

FOR SALE > 90± ACRES



WEST 6TH STREET RIO LINDA , CA 95673

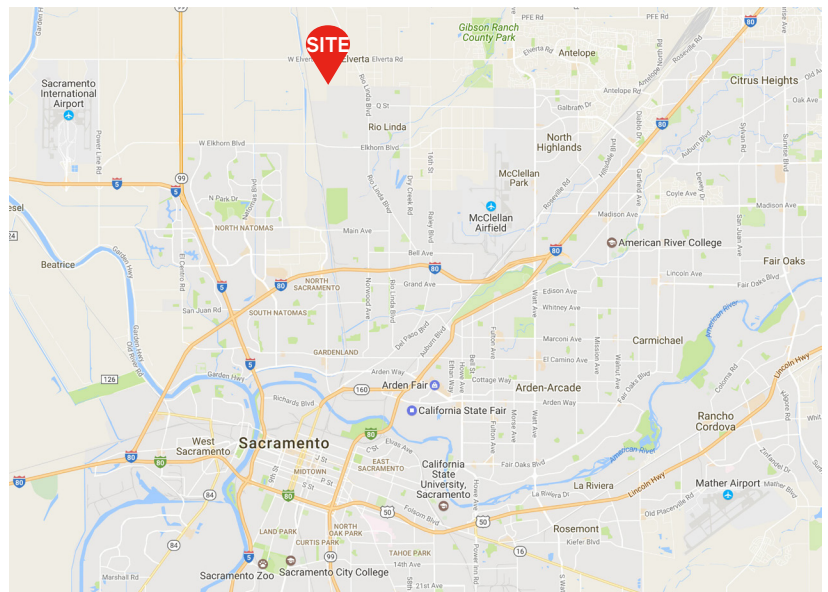
PROPERTY HIGHLIGHTS & AMENITIES

- > Three sets of power transmission lines on the property (PG&E, SMUD and Western States)
- > Approved by Sacramento County in 2010 for a 10 Mega Watt Solar farm*
- > 90± Acres (Four separate parcels)
- > APNs: 202-0090-030, 031, 032, 033
- > IR - Zoning with an approved M-2 use of a solar power plant. Wholesale nursery and Public Utility is allowed on IR*
- > Possible rail served
- > Minutes to I-5 / Hwy 99 Interchange

**Great land bank opportunity*

**Buyer to confirm with Sacramento County for its intended use*

**Intensive industrial planned per 2011 general plan update map*

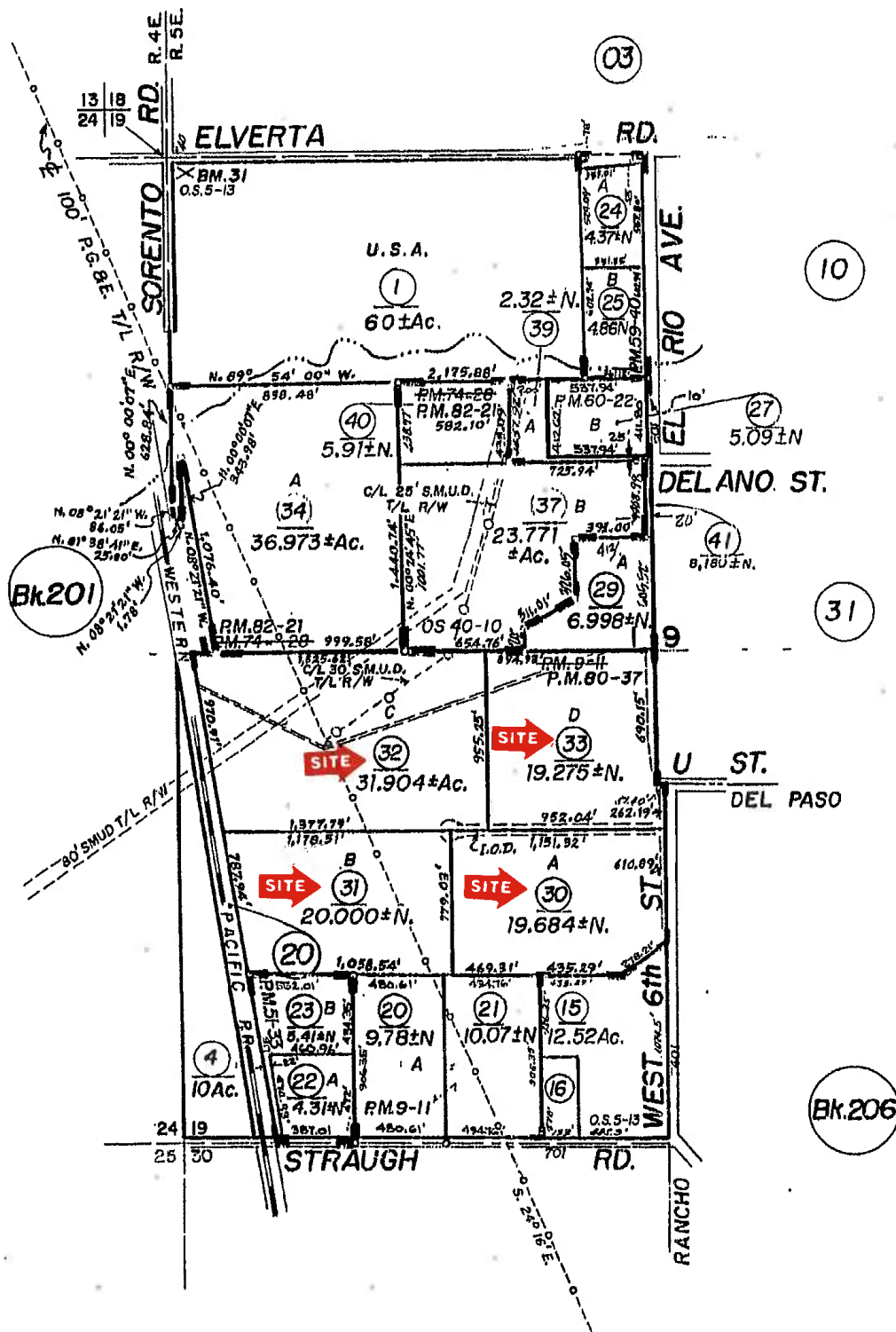


PRICE > \$2,350,000 (\$0.60 PSF) **MOTIVATED SELLER!**

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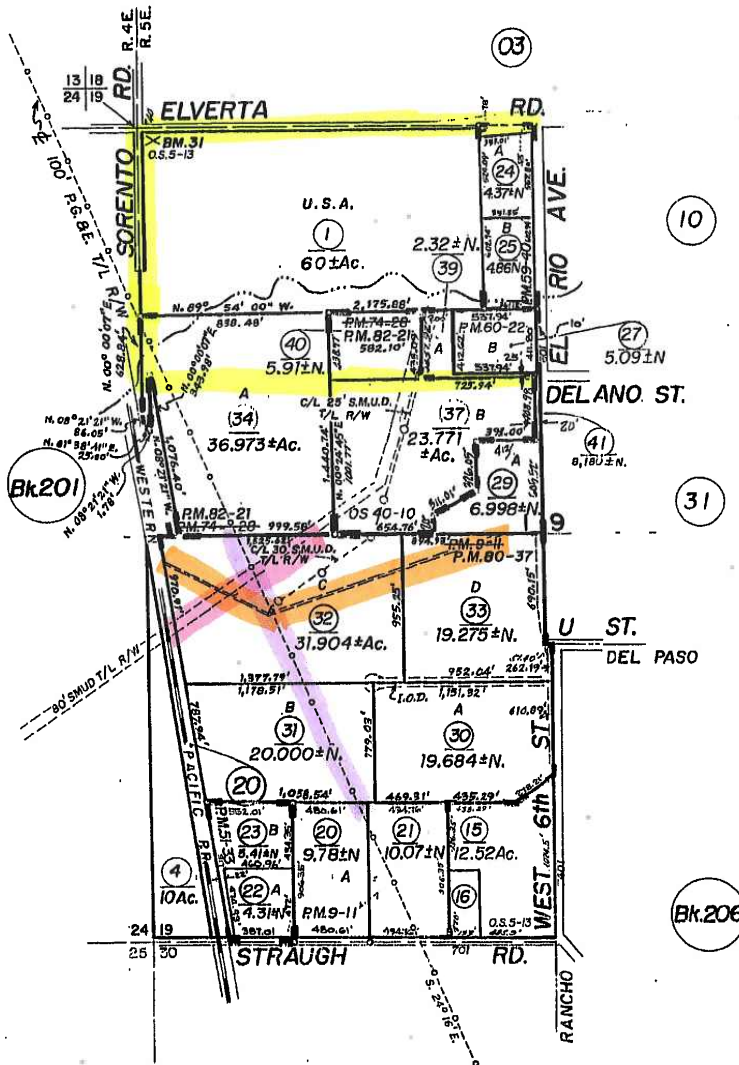


Record of Survey, OS Bk. 40 Pg.10 (8-22-85)

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*All color codes noted need to be confirmed by buyer.



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NOTE—Assessor's
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-  PG&E
-  SMUD
-  Western States
Transmission Power Lines

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