



Elsie Gardens

7508-7514 ELSIE AVENUE · SACRAMENTO, CA 95828

\$3,600,000

\$120,000 PER LOT

30
RESIDENTIAL LOTS

4.3±
GROSS ACRES

7.0
LOTS PER ACRE

Gated
WALLED COMMUNITY

\$3,600,000 OFFERING PRICE	\$120,000 PER LOT	\$837,209 PER GROSS ACRE	30 RESIDENTIAL LOTS
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Thirty mapped lots, two blocks off Stockton.

Elsie Gardens is a 30-lot residential subdivision on three contiguous parcels totalling 4.3± acres in unincorporated Sacramento County, roughly 200 feet east of Stockton Boulevard. All three parcels are zoned **RD-7 single-family residential** — no rezone is required to build the plan.

An approved tentative subdivision map carries the 30-lot layout, and a complete 15-sheet civil improvement set by Area West Engineers covers grading, three private streets, sewer, water and fire service, storm drainage, street lighting and a seven-foot masonry perimeter wall. The map lapsed 25 July 2026; an extension of time is pending with the County.

PROPERTY FACTS

ADDRESS	7508–7514 Elsie Avenue, Sacramento, CA 95828
APN	115-0061-004 · -005 · -044
JURISDICTION	Sacramento County, unincorporated
ZONING	RD-7 — Single-Family Residential
OVERLAY	Victory Avenue NPA · partial
GROSS ACREAGE	4.3± acres
TENTATIVE MAP	PLNP2016-00356 · extension pending
IMPROVEMENT PLANS	15 sheets · Area West · June 2024



SITE LOOKING WEST TOWARD THE STOCKTON BOULEVARD COMMERCIAL FRONTAGE

WHY IT TRADES

Zoned RD-7 single-family across all three parcels. No rezone required.	Mapped Approved 30-lot tentative map, extension of time in review.
Drawn Full 15-sheet civil set in County review — pre-development time already spent.	Serviced Sewer, water, gas, electric and telecom all in Elsie Avenue.
Cleared Level, scraped and rectangular, engineered to balance earthwork on site.	Right-sized Thirty lots suits a regional builder without master-plan overhead.



PARCEL BOUNDARY — 4.3± ACRES ACROSS THREE CONTIGUOUS APNS



SOUTHERN PORTION, LOOKING TOWARD THE ELSIE AVENUE FRONTAGE

Level, cleared, and rectangular.

02

Thirty lots run along three private streets south of a single gated entry on Elsie Avenue. Bioretention basins and a common park occupy the southern boundary, with open-space parking for guests.

CHARACTERISTICS

TOPOGRAPHY	Level
PAD ELEVATIONS	33.83 – 34.60
EARTHWORK	Balanced on site
BEARING CAPACITY	2,500 PSF
ENTRY DRIVEWAY	45' Type A
PERIMETER WALL	7' grouted CMU
PRIVATE STREETS	Three

SURROUNDING USES

NORTH	Elsie Ave · residential beyond
WEST	Retail fronting Stockton Blvd
SOUTH	Commercial truck & trailer yard
EAST	Vacant land · residential

Lot dimensions are carried on the tentative map, not the improvement plans. Request the map and conditions of approval.

Where the approvals stand.

Zoning is confirmed and the tentative map is approved. The map lapsed on 25 July 2026 and an extension of time is pending. A buyer is acquiring entitlement and engineering, subject to that extension and the overlay noted opposite.

APPROVAL TRACKING

ZONING	RD-7 · all three parcels
OVERLAY	Victory Ave NPA · -004 & part of -005
TENTATIVE MAP	PLNP2016-00356 · approved
MAP EXPIRATION	25 July 2026
EXTENSION OF TIME	Filed June 2026 · in progress
SUBSTANTIAL COMPLIANCE	PLNR2023-00147 · PLNR2025-00103
BUILDING PERMITS	None submitted
IMPROVEMENT PLANS	3rd submittal · per plans · not County-confirmed
SWPPP / WDID	5S34C403945 · per plans · not County-confirmed
CONDITIONS OF APPROVAL	REQUEST FROM SELLER

Source. Zoning, NPA location, tentative map status, extension of time, substantial compliance revisions and building permit status per Sacramento County Planning & Environmental Review, written response dated 30 July 2026. County correspondence is preliminary and general; an official determination follows formal application or a pre-application meeting.

Improvement plan status, SWPPP/WDID, NPA development standards and the 30-lot count are drawn from consultant documents and the published ordinance and have not been confirmed by the County. Buyers should confirm the approved lot count against the map's conditions of approval, and improvement plan status with County Engineering.

Zoning confirmed. All three parcels carry Sacramento County's RD-7 single-family residential designation. No rezone is required to implement the 30-lot plan, and the density is consistent with the approved map.

Tentative map – extension pending. Tentative Subdivision Map PLNP2016-00356 was approved and expired 25 July 2026. The applicant filed an Extension of Time in June 2026 and that request is in progress. Two Substantial Compliance revisions have been processed since the original approval – PLNR2023-00147 (landscaping and masonry wall height) and PLNR2025-00103 (minor modifications to Lot 7). Buyers should confirm the status of the extension, and the map's conditions of approval, directly with the County before removing contingencies.

Victory Avenue Neighborhood Preservation Area. APN 115-0061-004 and a portion of -005 fall within the Victory Avenue NPA combining district. Per Sacramento County Ordinance 530-040, the NPA carries additional height, setback and development plan review requirements. Buyers should review the ordinance directly and verify the NPA boundary against the lot layout using the County Parcel Viewer before removing contingencies.

REQUIRING SEPARATE SUBMITTAL

- **Private access gate** – separate County permit plus a plan submittal to Sacramento Metro Fire.
- **Private underground fire service** – separate submittal from the installing contractor.
- **Sewer access permit** for the tie-in at Station 7+27.29, ten business days for review.
- **Homes over 3,600 SF** under roof require a Fire District Certificate of Release.

Every service is already at the frontage.

SANITARY SEWER	Sacramento Area Sewer District — 8" VCP mains, 48" manholes, 4" SDR-26 lateral at 2% to each lot
DOMESTIC WATER	California American Water — developer-funded facilities to Cal-Am and AWWA standards
FIRE PROTECTION	Sacramento Metro Fire — hydrants sized for 1,000 GPM at 20 PSI residual
STORM DRAINAGE	County DWR — bioretention basins, overland release to an existing 48" manhole
ELECTRIC	SMUD — underground service, LED street lighting on galvanized poles
NATURAL GAS	Pacific Gas & Electric — service at frontage
TELECOM	AT&T — telephone and cable

STORMWATER

The post-construction plan achieves **100.9 LID points** against the County’s Stormwater Quality Design Manual through preserved trees, interceptor trees, and amended soil and mulch beds. All lots use disconnected roof downspouts to vegetated strips.

MAINTENANCE

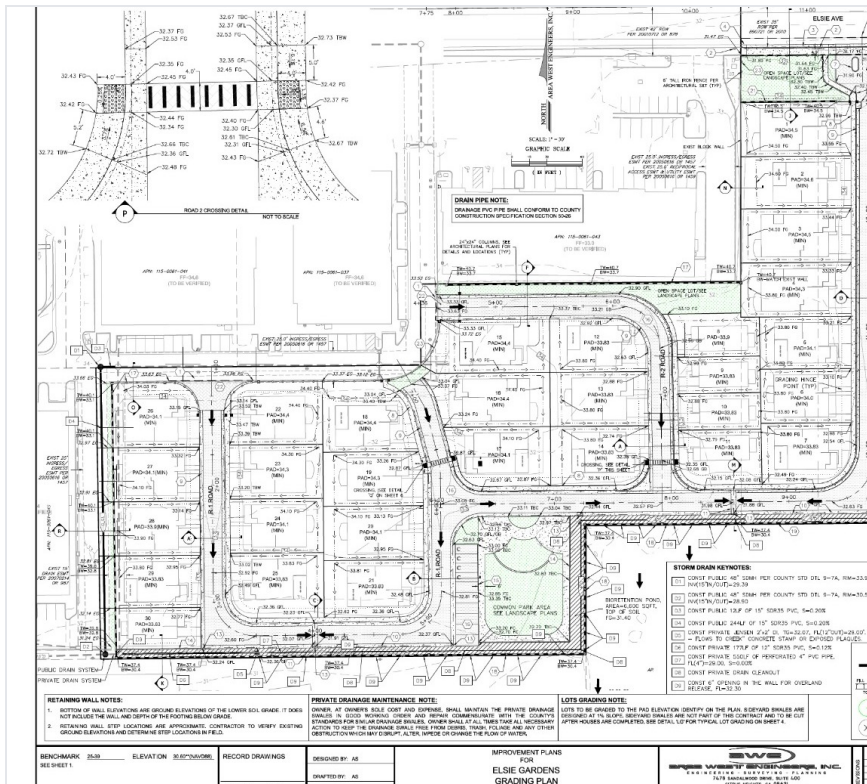
Interior streets, private drainage and bioretention basins are privately maintained in perpetuity. An HOA or comparable entity will be required.



ADJOINING COMMERCIAL FRONTAGE AND PRIVATE DRIVE ALONG THE EASTERN BOUNDARY

Engineered to balance on site.

Sheet 5 of the 15-sheet civil set sets thirty pads across a level parcel, with cuts and fills stripped and re-spread to avoid import or export. Perimeter walls, private drainage and the Elsie Avenue driveway are drawn to County standard details.



GRADING PLAN · SHEET 5 OF 15 · AREA WEST ENGINEERS · JOB 20018 · JUNE 2024

Earthwork is balanced on an assumed 0.25 ft of stripping. Because strip depth, consolidation and shrinkage are hard to predict, minor import or export may be required. Grades were set to a 30.60' NAVD88 benchmark; the contractor verifies quantities and advises the engineer of any import/export condition.

EARTHWORK & PADS

PAD ELEVATIONS	33.83 – 34.60
RESIDENTIAL PADS	30 lots
ASSUMED STRIP DEPTH	0.25 ft
BENCHMARK	30.60' NAVD88
EARTHWORK BALANCE	On site
NEW AC PAVING	±34,040 SF
PAVING SECTION	3" AC / 8" AB
WALLS & FRONTAGE	
7' BLOCK WALL	260 + 640 LF
6' STRUCTURAL BLOCK WALL	80 LF
TYPE 1A CURB & GUTTER	2,060 LF
TYPE 2 CURB & GUTTER	1,170 LF
ENTRY DRIVEWAY	45' Type A · Sta 11+46.45

STORM DRAINAGE

- **Bioretention pond** ±6,000 SF, top of soil FG 31.40, at the southern boundary.
- **Public 48" SDMH** per County Std Dtl 9-7A; overland release to an existing 48" manhole.
- **Perforated 4" PVC** underdrain at 550 LF, S=0.00%, plus 12" & 15" SDR-35 collectors.
- **"No Dumping — Flows to Creek"** plaques cast at each drainage inlet.

The site sits roughly 200 feet east of Stockton Boulevard, a principal north-south arterial carrying retail, grocery, medical office and regional transit. Highway 99 is a short drive west, connecting north to downtown Sacramento and south to Elk Grove.

Immediate frontage is established neighbourhood retail and service commercial, with single-family housing directly north across Elsie Avenue.

HIGHWAY 99

HIGHWAY 99 ±0.5 mi

GROCERY OUTLET

GROCERY OUTLET ±0.3 mi

SCHOOL DISTRICT

SCHOOL DISTRICT CONFIRM

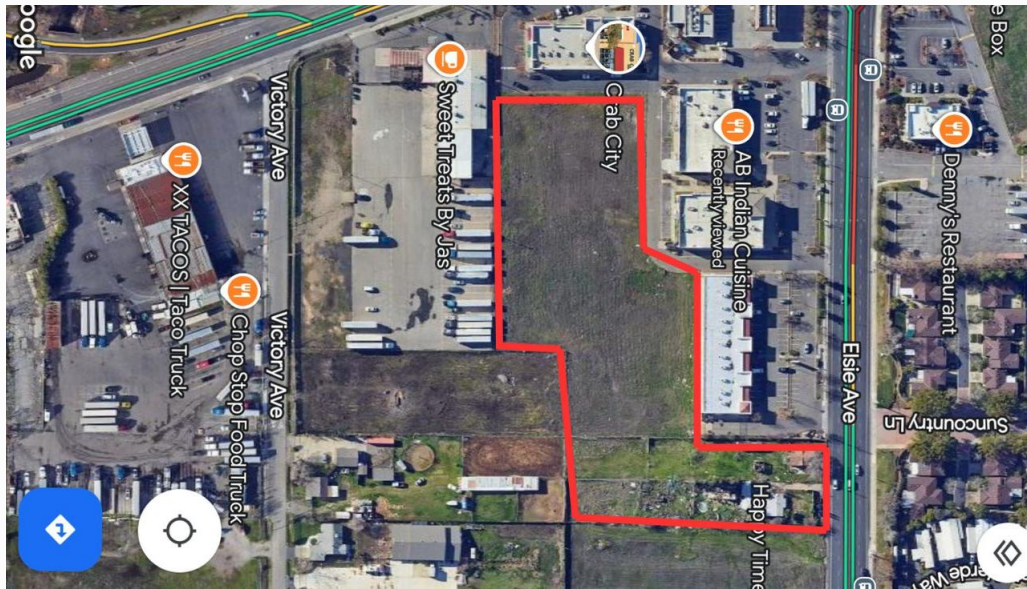


Minutes from everything a household needs.

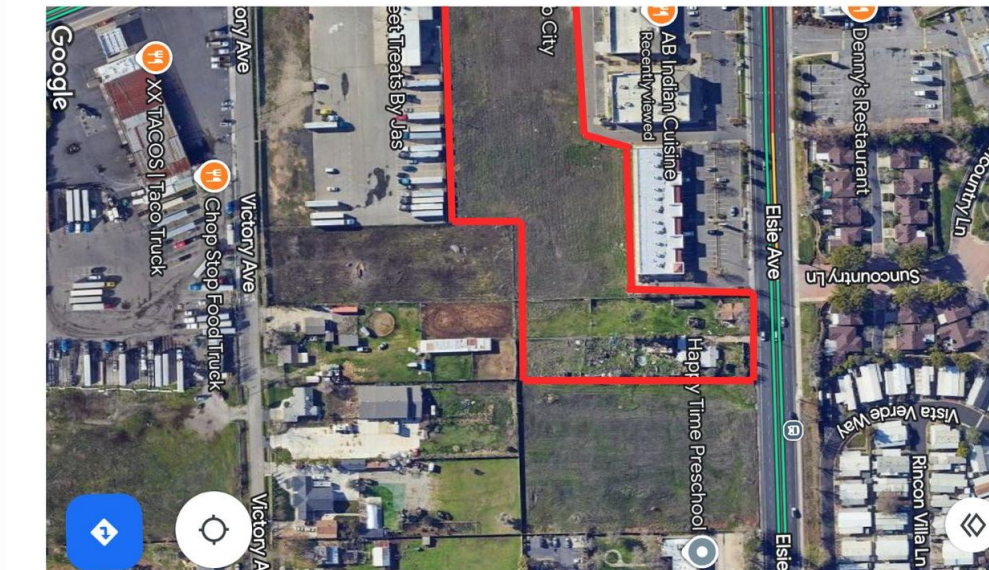
Costco, grocery, a major medical campus, schools and the Highway 99 corridor all sit within a short drive of the gated entry.



DISTANCES ARE APPROXIMATE STRAIGHT-LINE MEASUREMENTS AND SHOULD BE INDEPENDENTLY VERIFIED.



SITE BOUNDARY AGAINST THE ELSIE AVENUE RETAIL FRONTAGE AND VICTORY AVENUE



SURROUNDING SERVICES, SCHOOLS AND RESIDENTIAL NEIGHBOURHOODS

An established retail corner.

The Elsie Avenue and Stockton Boulevard intersection is a mature neighbourhood service node. Jack in the Box, Denny's, Crab City, AB Indian Cuisine, Shalimar Grill and Kabab N Chutney all sit within a short walk of the site, with a Chevron and ExtraMile at the corner itself.

GROCERY & RETAIL

GROCERY OUTLET	±0.3 mi
COSTCO WHOLESALE	±0.4 mi
FOODS CO	±1.2 mi
FLORIN TOWNE CENTRE	±1.9 mi
WALMART SUPERCENTER	±2.0 mi

FUEL & CONVENIENCE

CHEVRON · EXTRAMILE	±0.1 mi
SINCLAIR · TRUCK STOP	±0.2 mi

SCHOOLS & CHILDCARE

HAPPY TIME PRESCHOOL	Adjacent east
ANNA KIRCHGATER ELEMENTARY	±0.7 mi
DAVID REESE ELEMENTARY	±1.3 mi
ISABELLE JACKSON ELEMENTARY	±1.3 mi



ELSIE AVENUE FRONTAGE — RESIDENTIAL NEIGHBOURHOOD DIRECTLY NORTH OF THE SITE

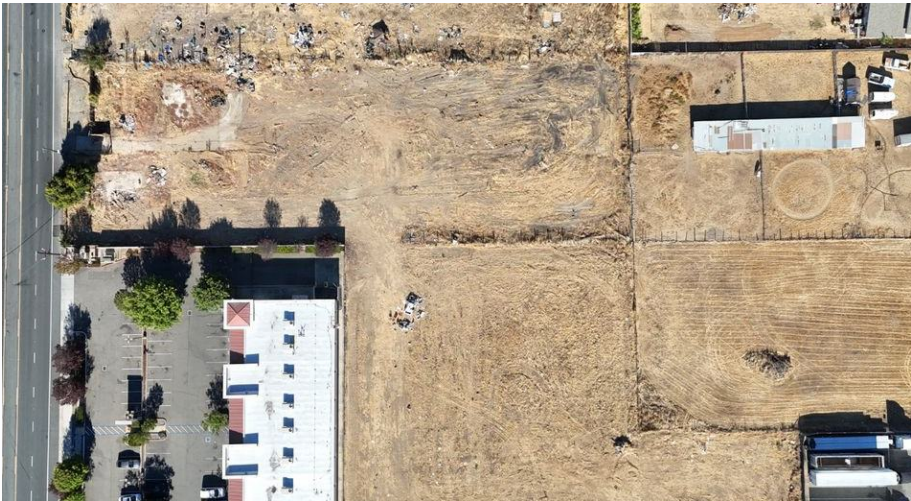
TRADE AREA

POPULATION	1 / 3 / 5 MI
HOUSEHOLDS	1 / 3 / 5 MI
AVG HH INCOME	1 / 3 / 5 MI
MEDIAN HH INCOME	1 / 3 / 5 MI
MEDIAN AGE	1 / 3 / 5 MI
OWNER OCCUPIED	1 / 3 / 5 MI
MEDIAN HOME VALUE	1 / 3 / 5 MI
POPULATION GROWTH	1 / 3 / 5 MI

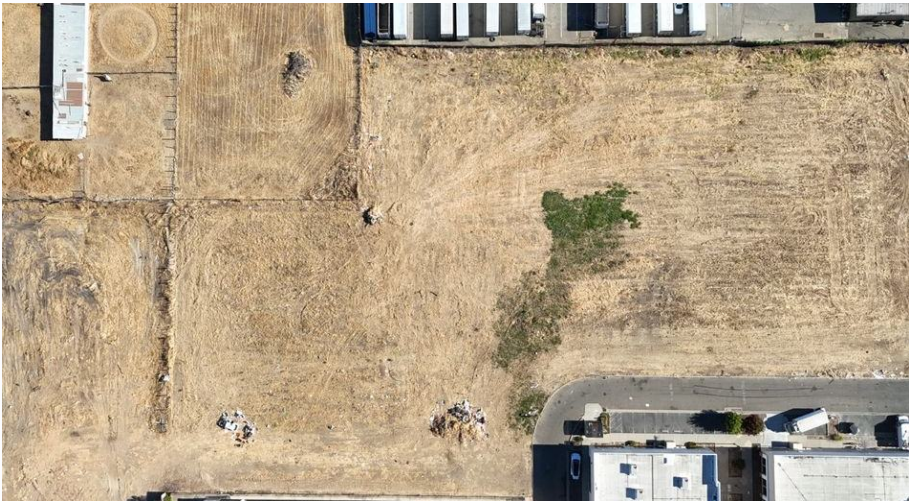
Pull from CoStar, Crexi or Esri with this address as the radius centre.
Do not carry figures across from another listing.

MAJOR AREA EMPLOYERS

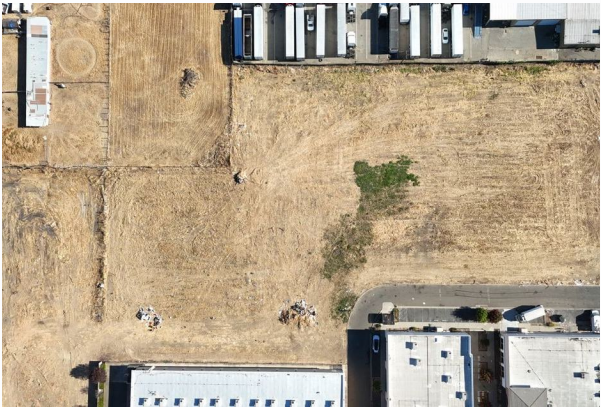
EMPLOYER	HEADCOUNT
EMPLOYER	HEADCOUNT
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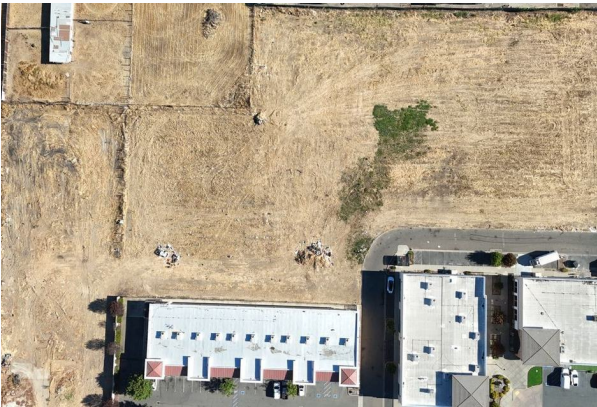
FULL SITE, ELSIE AVENUE FRONTAGE AT LEFT



EASTERN PORTION AND ADJOINING PRIVATE DRIVE



NORTHERN BOUNDARY



SOUTHERN BOUNDARY



ADJOINING COMMERCIAL CONTEXT

What's in the data room.

DOCUMENTS

CIVIL IMPROVEMENT PLANS	Available · 15 sheets
WALL STRUCTURAL DETAILS	Available
AERIAL PHOTOGRAPHY	Available
GEOTECHNICAL REPORT	On request
LANDSCAPE PLANS	On request
TENTATIVE MAP & CONDITIONS	On request
ARCHITECTURAL PLANS	CONFIRM
PRELIMINARY TITLE	TO BE ORDERED

Full package released on execution of a confidentiality agreement.

CONSULTANT TEAM

CIVIL ENGINEERING	Area West Engineers, Inc.
ENGINEER OF RECORD	Andrei Sapun, PE 83438
GEOTECHNICAL	ARA Engineering Company
STRUCTURAL	Caruso Turley Scott Inc.
JOB NUMBER	20018 · June 2024

OFFER PROCESS

- Offers in writing with proof of funds or lender commitment.
- State price, deposit, diligence period, closing timeline and contingencies.
- Site access by appointment only.
- Seller may accept, counter or reject any offer.



Harp Saini

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The Saini Realty

Known for out-marketing the competition at every price point.

A results-driven agency serving the Sacramento region, specializing in listing, marketing and delivering maximum value for every seller. Harp Saini represents buyers and sellers across Sacramento, Elk Grove, Roseville, Antelope, Turlock and the surrounding Central Valley, under HomeSmart PV & Associates.

5/5 CLIENT RATING	10K+ SOCIAL FOLLOWERS	100K+ VIDEO VIEWS	New CONSTRUCTION SPECIALIST
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HOW WE MARKET A LISTING

- **Exceptional media.** HDR photography, cinematic video, drone and a Matterport 3D tour on every listing.
- **Paid campaigns.** Targeted social and search advertising with retargeting, placing the property in front of active buyers and builders.
- **Audience reach.** 10,000-plus followers and 100,000-plus video views across Instagram, YouTube, TikTok, Facebook and LinkedIn.
- **Dedicated property site.** Every listing gets its own landing page with full media, documents and enquiry capture.
- **Direct outreach.** Personal circulation to regional builders, developers and land investors alongside MLS, CoStar and Crexi syndication.

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CONFIDENTIALITY & DISCLAIMER

Elsie Gardens

7508-7514 ELSIE AVENUE · 30 LOTS ON 4.3± ACRES · \$3,600,000

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Saini Realty and HomeSmart PV & Associates and should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. This memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Neither the broker nor the seller has made any investigation, and neither makes any warranty or representation with respect to entitlement status, zoning, permitted density, development costs, agency fees, engineering data, the presence or absence of contaminating substances, or compliance with local, state and federal regulations.

Zoning, map status and overlay information stated herein is as reported by Sacramento County Planning & Environmental Review in written correspondence dated 30 July 2026. Such correspondence is preliminary and general in nature and does not constitute an official determination of allowed use, required entitlements or fees.

All acreages, lot counts, dimensions and elevations referenced are approximate and drawn from third-party consultant documents that have not been independently verified. Parcel boundaries shown on aerial photography are approximate illustrations only and are not a survey. The improvement plan set referenced herein had not received final agency approval as of the date of this memorandum.

The Tentative Subdivision Map referenced herein (PLNP2016-00356) expired on 25 July 2026. An Extension of Time filed in June 2026 remains in progress with Sacramento County and had not been granted as of the date of this memorandum. Portions of the property lie within the Victory Avenue Neighborhood Preservation Area, which imposes additional height, setback and development plan requirements. No building permits have been submitted.

Information is deemed reliable but not guaranteed and should be independently verified. All prospective purchasers must take appropriate measures to verify all information set forth herein and shall be responsible for their own costs of investigation. Using this memorandum does not create an agency relationship; a formal agreement governs any client relationship. This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. The seller reserves the right to withdraw the property from the market at any time and to accept, reject or negotiate any offer at its sole discretion. Improvement status, SWP/FWBL, the development standards of the Victory Avenue Neighborhood Preservation Area and the 30-lot count stated herein are drawn from consultant documents and published ordinance and have not been confirmed in writing by Sacramento County. Gross acreage is per consultant plans and is not a survey; assessor records may differ.



EXCLUSIVELY MARKETING BY

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