

RESIDENTIAL LAND FOR SALE | OFFERED AT \$395,000.00

2350 Northview Dr, Sacramento, CA 95833



PROPERTY DETAILS

- ±1 AC (43,360 Sq. Ft.)
- Price Per Acre: \$397,000/AC
- Price Per Sq.Ft.: \$9.11/SF
- One Parcel, APN: 274-0232-012
- Zoning: R-2B-R
- Frontage on Northview Drive: 100'
- Infill Development Parcel with Street Frontage
- Residential Land Ideal for Apartment Development
- **Offered at: \$395,000.00**

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FOR SALE INFILL LAND DEVELOPMENT

LOCATION AERIAL

2350 Northview Dr
Sacramento, CA



FOR SALE INFILL LAND DEVELOPMENT

ZONING DETAILS

2350 Northview Dr
Sacramento, CA

R-2B MULTI-UNIT DWELLING ZONE:

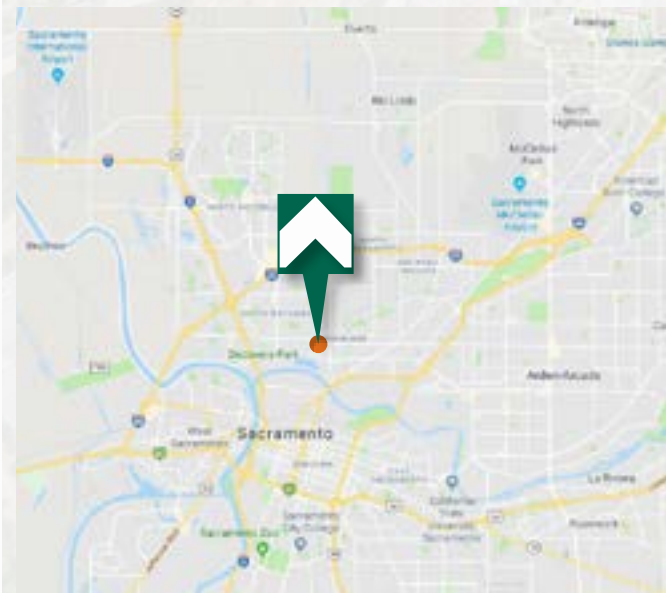
The purpose of the **R-2B Zone** is to accommodate broader density flexibility as a transition from the garden-apartment setting to a more traditional apartment setting. The **maximum height is 35 feet**. The maximum density is **21 dwelling units per net acre**. The maximum lot coverage is 50%. The minimum lot size is 2,000 square feet.



FOR SALE INFILL LAND DEVELOPMENT

PARCEL/LOCATION MAP

2350 Northview Dr
Sacramento, CA



FOR SALE INFILL LAND DEVELOPMENT

DEMOGRAPHICS

2350 Northview Dr
Sacramento, CA

SUMMARY WITHIN 1 & 3 - MILE (2019)



POPULATION:
1 MILE - 15,826
3 MILE - 142,050



HOUSEHOLDS:
1 MILE - 5,158
3 MILE - 56,421



AVG. HOUSEHOLD INCOME:
1 MILE - \$67,268
3 MILE - \$71,523

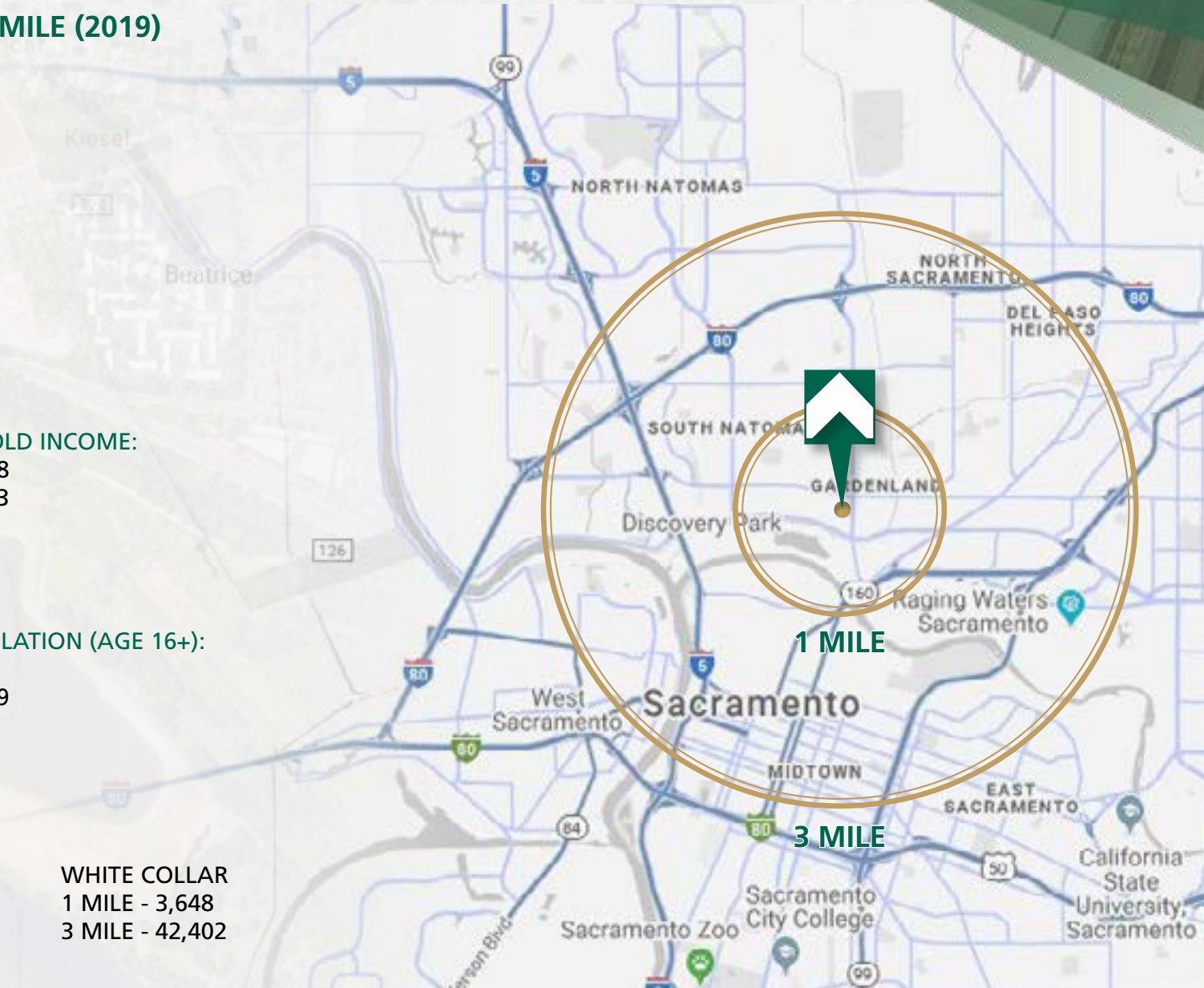


DAYTIME POPULATION (AGE 16+):
1 MILE - 8,089
3 MILE - 212,769



WORKERS:

BLUE COLLAR	WHITE COLLAR
1 MILE - 3,316	1 MILE - 3,648
3 MILE - 27,230	3 MILE - 42,402



FOR SALE
INFILL LAND DEVELOPMENT

PROPERTY RENDERING

2350 Northview Dr
Sacramento, CA



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