

LAND FOR SALE THE GROVE

LOCATED ON HUMPHREY ROAD
IN LOOMIS, CA
± 9.7 ACRES

22 TENTATIVE MAP LOTS



*Improvement
Plans
Completed!*

ED BENOIT, CCIM
BRE# 00992841
Tel: 916.677.8124
edbenoit@tricommercial.com

SKIP ANDREAE
BRE# 00697567
Tel: 916.677.8140
sandreae@tricommercial.com

ABDUL EJAZ
BRE# 02077461
Tel: 916.696.0013
abdul.ejaz@tricommercial.com

 **TRI**
COMMERCIAL
www.tricommercial.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

THE GROVE offers a home builder the opportunity to acquire 22 large tentative mapped lots in the quaint and historical town of Loomis. The Grove is ideally located in a family oriented community directly across from an elementary school that is within an excellent school district.

ADDITIONAL PROPERTY HIGHLIGHTS

22 LARGE TENTATIVE MAP LOTS

AREA SUPPORTS NEW HOME VALUE AT \$700K TO \$800K

AVERAGE LOT SIZE 12,307 SF

PRICE INCLUDES IMPROVEMENT PLANS, LANDSCAPING PLANS, AND HOUSE PLANS (SUBSTANTIALLY COMPLETE)

BUILDING FEES \$63,500 PER LOT

ELIGIBLE FOR STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ("SCIP")

REIMBURSABLE COSTS FROM SCIP FINANCING IS ESTIMATED AT \$700,000 "(INCLUDES FEES)"

BIDS HAVE BEEN RECIEVED ON THE MAJORITY OF THE SITE IMPROVEMENTS

FINAL MAP IS PREPARED

BIDS FOR THE MAJORITY OF THE WORK ARE AVAILABLE UPON REQUEST

IMPROVEMENT COSTS ARE ESTIMATED AT \$110,000 PER LOT AFTER REIMBURSEMENT FROM SCIP FINANCING "(INCLUDES FEES)"

PURCHASE PRICE \$1,870,000 / \$85,000 PER LOT

TRI COMMERCIAL REAL ESTATE SERVICES, INC.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. The renderings of the homes contained in this brochure are examples only. Prospective buyers have the option to submit, to the Town of Loomis, alternate elevations and floor plans, for approval.



TRI COMMERCIAL REAL ESTATE SERVICES, INC.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

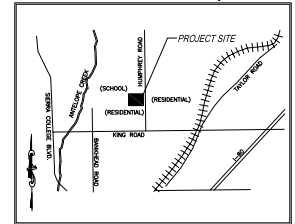
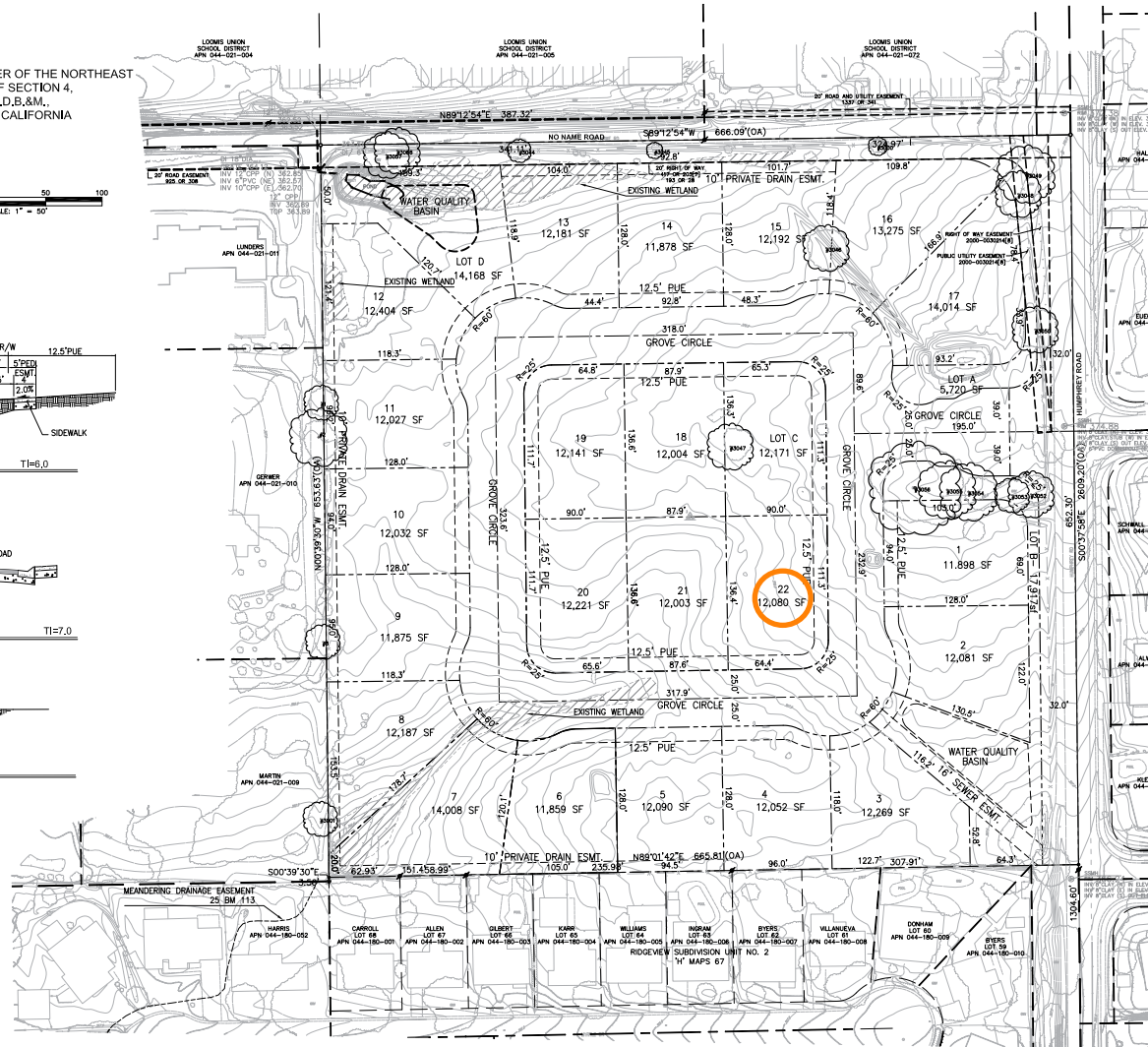
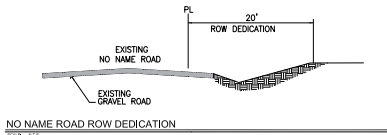
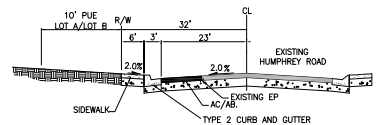
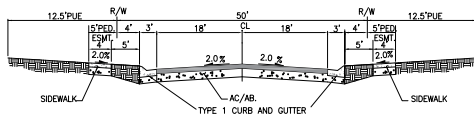
31-May, 2017

**VESTING TENTATIVE MAP FOR
THE GROVE
PROPOSED LOTTING EXHIBIT**

SHOWING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.&M.,
IN THE TOWN OF LOOMIS, PLACER COUNTY, CALIFORNIA
5-3-2017
SHEET 1



SCALE: 1" = 50'



RECORD OWNERS
PRESTIGE HOMES LOOMIS, LP A CALIFORNIA LIMITED PARTNERSHIP
4740 ROCKLIN ROAD
ROCKLIN, CA 95677
TEL: (916) 824-0810

SUBDIVIDER
MANDARICH DEVELOPMENTS
4740 ROCKLIN ROAD
ROCKLIN, CA 95677
TEL: (916) 824-0810

PLANNER/ENGINEER
MEREDITH ENGINEERING, INC.
P.O. BOX 4391
EL DORADO HILLS, CA 95762
PHONE: (530) 676-7526

ASSESSOR PARCEL NUMBERS
044-021-008

EXISTING & PROPOSED USE AND ZONE

EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: RS-10A

SITE SUMMARY

GROSS ACREAGE: 9.98± ACRES
NET ACREAGE: 7.47± ACRES
TOTAL LOT COUNT: 28 LOTS
SINGLE FAMILY LOT COUNT: 22 LOTS
DENSITY: 2.2 UNITS/ACRE
MINIMUM LOT SIZE: 11,859 SF
MAXIMUM LOT SIZE: 12,014 SF
AVERAGE LOT SIZE: 12,072± SF

DEDICATIONS

HUMPHREY ROAD PUBLIC ROW
NO NAME LANE PUBLIC ROW
GROVE CIRCLE PUBLIC ROW
LOTS A,B,C LANDSCAPE LOTS
LOTS B AND D DRAIN BASIN
NOTE: LOTS A,B,C,D SHALL BE DEED RESTRICTED FOR THE
USES APPROVED WITH THIS ENTITLEMENT

DISTRICTS

WATER: PLACER COUNTY WATER AGENCY
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
DRAINAGE: TOWN OF LOOMIS
ELECTRICITY: PACIFIC GAS & ELECTRIC
GAS: PACIFIC GAS & ELECTRIC
SCHOOL DISTRICT: LOOMIS UNION ELEMENTARY SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT
FIRE DISTRICT: LOOMIS FIRE DEPARTMENT
PARK DISTRICT: SOUTHGATE RECREATION AND PARKS DISTRICT

FLOOD ZONE

ZONE X
(FEMA PANEL NO. 06061C0416F, 6-8-1998)

PHASING THIS MAP MAY BE PHASED

NOTE:
ANY INTEREST OF THE OWNER OF THE PROPERTY SUBJECT TO
THIS MAP IN THE LOTS SOUTH OF THE PROPERTY LINE WAS
RELIQUISHED TO THE OWNERS OF SUCH LOTS BY THE QUILTALAM
DEEDS RECORDED AS DOCUMENT NUMBERS 2017-0017188,
2017-0017189, 2017-0017190, 2017-0017191, 2017-0017192,
2017-0017193, 2017-0017194, 2017-001719, 2017-0017196

NOTE:
THIS TENTATIVE MAP WAS PREPARED UNDER MY DIRECTION.
INFORMATION SHOWN HEREON IS TO BE USED FOR PURPOSES OF
OBTAINING AN ENTITLEMENT FOR A VESTING TENTATIVE
SUBDIVISION MAP ONLY AND IS SUBJECT TO REVISION



DATE:
MEREDITH
ENGINEERING
CIVIL ENGINEERING - LAND DEVELOPMENT SERVICES
PO BOX 4391 EL DORADO HILLS, CA 95762
Ph: 530-676-7526 Fax: 866-839-2835

SHEET 1 OF 4

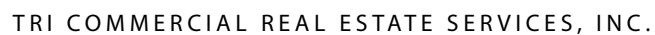
BASIS OF BEARINGS
THE BASIS OF BEARINGS
FOR THIS MAP IS
CALIFORNIA STATE PLANE
ZONE 2, NAD83(2011).

BENCHMARK
BENCH MARK "P 1200" (PID J50768);
ELEV: 416.88'
NAVD88

EXISTING CONTOURS
SURVEY COMPLETED JUNE 10, 2016.
CONTOURS SHOWN ON 1' INTERVALS.
SURVEY DATUM IS NAVD 88

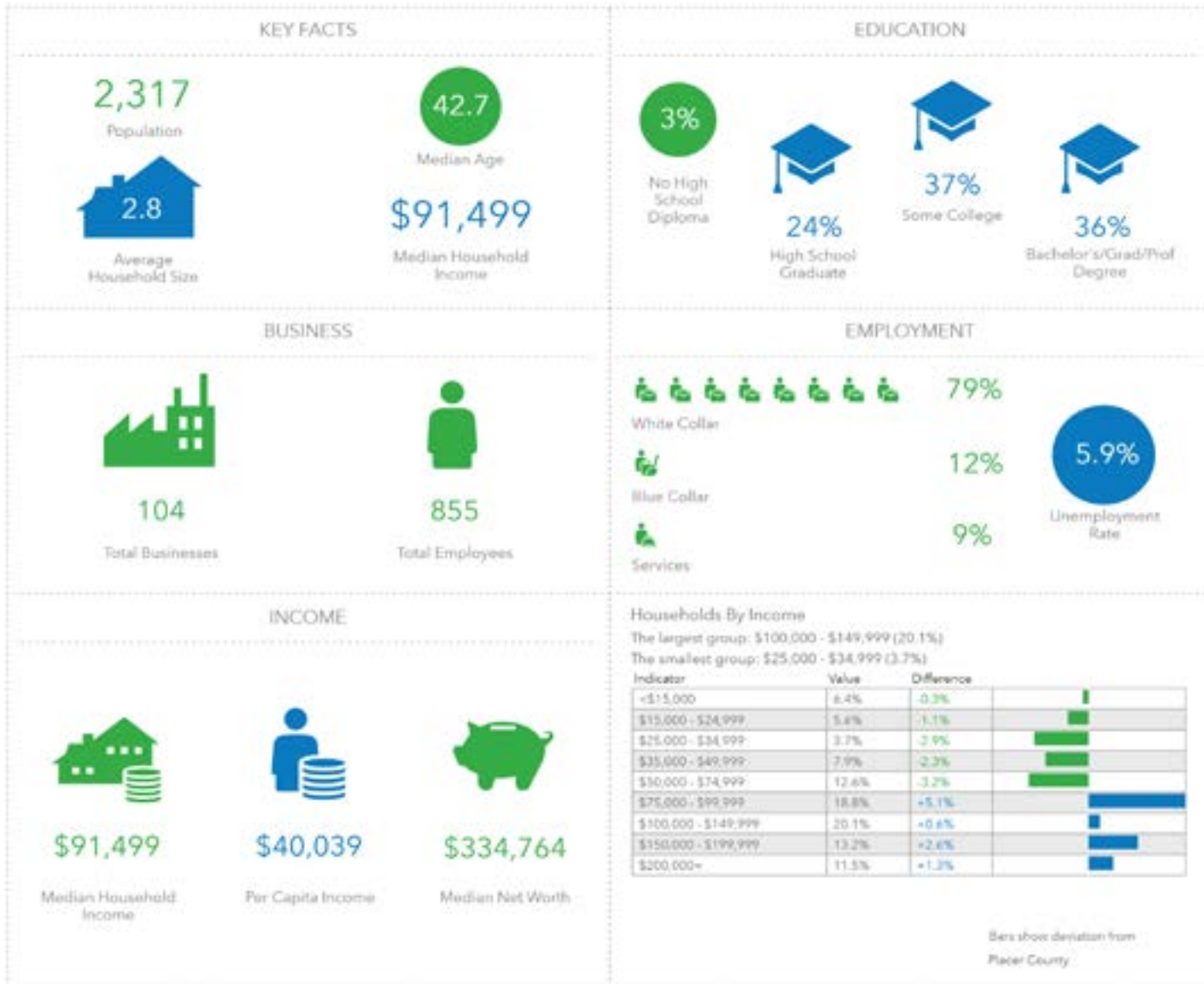
TRI COMMERCIAL REAL ESTATE SERVICES, INC.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



DEMOGRAPHICS

ESRI: 3342 Humphrey Rd, Loomis, California, 95650 (Ring of 0.5 miles)



TRI COMMERCIAL REAL ESTATE SERVICES, INC.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

THE GROVE | LOOMIS, CA

LAND FOR SALE

LOCATED ON HUMPHREY ROAD

± 9.7 ACRES

22 TENTATIVE MAP LOTS

SKIP ANDREAE
PRINCIPAL
BRE# 00697567
Tel: 916.677.8140
sandrae@tricommercial.com

ABDUL EJAZ
ASSOCIATE
BRE# 02077461
Tel: 916.696.0013
abdul.ejaz@tricommercial.com

ED BENOIT, CCIM, ULI
PRINCIPAL & MANAGING DIRECTOR
BRE# 00992841
Tel: 916.677.8124
edbenoit@tricommercial.com



532 Gibson Drive, Suite 200 | Roseville, CA 95678
www.tricommercial.com