

# 64 TENTATIVE MAP LOTS FOR SALE | ATWOOD 80

LOCATED AT ATWOOD ROAD  
NORTH AUBURN, CA



**SUBJECT PROPERTY**



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.



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LOCATED AT ATWOOD ROAD  
AUBURN, PLACER COUNTY

## PROPERTY OVERVIEW

### Location Description

Located in North Auburn off Atwood Road. Subject property has easy access from I-80 and Hwy 49. Retail shops and services are within minutes of this site.

[Click here for video of property.](#)

### Property Highlights

- 26 lots back to scenic open space
- Almost 30% of the 79 acres are set aside for oak tree preserve
- According to the project engineer almost two thirds of the lots can be approved to be padded for a slab foundation.
- Seller has agreed to keep any unwanted lots.

### Land Boundaries (APNs)

051-070-009

### Property Size

± 79 Acres

### Number of Lots

64

### Average Lot Size

30,500 SF

### Improvement Plans

Improvement plans almost completed, contractor bid at \$86,000/Lot

### Fees

\$58,000/Lot Approx.

### Sewer

PCSMD #1

### Water

PCWA

### Gas

PG&E

### Electric

PG&E

### Phone

AT&T

### Cable

Wave

### Price

**\$4,900,000 / \$75,400 Per Tentative Map Lot**

BUILDING GREAT RELATIONSHIPS SINCE 1977

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LOCATED AT ATWOOD ROAD  
AUBURN, PLACER COUNTY

OWNER: A.R. ASSOCIATES  
1300 W. HUNTERS STREET  
AUBURN, CA 95603  
(916) 887-1007

ENGINEER: A.R. ASSOCIATES  
500 ALPINE-FOLSON RD. STE 110  
AUBURN, CA 95603  
(916) 887-1007

AREA: 771 ACRES

FORM: 95-AC-8-40-10

LOTS: 64 LOTS  
MIN. LOT SIZE: 1/4 AC  
AVG. LOT SIZE: 30,000 SF  
MAX. LOT SIZE: 100,000 SF

OPEN SPACE: 10%  
LOT 1 - 100 ACRES  
LOT 2 - 100 ACRES  
LOT 3 - 100 ACRES  
LOT 4 - 100 ACRES

UTILITIES: P.C. 540 P  
WATER  
GAS  
ELECTRIC  
TELEPHONE  
CABLE TV

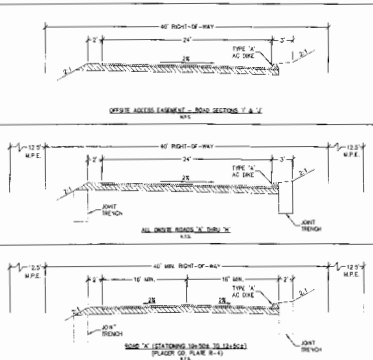
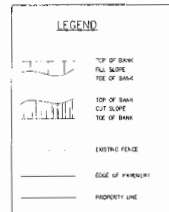
ROADS: 40' WIDE ROAD 1/4 MILE W. OF 100' WIDE ROAD  
PUBLIC ROAD EXISTENCE AND PUBLIC UTILITIES EXISTENCE

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NOTES: 1. THIS TENTATIVE MAP COMPLETES WITH ALL APPLICABLE REQUIREMENTS OF ALL APPLICABLE ORDINANCES OF ALL APPLICABLE AGENCIES AND ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.

OWNER CERTIFICATE: I, THE UNDERSIGNED, AS THE OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 11-10-09

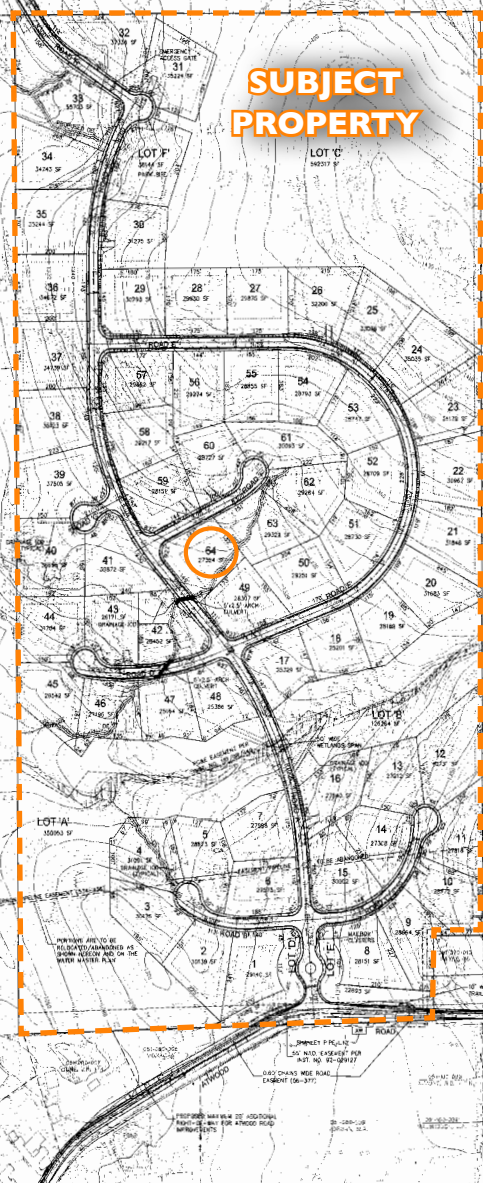


VESTING TENTATIVE MAP FOR ATWOOD 80  
A PORTION OF PTM SECTIONS 31 T. 13 N., R. 8 E., M.D.M. PLACER COUNTY, CALIFORNIA  
SCALE: 1"=100' OCTOBER, 2009

A.R. ASSOCIATES  
500 ALPINE-FOLSON ROAD STE 110  
AUBURN, CA 95603 (916) 887-1007

SHEET 1 OF 1

TENTATIVE MAP STATEMENT: I, THE UNDERSIGNED, AS THE OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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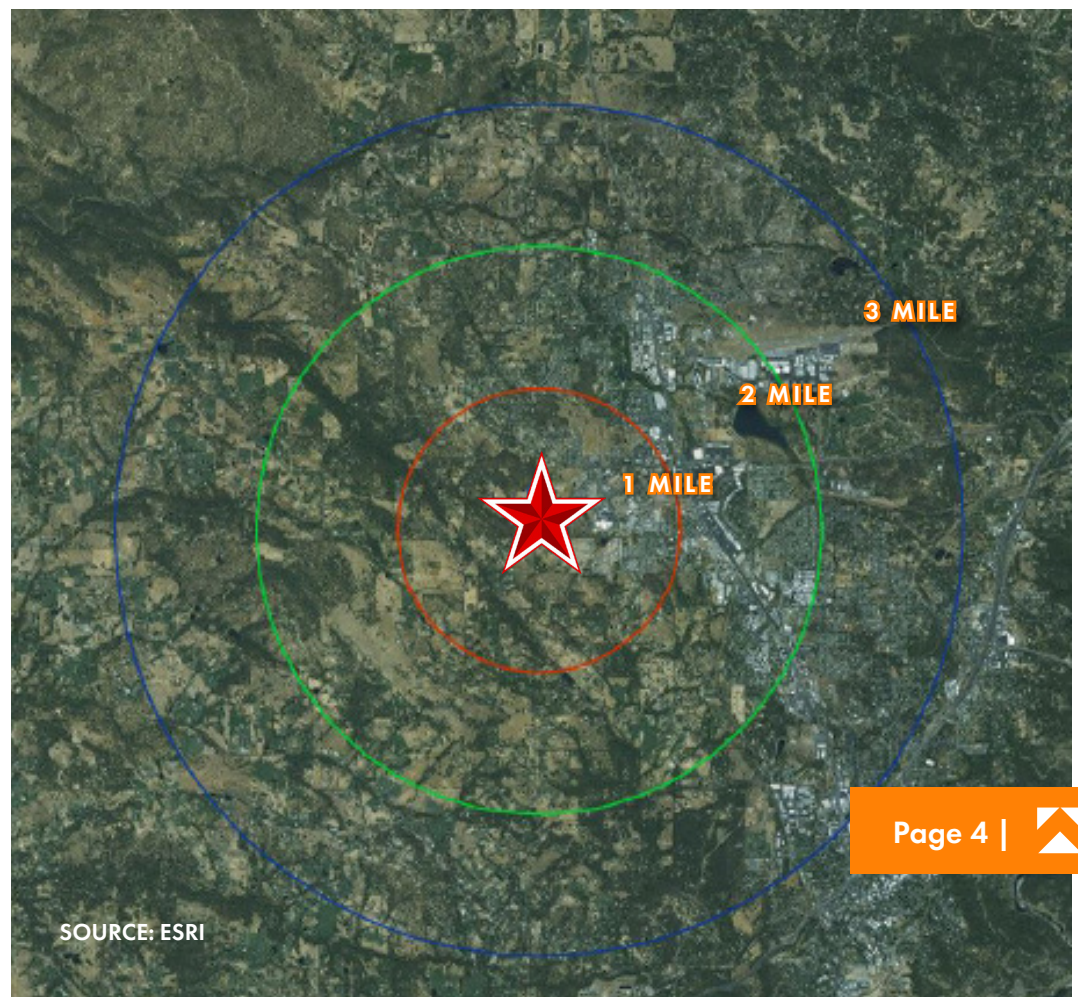


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## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2016 POPULATION	4,682	13,179	21,648
2016 MEDIAN AGE	46.2	45.1	47.2
2016 TOTAL HOUSEHOLDS	1,489	5,030	8,499
2016 AVG. HOUSEHOLD SIZE	2.81	2.43	2.40
2016 AVG. HOUSEHOLD INCOME	\$70,056	\$72,711	\$78,405



SOURCE: ESRI



**LAND FOR SALE**  
**ATWOOD 80**  
**AUBURN, CA**

LOCATED AT ATWOOD ROAD IN NORTH AUBURN, CA  
**± 79 ACRES**

**64 TENTATIVE MAP LOTS**

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