

## FOLSOM RANCH HIGH IDENTITY MIXED USE COMMERCIAL LAND FOR SALE

### ±11.71 ACRES

- Located at main intersection of East Bidwell and White Rock Road
- Flexible zoning-Retail, Office, Medical
- Exceptional visibility
- White Rock Road major expansion in next 12 months-four lanes

FOLSOM RANCH CORPORATE CENTER

ALDER CREEK ROAD

±1,000,000 SF MIXED-USE COMMERCIAL LAND

- Signalized intersection
- Pro Business Growth City

**FUTURE MEDICAL CAMPUS** 

E BIDWELL

**TOWN CENTER** 

RESIDENTIAL UNDER CONSTRUCTION

±11.71 ACRES
MIXED USE LAND
FOR SALE

ATROBE RD

FOLSOM RANCH CORPORATE CENTER ±1,000,000 SF FUTURE OFFICE CAMPUS

WHITE ROCK RO

 REGENCY AT FOLSOM RANCH TOLL BROTHERS ACTIVE ADULT COMMUNITY

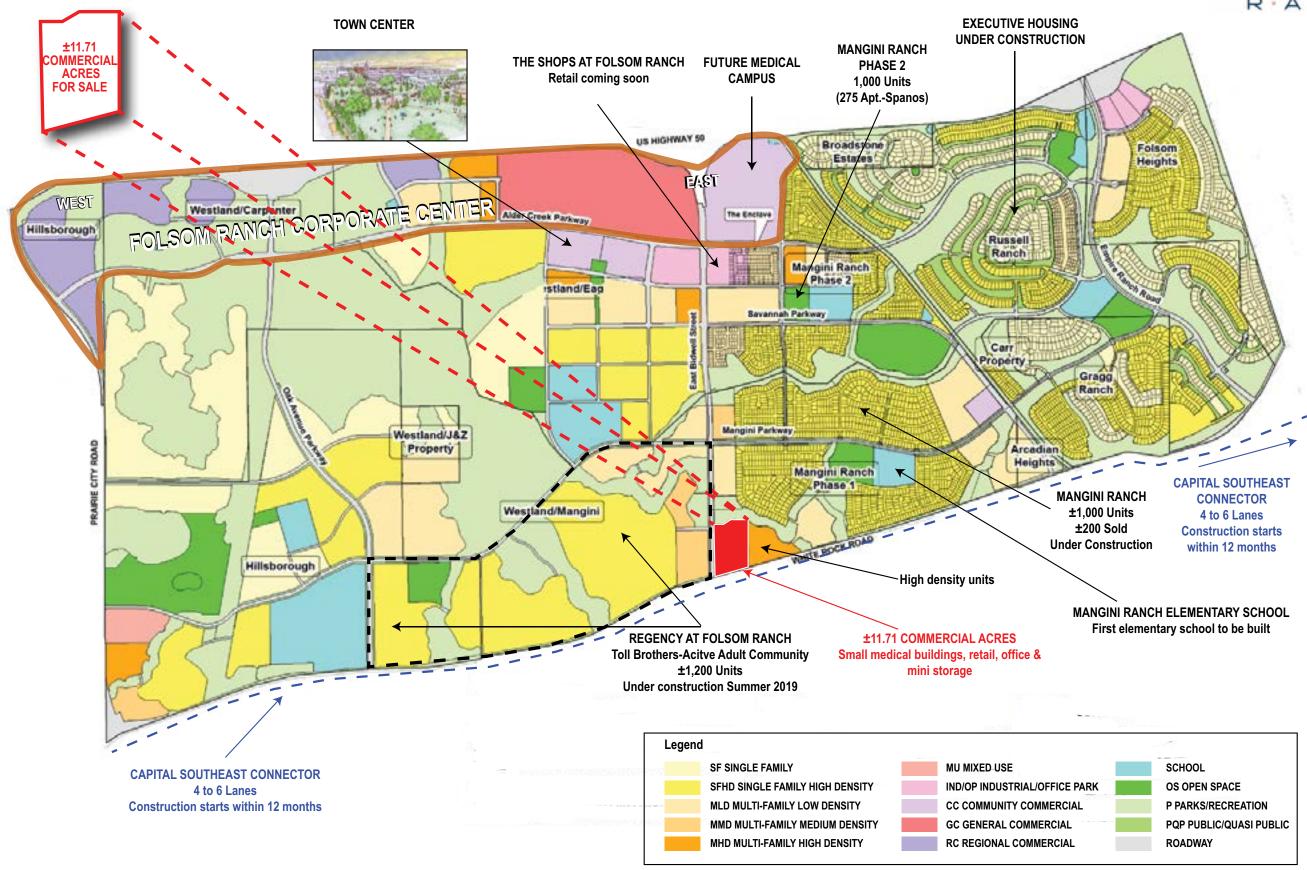
> Newmark Knight Frank

direct access to Hwy 50

at the existing E. Bidwell Street and Prairie City Road Interchanges...

## FOLSOM RANCH HIGH IDENTITY MIXED USE COMMERCIAL LAND FOR SALE ±11.71 ACRE PARCEL SITE PLAN









- The ±11.71 acre parcel of land for sale is located in the 3,500 acre master planned community
- 11,000 homes and 25,000 residents at full build out
- Brisk sales occurring due to heavy pent up demand for Folsom Ranch communities
- Town Center designed in the center of Folsom Ranch providing a vibrant village core
- Four elementary schools, one middle school and one high school
- Two regional parks and eight neighborhood parks-138 acres in total
- Located near Intel's 1.3 million R&D campus
- Folsom Corporate Center, 240 acres of freeway visible developable land & 2.5 millon square feet of mixed-use commercial space





# SACRAMENTO BUSINESS JOURNAL BEST PLACE TO RAISE A FAMILY IN CALIFORNIA? REPORT SAYS IT'S FOLSOM



https://www.bizjournals.com/sacramento/news/2018/09/19/best-place-to-raise-a-family-in-california-report.html

From the Sacramento Business Journal:

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### Best place to raise a family in California? Report says it's Folsom

Sep 19, 2018, 7:30am PDT

Folsom ranks No. 1 on a list of the best places to raise a family in California, released Sept. 19 by personal finance website WalletHub.

El Dorado Hills is also among the the top five places on the list, ranking No. 4.

The report evaluated 254 places in California, looking at factors such as the number of attractions, quality of the school system, housing affordability and the unemployment rate, among others.

El Dorado Hills and Folsom ranked No. 1 and No. 2, respectively, for the highest median family income (adjusted for the cost of living).

family income by housing costs," the report says.



JUPITERIMAGES
A report from WalletHub evaluated 254 locations in

California to find the best places to raise a family.

The report's top five places for the most affordable housing are all in the Sacramento area: Folsom, El Dorado Hills, Elk Grove, Rocklin and Roseville. "The metric was calculated by dividing the median annual





#### FOLSOM RANCH



Folsom Ranch Commercial Properties https://www.youtube.com/watch?v=dhb3Qk7GlbQ&feature=youtu.be

Folsom Ranch www.folsomranch.com

Choose Folsom

The Greater Sacramento Economic Council www.selectsacramento.com

We Are The California Option (Greater Sacramento Economical Council) https://www.youtube.com/watch?v=4iZhGVqx6lk&feature=youtu.be

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