

FOR SALE - ±102 Acres of Land

A Regional Employment Oriented Development (EOD) Opportunity

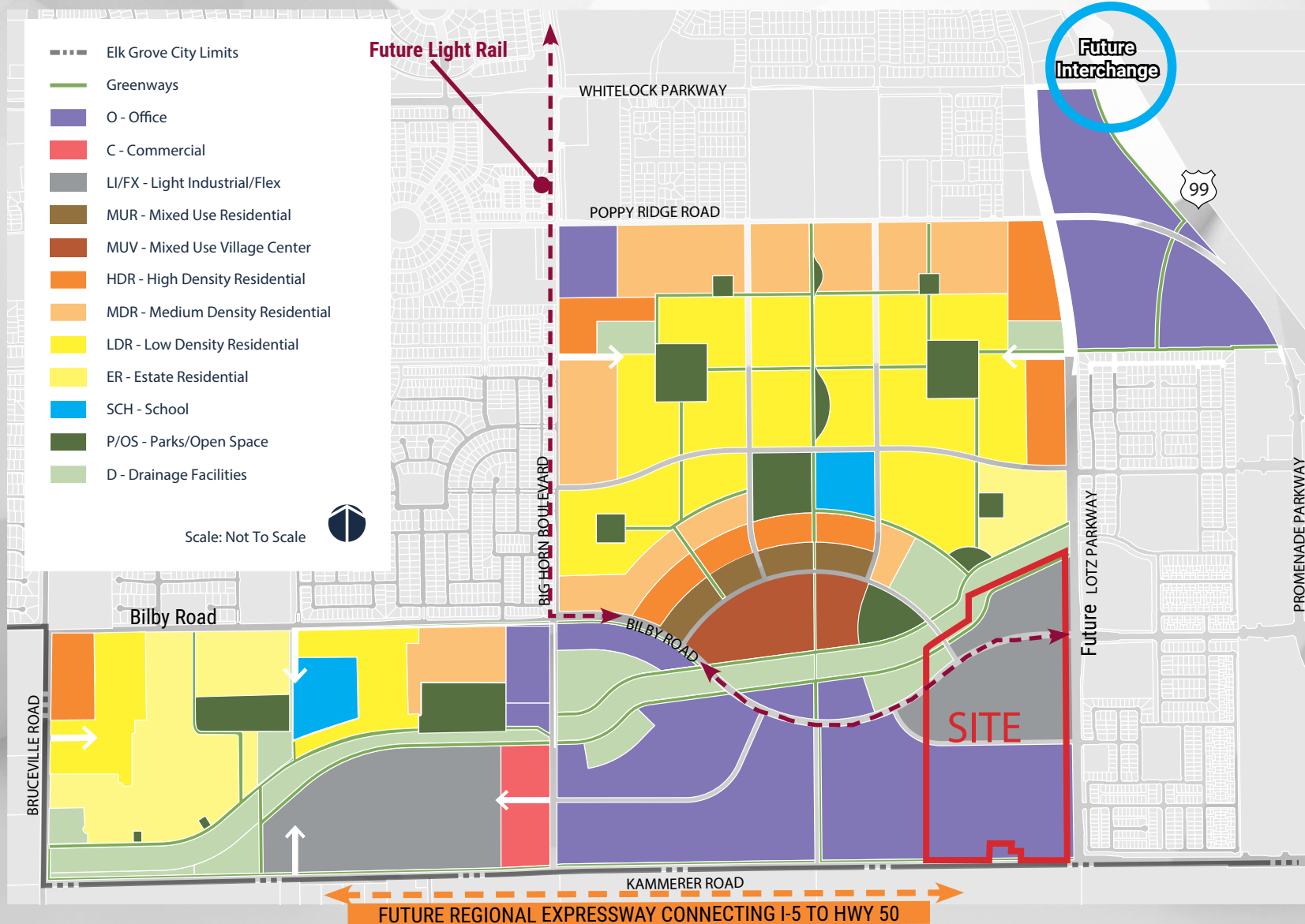
WITHIN THE CITY OF ELK GROVE ±1,200 ACRES, MIXED-USE SOUTHEAST POLICY AREA (SEPA) MASTER PLAN



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SOUTHEAST POLICY AREA MASTER PLAN

Land Plan



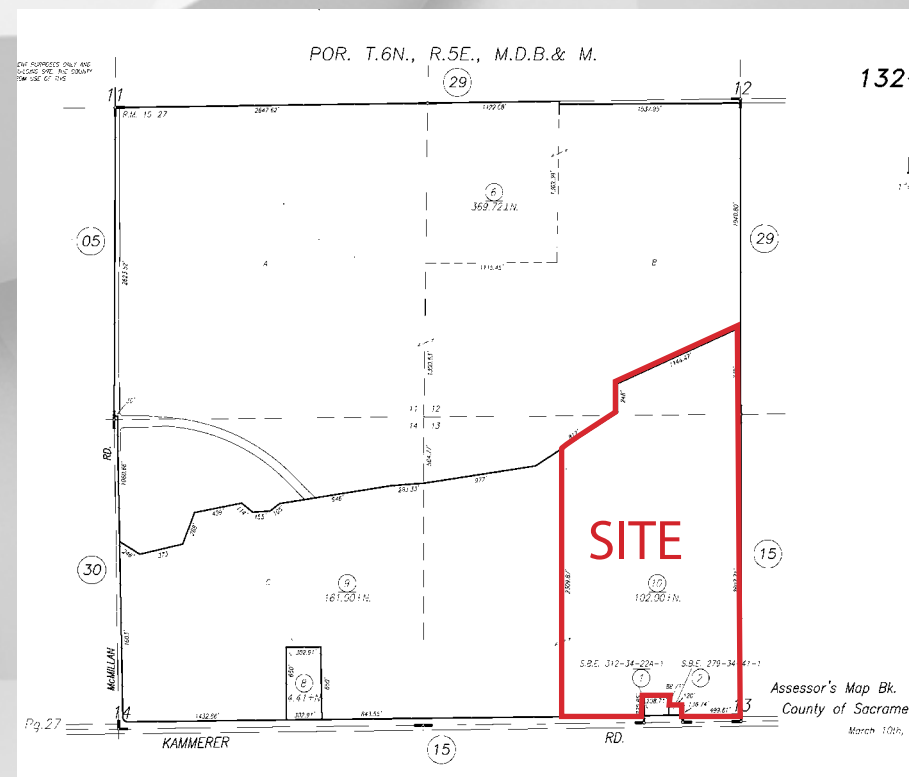
PROPERTY INFORMATION

- APN #132-0320-010 - ±102 ACRES
- Zoned LI/FX (Light Industrial Flex) & EC (Employment Center-Office Campus Developments)
- Significant frontage exposure & access to Krammerer Road, the future SE Connector Expressway (I-5 to Highway 50) with easy interchange access to the Highway 99/Grant Line Road Interchange
- Serviced by Regional Transit, bike ways & future light rail
- Direct connectivity and within walking distance to multiple new residential villages, regional shopping, the town center and recreation
- A prime West Coast entitlement ready, City endorsed quality of life development opportunity

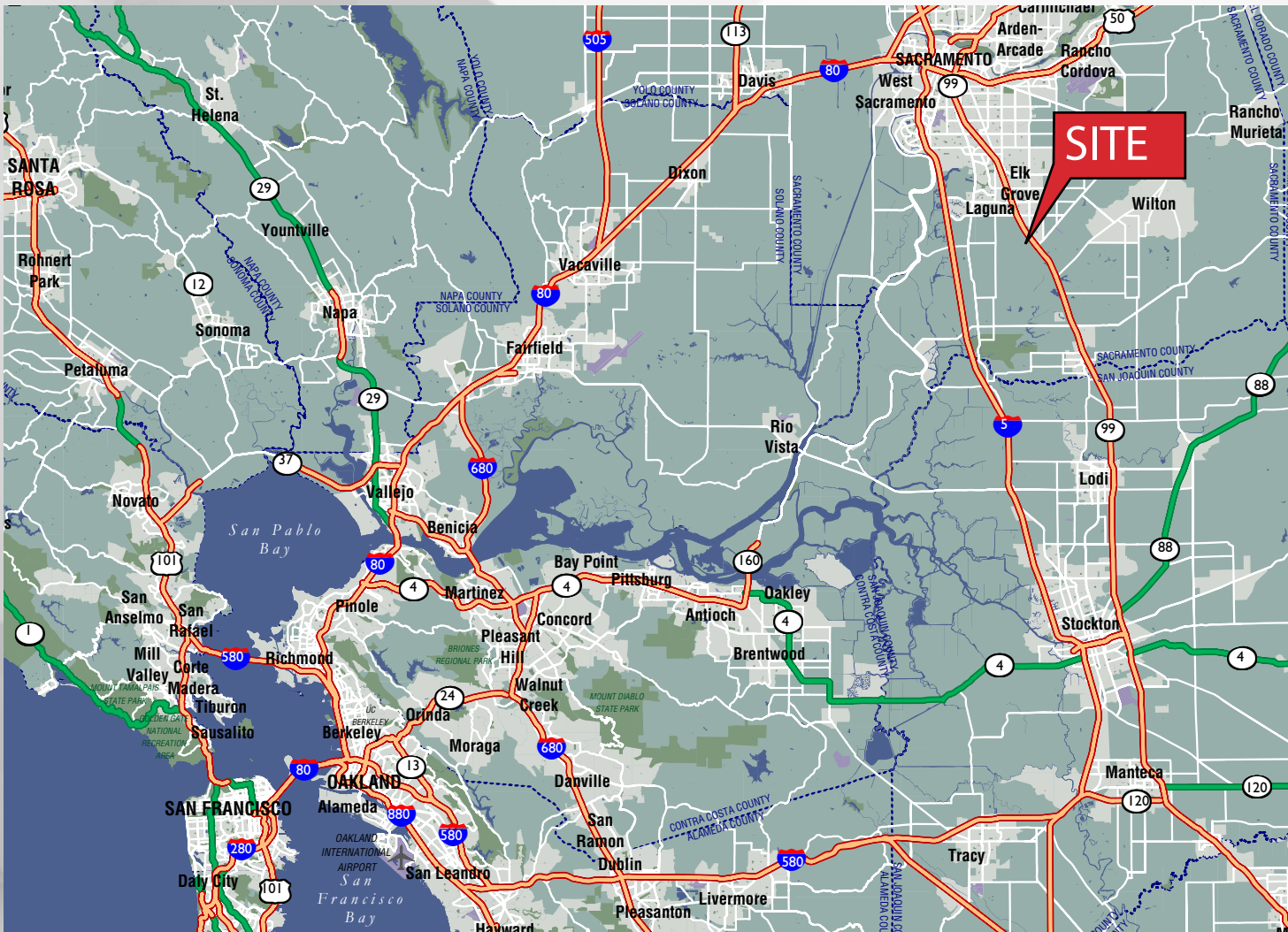
Parcel Aerial



Parcel Map



LOCATION MAP/DEMOGRAPHICS



TOTAL POPULATION:

- 1-Mile - 790
- 3-Mile - 40,998
- 5-Mile - 131,474

AVERAGE AGE:

- 1-MILE - 38.10
- 3-MILE - 38.10
- 5-MILE - 36.60

MEDIAN HOUSEHOLD INCOME:

- 1-MILE - \$96,710
- 3-MILE - \$83,383
- 5-MILE - \$86,907

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