 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# OUTLINED MAPS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PROPERTY SUMMARY

**Offering Price: \$550,000**

**Building SqFt: 0 SqFt**

**Lot Size (acres): 1 Acre**

**Parcel ID: 043-030-057-000**

**County: Placer**

**Region: Loomis**

**Zip: 95650**

**Coordinates: 38.82722, 121.18963**



**EXCLUSIVELY PRESENTED BY:**



**Deanna Rodrigues**

DRE#02227004  
deannar.realestate@gmail.com



**Kevin McDonald**

Broker DRE#01801668 DRE# 01390445  
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**(831) 524-3169**



**MCDONALD**  
REAL ESTATE GROUP