

FOR SALE: ±48.60 ACRES IN 2 PARCELS

3466 PONDEROSA ROAD & 3851 MEDER ROAD, SHINGLE SPRINGS,
SACRAMENTO REGION, CA



3851 Meder Road
±20.03 Acres
APN: 070-072-056

3466 Ponderosa Road
±28.57 Acres
APN: 070-072-057

Cell Tower

PONDEROSA
HIGH SCHOOL

NEWMARK

980 Ninth Street, Suite 2500, Sacramento, Ca. 95814

KEN NOACK, JR.

T 916-747-6442

ken.noack@nrmk.com

CA RE License #00777705

DEVON ATLEE

T 916-812-3942

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CA RE License #00944128

PROPERTY HIGHLIGHTS

- APN#'s: 070-072-056 (±20.03 Acres)
APN#'s: 070-072-057 (±28.57 Acres)
- Potential single family/retirement community/mixed use/commercial/retail/data center development opportunities/education/bitcoin mining/etc.
- Easy access to US Highway 50 Ponderosa exit
- Facility Improvement Letter report completed
- 2 parcels totaling ±48.60 acres
- Zoned RE-10 (within the Community Regions District land use designation)
- Proximity to Ponderosa High School and well established estate lot single family homes
- Close to shopping, parks, schools
- Cell tower income included in sale
- Black Wire Available On-site

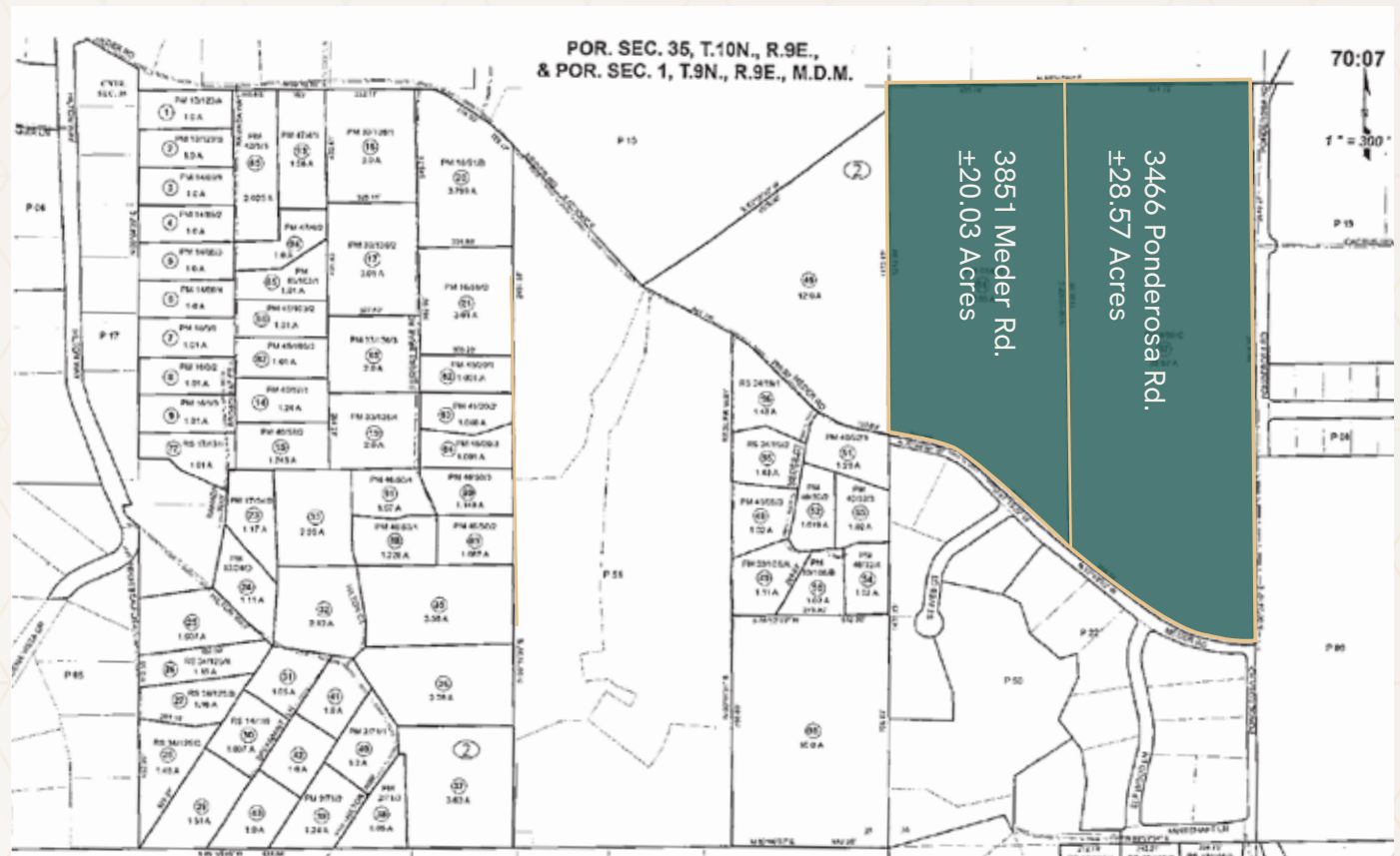
INTERESTED BUYERS

Offers due July 31, 2026
@ 5:00 P.M. (PST)

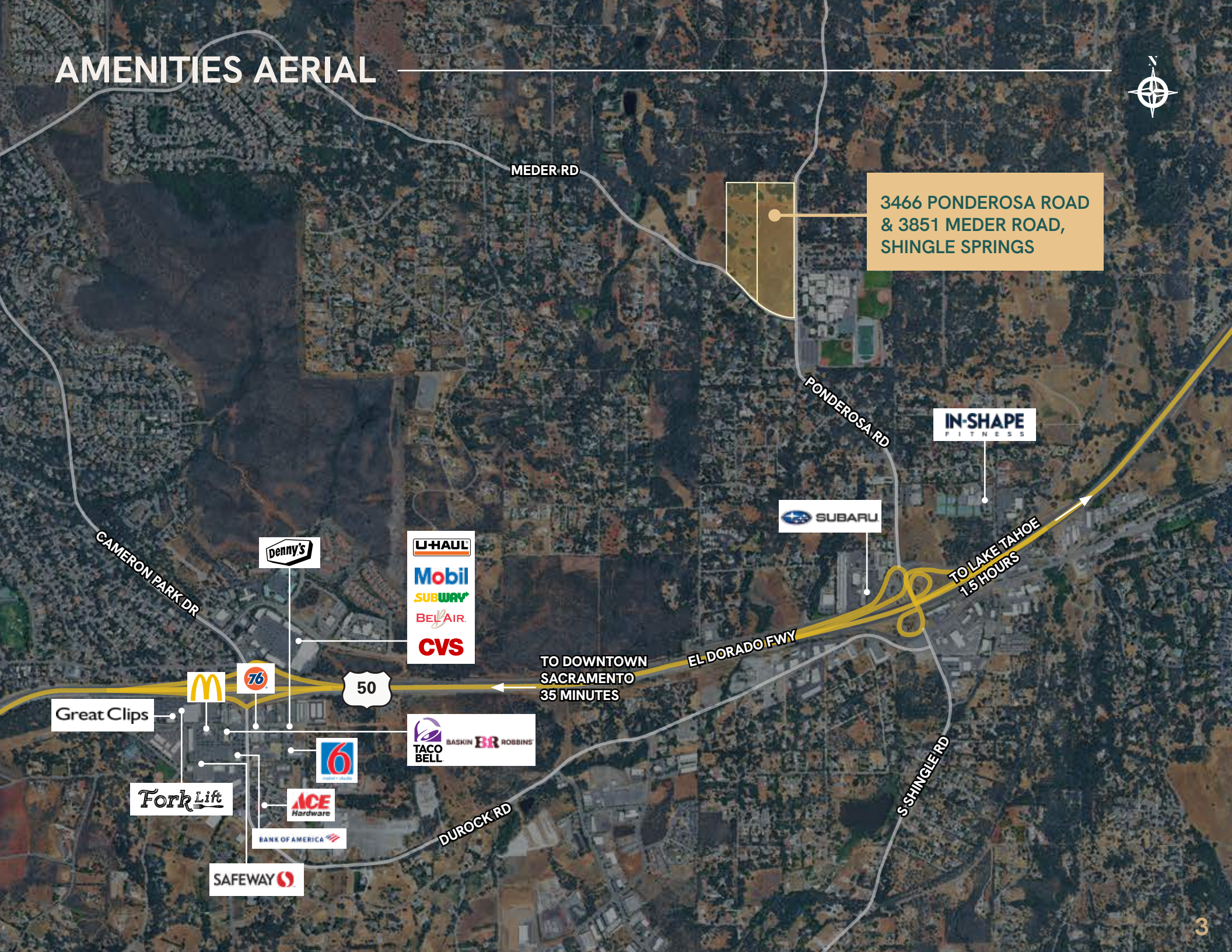
CONTACT EXCLUSIVE AGENTS:

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AMENITIES AERIAL



MEDER RD

3466 PONDEROSA ROAD
& 3851 MEDER ROAD,
SHINGLE SPRINGS

PONDEROSA RD

IN-SHAPE
FITNESS

SUBARU

TO LAKE TAHOE
1.5 HOURS

CAMERON PARK DR

Denny's

U-HAUL
Mobil
SUBWAY
BEL AIR
CVS

TO DOWNTOWN
SACRAMENTO
35 MINUTES

EL DORADO FWY

50

76
McDonald's

Great Clips

TACO BELL
BASKIN ROBBINS

6

ForkLift

ACE
Hardware

BANK OF AMERICA

DUROCK RD

SAFEWAY

S SHINGLE RD

DEMOGRAPHICS



HomeGoods, Marshalls, Kirklands Home Party City, BEL AIR, JOANN, BED BATH & BEYOND, Total Wine & More, WHOLE FOODS MARKET, Walmart, TRADER JOE'S, Lowe's, Pier 1 Imports, NORDSTROM rack, KOHL'S, DICK'S Sporting Goods, OLD NAVY, ROSS DRESS FOR LESS, BARNES & NOBLE, CINEMARK, Michaels, Target, REI CO-OP, sam's club, BEST BUY, SAFEWAY, Stater Mart, WORLD MARKET, PETSMART

RITE AID PHARMACY, Save Mart, T.J. MAXX, THE HOME DEPOT, CVS, Walmart, BIG LOTS!, Raley's, ROSS DRESS FOR LESS

10 MILE

5 MILE

3 MILE

SITE

FOLSOM

EL DORADO HILLS

CAMERON PARK

SHINGLE SPRINGS

DIAMOND SPRINGS



Target, CVS, Walgreens, REGAL, Nugget, Raley's

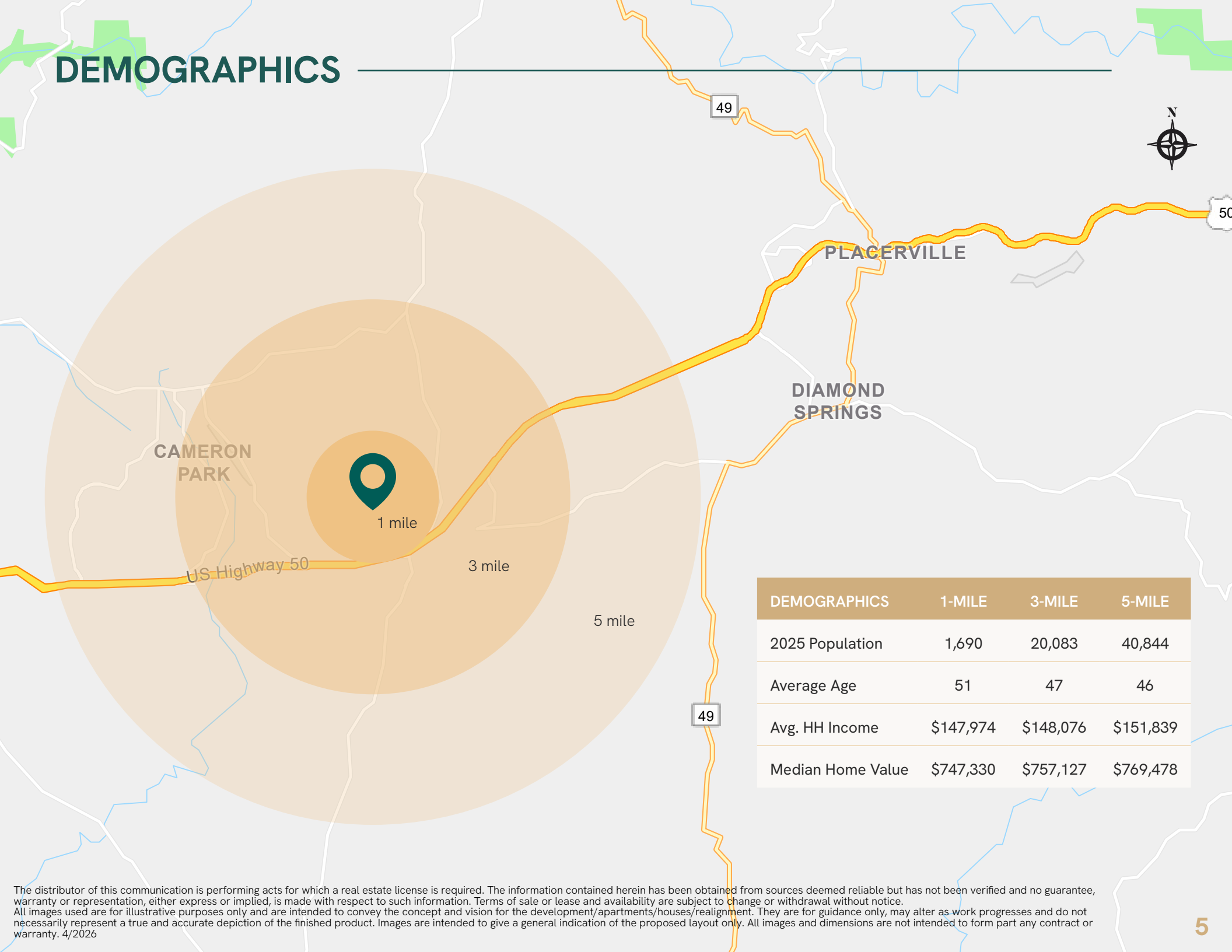
SAFEWAY, CVS, BEL AIR, Walgreens, ForkLift, petco

Commuter Drive Times

- 5-Minute Drive
- 10-Minute Drive
- 15-Minute Drive

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3466 Ponderosa Road & 3851 Meder Road,

DEMOGRAPHICS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2025 Population	1,690	20,083	40,844
Average Age	51	47	46
Avg. HH Income	\$147,974	\$148,076	\$151,839
Median Home Value	\$747,330	\$757,127	\$769,478

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