

**FOR SALE**  
**±26.5 ACRES**  
**\$3,900,000**

**NEW PLACERVILLE COURTHOUSE LAND DEVELOPMENT SITE**

PLACERVILLE | EL DORADO COUNTY, CALIFORNIA

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# NEW PLACERVILLE COURTHOUSE LAND DEVELOPMENT SITE

<b>SALE PRICE:</b>	<b>±21.3 ACRES</b>	<b>\$3,120,000.00</b>
	<b>±5.2 ACRES</b>	<b>\$ 780,000.00</b>
	<b>TOTAL:</b>	<b>\$3,900,000.00</b>

**INCLUDES ±21.3 ACRES SURROUNDING FUTURE SITE OF NEW PLACERVILLE COURTHOUSE (APN: 325-300-35) AND ±5.2 ACRES ADJACENT TO EL DORADO COUNTY JAIL (PORTION OF APN: 325-300-36)**

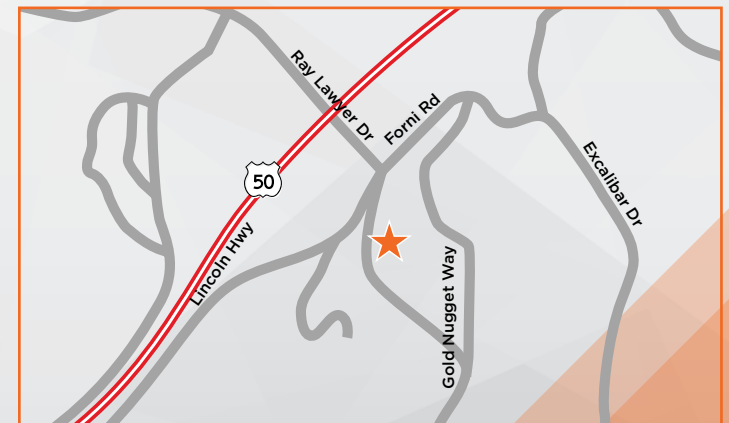
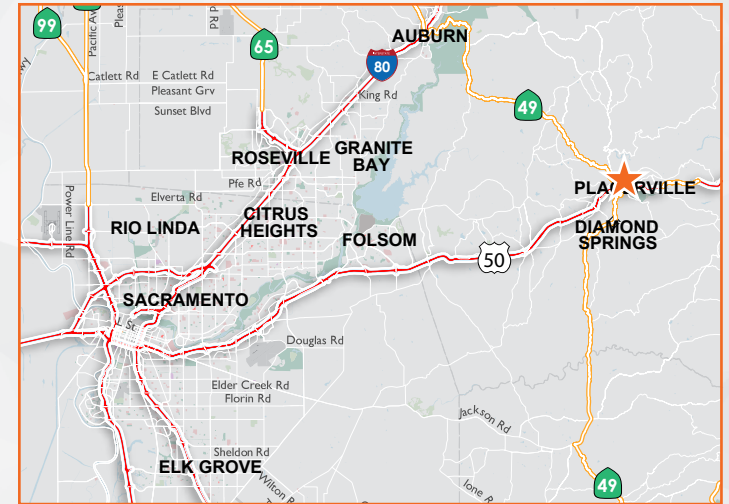
## PROJECT SUMMARY

The subject offering provides the investor or developer the opportunity to acquire the fee simple interest in a ±21.3 acres strategic property surrounding the future New Placerville Courthouse and ±5.2 acres adjacent to the El Dorado County jail.

The property is located in the City of Placerville and has an approved tentative map with entitlements to October 2019. The ±21.3 acres property is ideal for a business park development to accommodate occupiers needing to locate their offices in close proximity to the courthouse (see enclosed conceptual Business Park Site Plan). The potential for earlier opportunities exists with multiple El Dorado County department offices currently located away from the Justice Center in non-county owned buildings as well as other courthouse related offices. A new business park surrounding the New Placerville Courthouse and separate ±5.2 acre parcel adjacent El Dorado County Jail are ideal locations for many of the county department offices in this area.

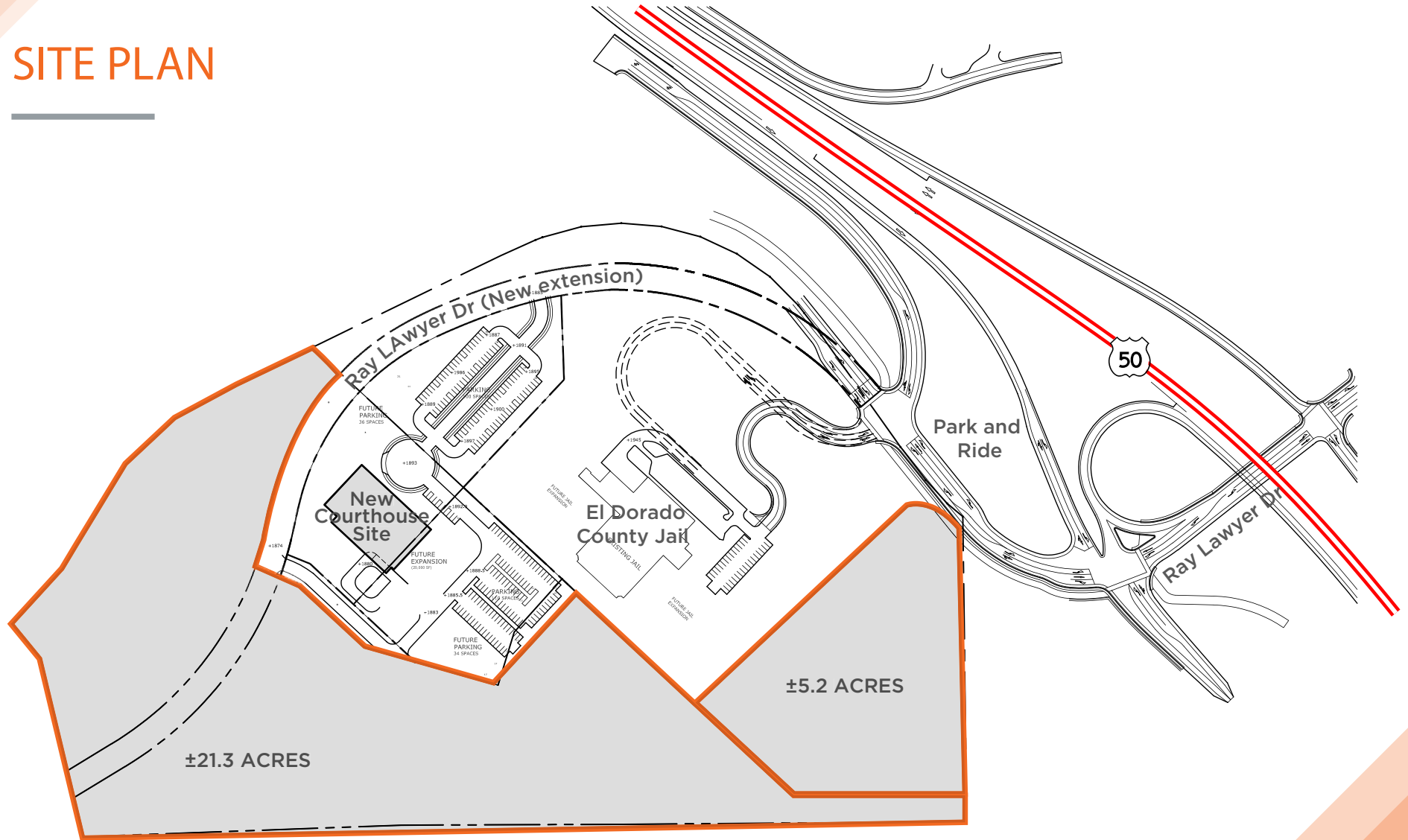
## INFRASTRUCTURE

The Western Placerville Interchange improvements are planned and funded for fiscal year 2017/2018 with construction currently underway. This includes construction of the Eastbound US 50 off-ramp, improvements to Forni Rd, (see enclosed interchange maps) and park and ride facility. This interchange will provide immediate freeway access to the planned ±87,000 SF courthouse as well as the subject property. The Ray Lawyer Drive extension to the new courthouse and the subject property includes underground utilities brought to courthouse site with the subject property having connection rights to all utilities including sewer. The extension improvements include a four-way stop at the Ray Lawyer Drive intersection with direct access to a park and ride facility as well as the courthouse site and subject property. The Eastbound US 50 off-ramp and improvements to the Forni Road intersection and a Park & Ride (see enclosed Planned Road Improvement Map) are a State/County/City fully-funded projects.



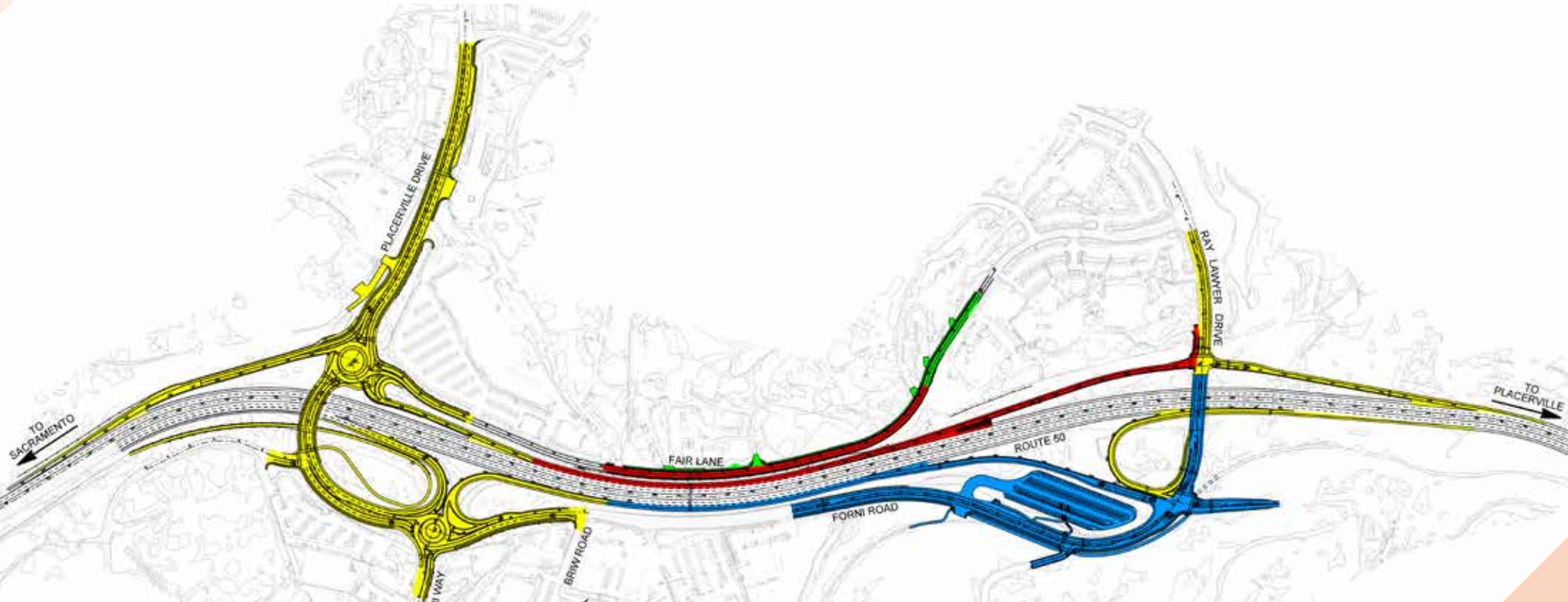
# NEW PLACERVILLE COURTHOUSE LAND DEVELOPMENT SITE

## SITE PLAN



# NEW PLACERVILLE COURTHOUSE LAND DEVELOPMENT SITE

## PLANNED ROAD IMPROVEMENTS



**PHASE 1A CONSTRUCTION COMPLETE**  
**PHASE 1B CONSTRUCTION COMPLETE**

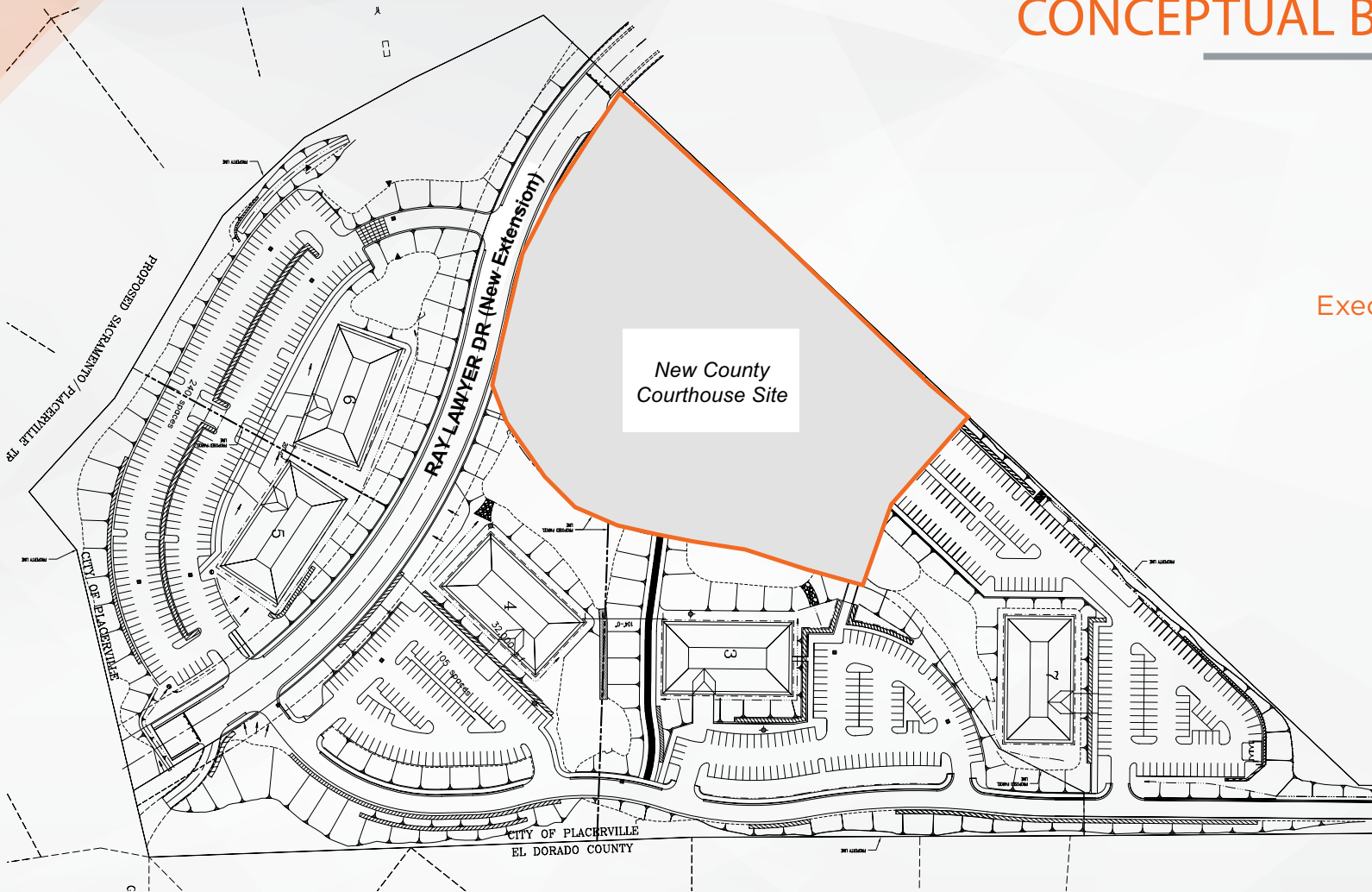
**PHASE 2 CONSTRUCTION FUNDED AND UNDERWAY**  
**PHASE 3 DESIGN AND CONSTRUCTION FUNDED**



# NEW PLACERVILLE COURTHOUSE LAND DEVELOPMENT SITE

## CONCEPTUAL BUSINESS PARK

### SITE PLAN



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