

HIGH IDENTITY MIXED-USE COMMERCIAL LAND FOR SALE ±11.71 ACRE PARCEL



FOLSOM R·A·N·C·H

±11.71 ACRES
MIXED USE LAND
FOR SALE

FOLSOM RANCH CORPORATE CENTER
+/- 240 DEVELOPABLE ACRES / 2.5 MILLION SF
MIXED USE COMMERCIAL



ALDER CREEK ROAD

LATROBE RD

E BIDWELL ST

WHITE ROCK RD

PRAIRIE CITY RD

direct access to Hwy 50
at the existing E. Bidwell Street and Prairie City Road Interchanges...

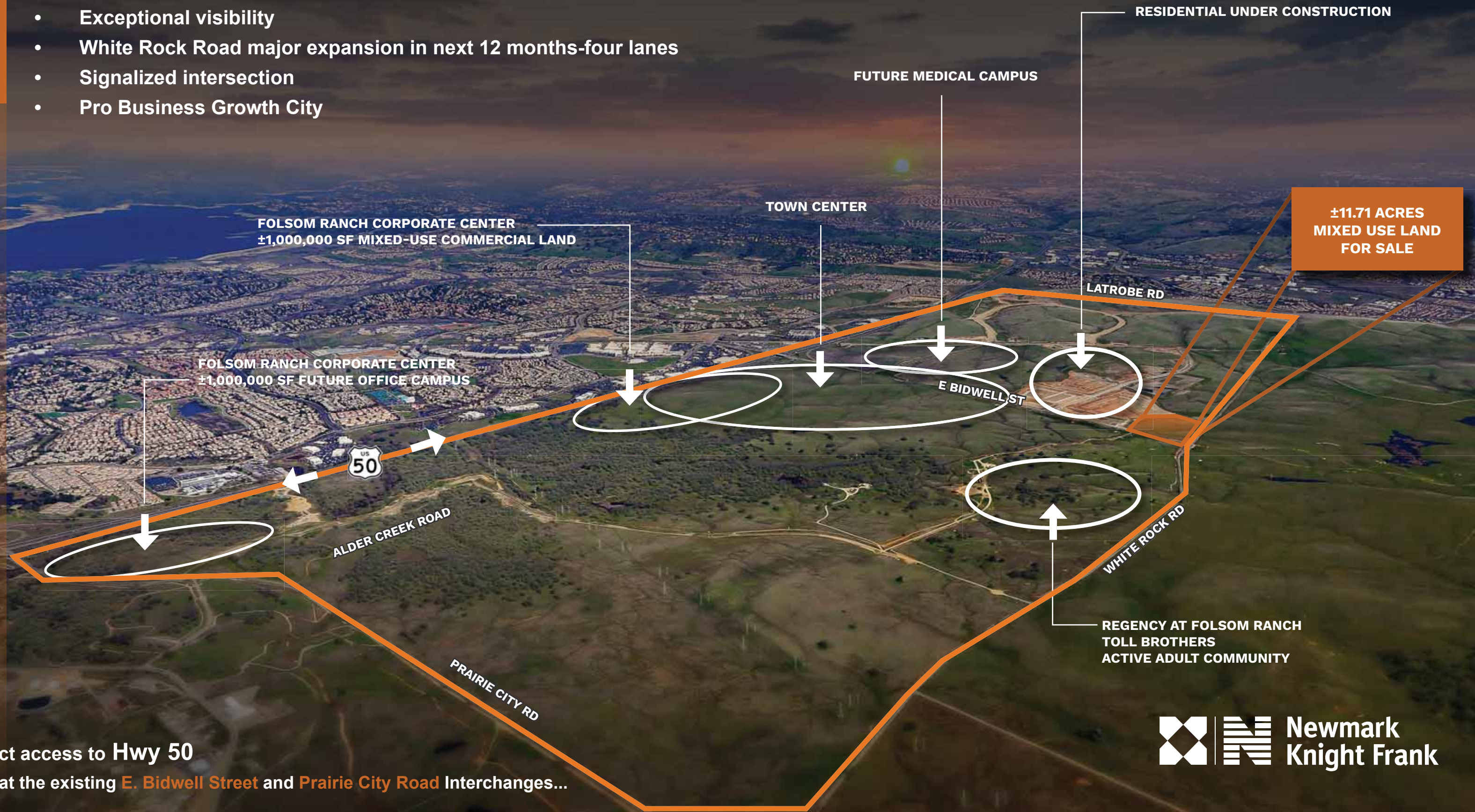


FOLSOM RANCH HIGH IDENTITY MIXED USE COMMERCIAL LAND FOR SALE

±11.71 ACRES

FOLSOM RANCH

- 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
- Signalized intersection
- Pro Business Growth City



±11.71 ACRES
MIXED USE LAND
FOR SALE

FOLSOM RANCH CORPORATE CENTER
±1,000,000 SF MIXED-USE COMMERCIAL LAND

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

FUTURE MEDICAL CAMPUS

RESIDENTIAL UNDER CONSTRUCTION

TOWN CENTER

LATROBE RD

E BIDWELL ST

ALDER CREEK ROAD



WHITE ROCK RD

REGENCY AT FOLSOM RANCH
TOLL BROTHERS
ACTIVE ADULT COMMUNITY

PRAIRIE CITY RD

direct access to Hwy 50
at the existing E. Bidwell Street and Prairie City Road Interchanges...

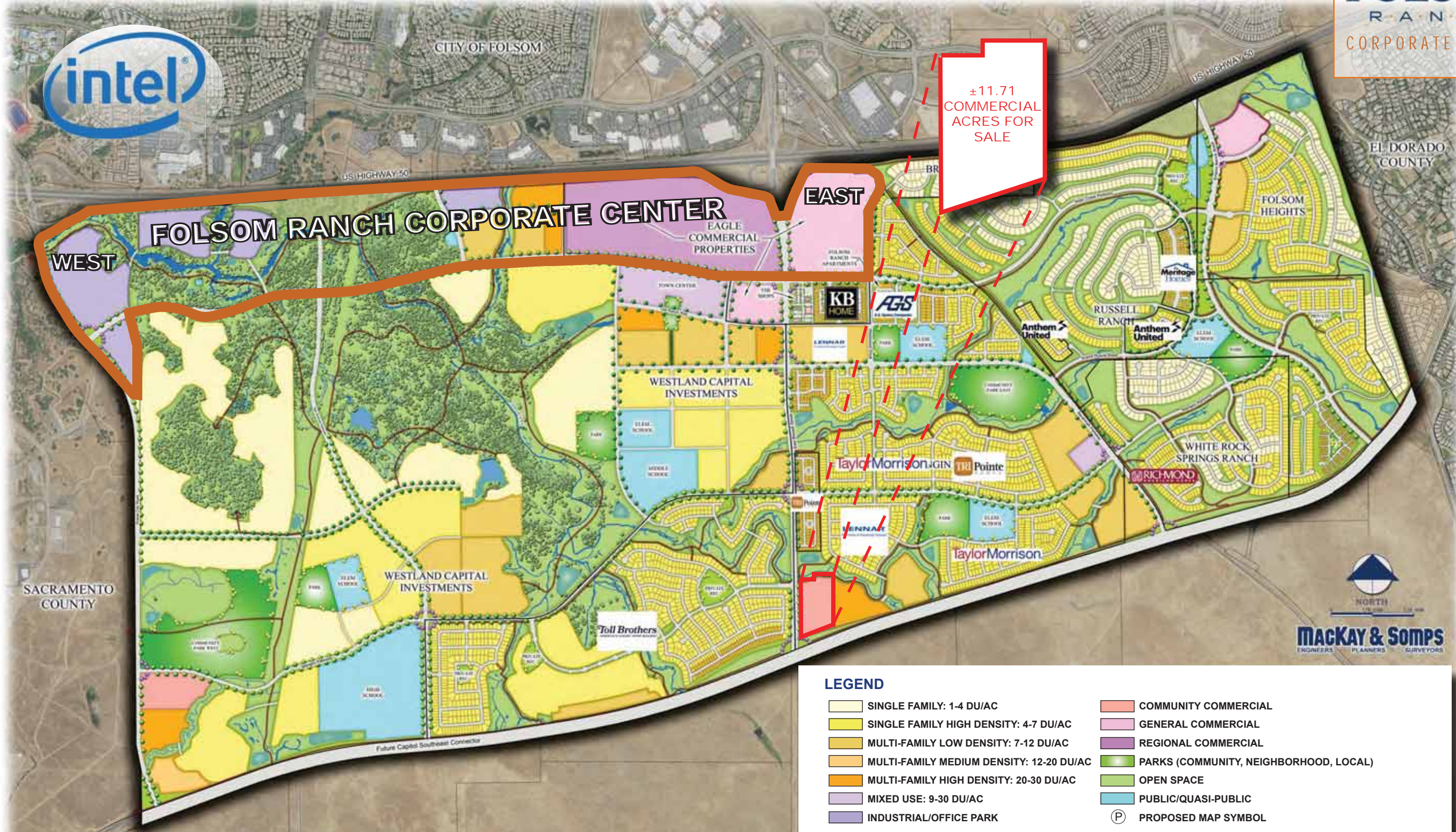


FOLSOM RANCH HIGH IDENTITY MIXED USE COMMERCIAL LAND FOR SALE

±11.71 ACRE PARCEL

SITE PLAN

FOLSOM RANCH



±11.71
COMMERCIAL
ACRES FOR
SALE

LEGEND

SINGLE FAMILY: 1-4 DU/AC	COMMUNITY COMMERCIAL
SINGLE FAMILY HIGH DENSITY: 4-7 DU/AC	GENERAL COMMERCIAL
MULTI-FAMILY LOW DENSITY: 7-12 DU/AC	REGIONAL COMMERCIAL
MULTI-FAMILY MEDIUM DENSITY: 12-20 DU/AC	PARKS (COMMUNITY, NEIGHBORHOOD, LOCAL)
MULTI-FAMILY HIGH DENSITY: 20-30 DU/AC	OPEN SPACE
MIXED USE: 9-30 DU/AC	PUBLIC/QUASI-PUBLIC
INDUSTRIAL/OFFICE PARK	PROPOSED MAP SYMBOL



FOLSOM PLAN AREA SPECIFIC PLAN



FOLSOM RANCH HIGH IDENTITY MIXED USE COMMERCIAL LAND FOR SALE

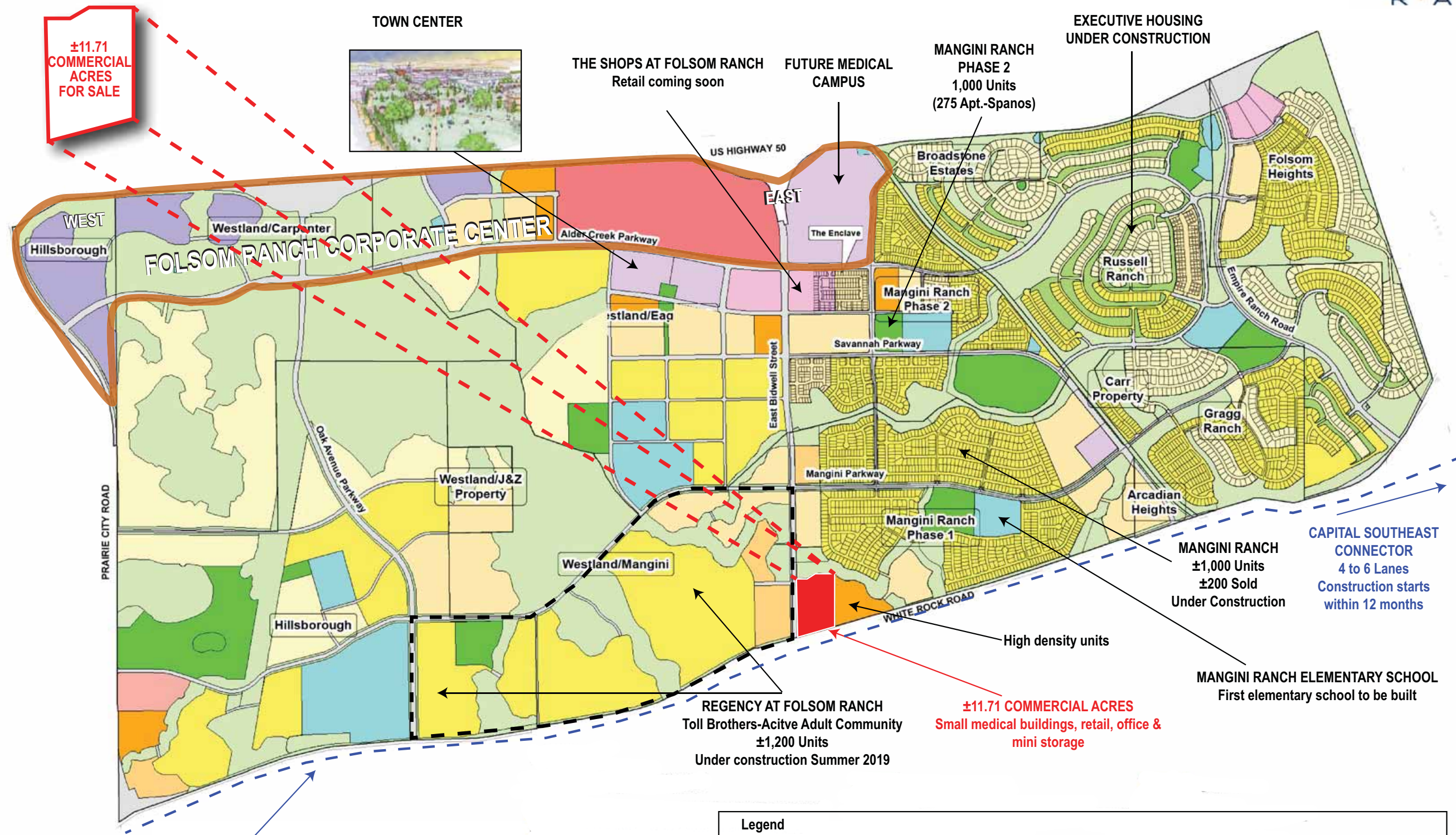
±11.71 ACRE PARCEL

SITE PLAN



FOLSOM
RANCH

FOLSOM RANCH



±11.71
COMMERCIAL
ACRES
FOR SALE



TOWN CENTER

THE SHOPS AT FOLSOM RANCH
Retail coming soon

FUTURE MEDICAL
CAMPUS

MANGINI RANCH
PHASE 2
1,000 Units
(275 Apt.-Spanos)

EXECUTIVE HOUSING
UNDER CONSTRUCTION

FOLSOM RANCH CORPORATE CENTER

REGENCY AT FOLSOM RANCH
Toll Brothers-Active Adult Community
±1,200 Units
Under construction Summer 2019

MANGINI RANCH
±1,000 Units
±200 Sold
Under Construction

CAPITAL SOUTHEAST
CONNECTOR
4 to 6 Lanes
Construction starts
within 12 months

MANGINI RANCH ELEMENTARY SCHOOL
First elementary school to be built

±11.71 COMMERCIAL ACRES
Small medical buildings, retail, office &
mini storage

CAPITAL SOUTHEAST CONNECTOR
4 to 6 Lanes
Construction starts within 12 months

Legend					
	SF SINGLE FAMILY		MU MIXED USE		SCHOOL
	SFHD SINGLE FAMILY HIGH DENSITY		IND/OP INDUSTRIAL/OFFICE PARK		OS OPEN SPACE
	MLD MULTI-FAMILY LOW DENSITY		CC COMMUNITY COMMERCIAL		P PARKS/RECREATION
	MMD MULTI-FAMILY MEDIUM DENSITY		GC GENERAL COMMERCIAL		PQP PUBLIC/QUASI PUBLIC
	MHD MULTI-FAMILY HIGH DENSITY		RC REGIONAL COMMERCIAL		ROADWAY



- 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 million 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:

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

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).

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 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.

F
FOLSOM
R · A · N · C · H



CLASS A OFFICE



BIKE/JOGGING/
WALKING TRAILS



SACRAMENTO
LIGHT RAIL



HISTORIC OLD TOWN
FOLSOM



SERRANO COUNTRY
CLUB



LAKE
NATOMA



FOLSOM LAKE



LAKE TAHOE
SKIING



PALLADIO
LIFESTYLE MALL




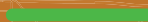

amenities
within close proximity
to Folsom Ranch
Corporate Center



FOLSOM RANCH

REGIONAL MAP



-  SITE TO SACRAMENTO - 24.5 MILES - 30 MIN
-  SITE TO NAPA - 84.9 MILES - 1.5 HRS
-  SITE TO LAKE TAHOE - 86.1 MILES - 1.5 HRS
-  SITE TO SAN FRANCISCO - 111 MILES - 2 HRS

SOUTH LAKE TAHOE

SACRAMENTO

NAPA

SAN FRANCISCO

PACIFIC OCEAN

F O L S O M R A N C H



FOLSOM
R A N C H

Folsom Ranch Commercial Properties

<https://www.youtube.com/watch?v=dhb3Qk7GlbQ&feature=youtu.be>

Folsom Ranch

www.folsomranch.com

Choose Folsom

www.choosefolsom.com

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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