

FIDDYMENT RANCH

ROSEVILLE | CA

Up to ± 9.4 Acres Development Land

Two ± 4.7 Acre Lots
Available for Ground Lease
Build-to-Suit, or Sale.

- Great visibility along the signalized intersection of Fiddymment Road and Prairie Town Way.
- Immediately surrounded by over 12,000 existing, planned, and under construction homes.
- Community Commercial (CC) zoning permits a wide array of commercial uses including QSR/drive-thru, day care, medical services and office use.



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EXECUTIVE SUMMARY

**FIDDYMENT
RANCH**
ROSEVILLE | CA

PROPERTY OVERVIEW

Fiddymment Ranch is located at the signalized intersection of Fiddymment Road and Prairie Town Way, offering prime visibility and a rare opportunity to lease or purchase in the heart of one of the most affluent and fastest-growing areas in the Sacramento MSA. This site is part of the larger Fiddymment Farm Master Planned Community, which features $\pm 5,748$ residential units, multiple schools, and ± 38 acres of commercial uses.

LOCATION INFORMATION

Fiddymment Ranch is located just south of the future $\pm 2,213$ -acre Placer One master planned community which, at buildout, will include over $\pm 5,600$ residential units, a town center, a university campus, and a major employment center. The area is already bustling with activity, surrounded by new housing projects and the fully leased Plaza at Blue Oaks, home to high-profile retailers like Raley's, AutoZone, Chipotle, and Habit Burger Grill. With its Community Commercial zoning, Fiddymment Ranch is suitable for a wide array of commercial uses, including QSR/Drive-Thru, day care, and medical services/offices.



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PROPERTY HIGHLIGHTS

**FIDDYMENT
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- Up to 9.4 acres for ground lease, build-to-suit, or sale.
- Surrounded by over 12,000 residential units.
- Community Commercial (CC) zoning permits a wide array of commercial uses such as QSR/ drive-thru, day care, medical services and office use ([City of Roseville permitted uses](#)).



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DEVELOPMENT AREA

FIDDYMENT RANCH
ROSEVILLE | CA

**PLACER RANCH
PHASE 3**
576 Units

**PLACER RANCH
PHASE 2**
2,440 Units

**FIDDYMENT RANCH
PHASE 2**
2,372 Units

**FIDDYMENT RANCH
PHASE 1**
1,943 Units

FIDDYMENT RANCH
ROSEVILLE | CA

**FIDDYMENT RANCH
PHASE 3**
1,433 Units

CROCKER RANCH
1,095 Units

**PLACER RANCH
PHASE 1**
2,320 Units

HOUSING

6,843 EXISTING HOUSING DEVELOPMENTS
5,336 PLANNED OR UNDER CONSTRUCTION
12,179 TOTAL UNITS

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CONCEPTUAL SITE PLAN

**FIDDYMENT
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Fiddymment Road

Prairie Town Way



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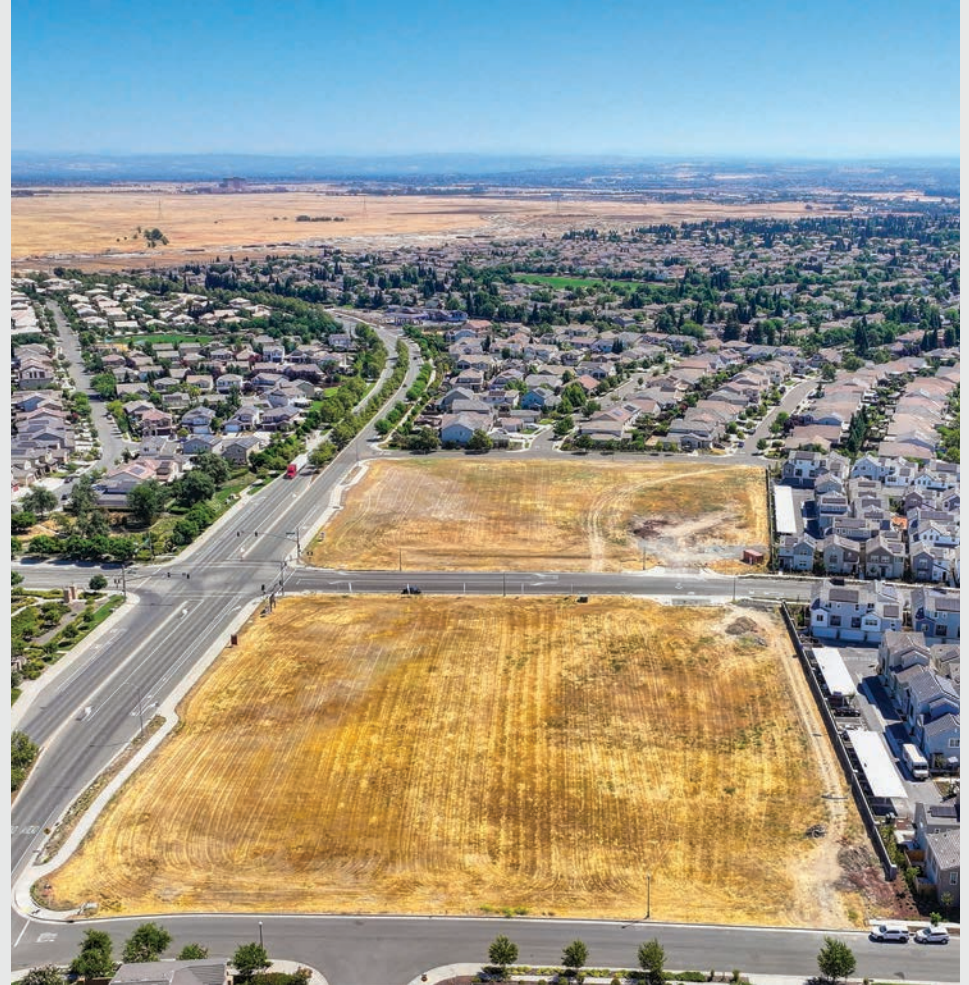
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PROPERTY PHOTOS

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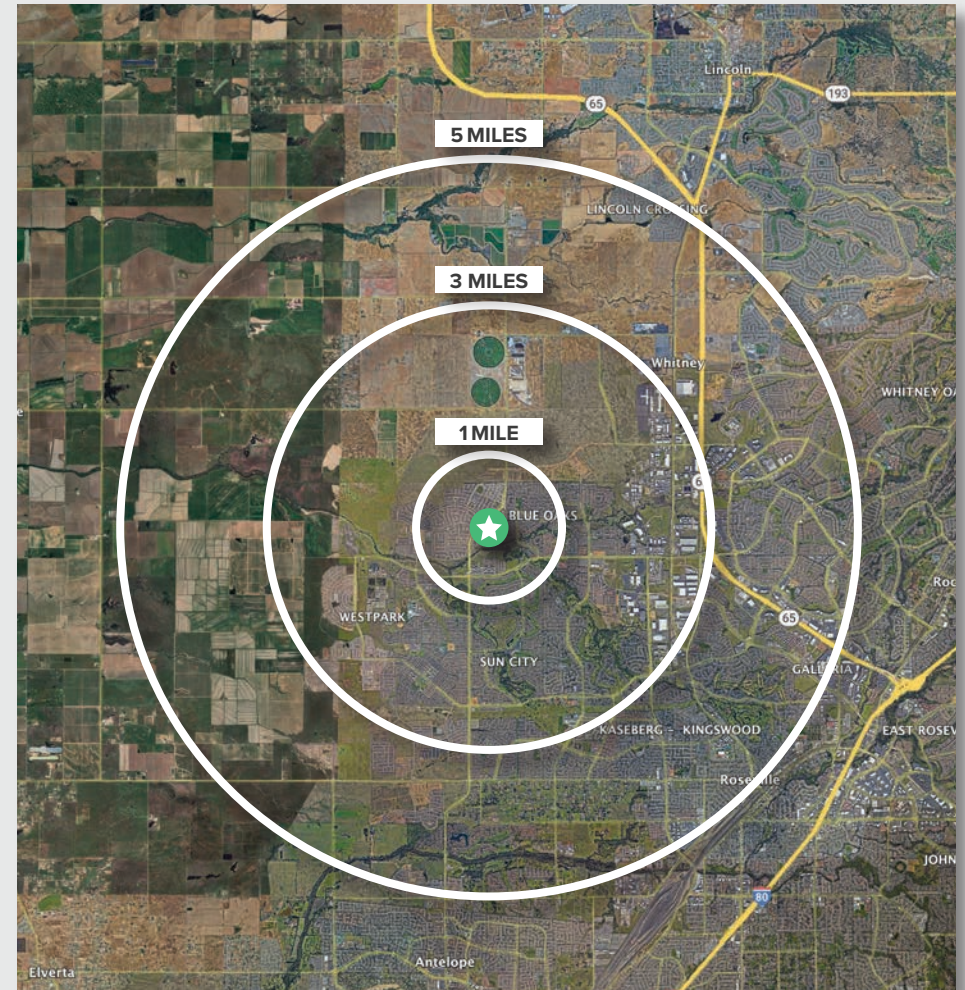
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REGIONAL DEMOGRAPHICS

**FIDDYMENT
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ROSEVILLE | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	12,602	56,068	140,991
2029 Projected Population	15,209	64,725	155,150
2020 Census Population	11,796	52,781	138,089
2010 Census Population	4,435	31,737	104,490
2024 Median Age	42.2	43.1	40.4
HOUSEHOLDS			
2024 Estimated Households	4,261	20,500	50,856
2029 Projected Households	5,066	23,583	55,941
2020 Census Households	3,735	18,984	48,611
2010 Census Households	1,678	11,870	37,658
INCOME			
2024 Estimated Average Household Income	\$198,031	\$165,856	\$164,968
2024 Estimated Median Household Income	\$164,425	\$143,757	\$135,499
2024 Estimated Per Capita Income	\$66,967	\$60,655	\$59,581
BUSINESS			
2024 Estimated Total Businesses	118	1,106	4,097
2024 Estimated Total Employees	572	10,221	37,579

Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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