

Improved Land For Sale/Lease/BTS

8973 Grant Line Rd, Elk Grove, CA



FOR SALE /
LEASE / BTS

Excellent Development Opportunity
±4.5 AC parcel for \$1,875,000 (\$9.40/SF)

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 Kidder
Mathews

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Features

LOCATION	Grant Line Rd & Wilton Rd, Elk Grove, CA 95624
LAND AREA	±4.5764 AC
USES	General commercial including a variety of drive-thru uses
PARKING	Currently 70+ paved and striped spaces (±140+ at full build out)
SERVICES	Domestic well water, large septic system installed to serve at full build out, water/fire suppression tank on-site and SMUD for electricity
NEWLY MODIFIED GC ZONING	Provides numerous opportunities for uses. Major infrastructure developments have been made making this parcel immediately ready for construction with little added time and expense

\$5M IN SOFT & HARD IMPROVEMENTS

- Septic
- Sump
- Grading, Lighting
- Storm water Mitigation
- Paved Adjacent Aleilani Lane
- Swainson's Hawk Mitigation
- Relocated Utilities
- Paved and Lighted Parking Lot



\$1,875,000 (\$9.70/SF)

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Area Overview

Located in the City of Elk Grove, ±5 miles east of Highway 99

Grant Line Road is a major commuter road with future plans to become the Capital Southeast Connector which will link Grant Line Road to I-5, becoming an expressway feeding into Highway 50 near Folsom

The portion of Grant Line Road that runs through the front of the Subject Property already sees upwards of 26,000 cars per day

Wilton Road, which runs through the property's south east end, provides direct access to and from the town of Wilton



Future Lighted Intersection



26,000+ ADT



Fast Growing Population



Dedicated Turn Lane



The Subject Property has major visibility and frontage along the future Capital Southeast Connector Project. Joint Powers Authority (JPA) aims to build a 34 mile connector expressway from Elk Grove to Folsom area. The current plan estimated construction to commence within the next 5 years.

For more info click www.connectorjpa.net

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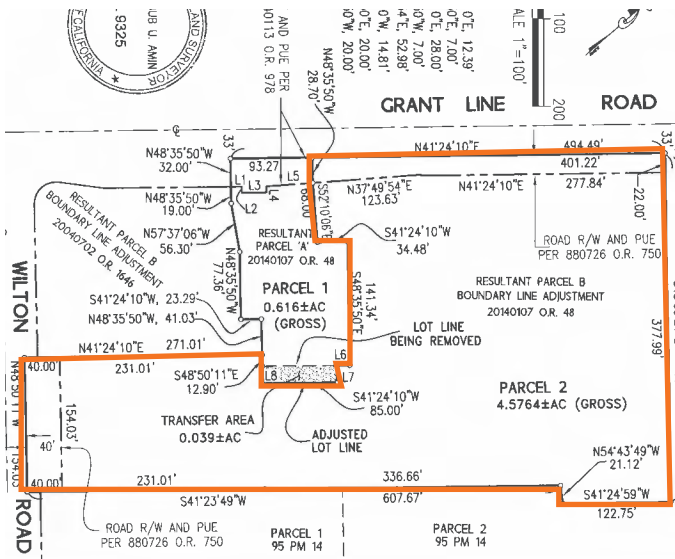
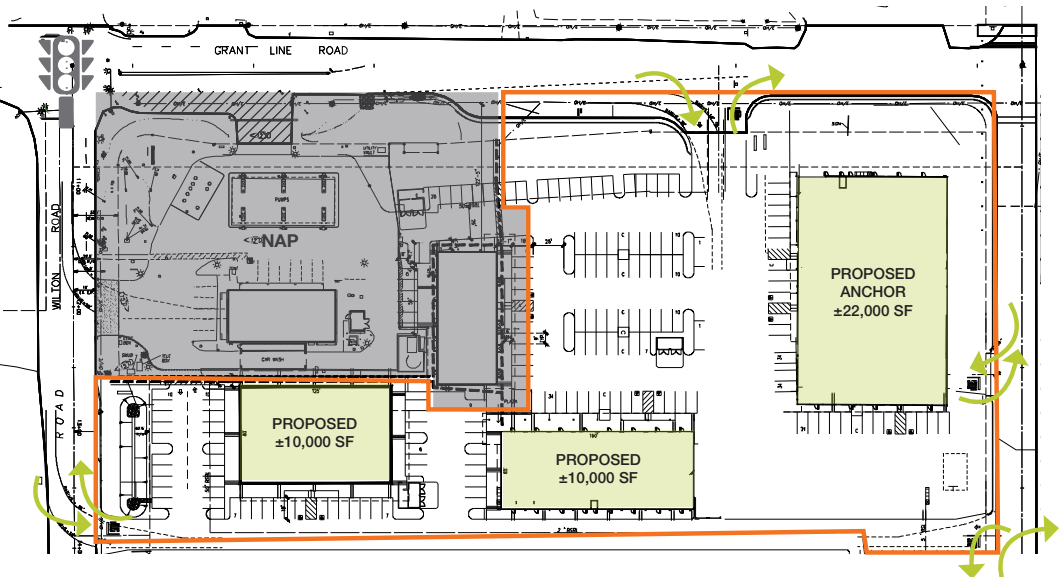
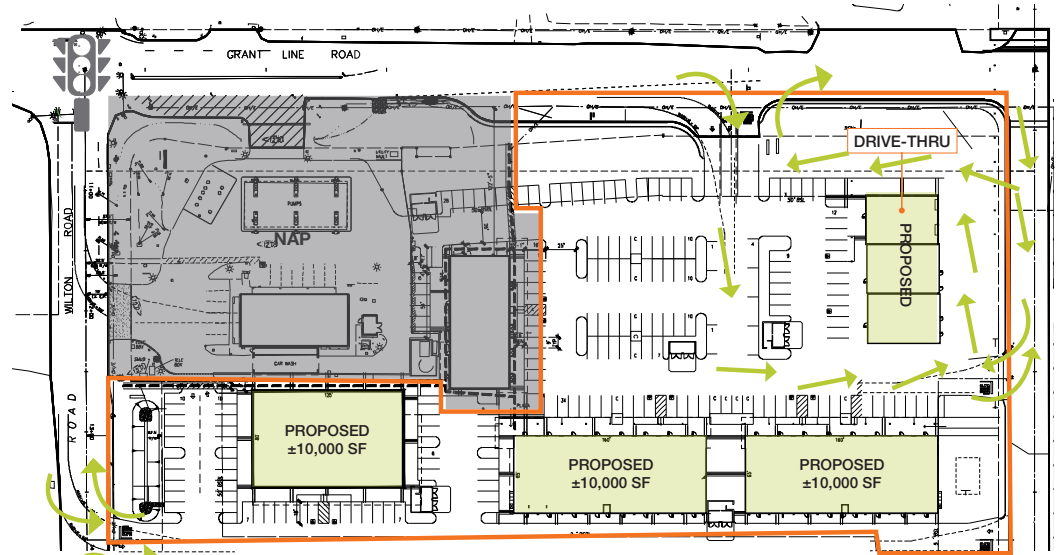
Potential Site Configurations

PROJECT NOTES

Parcel map may be subject to change.
Ask broker.

Subject Property may be subdivided

Seller may consider delivering built to suit construction
from $\pm 7,000$ - 25,000 SF subject to credit and terms



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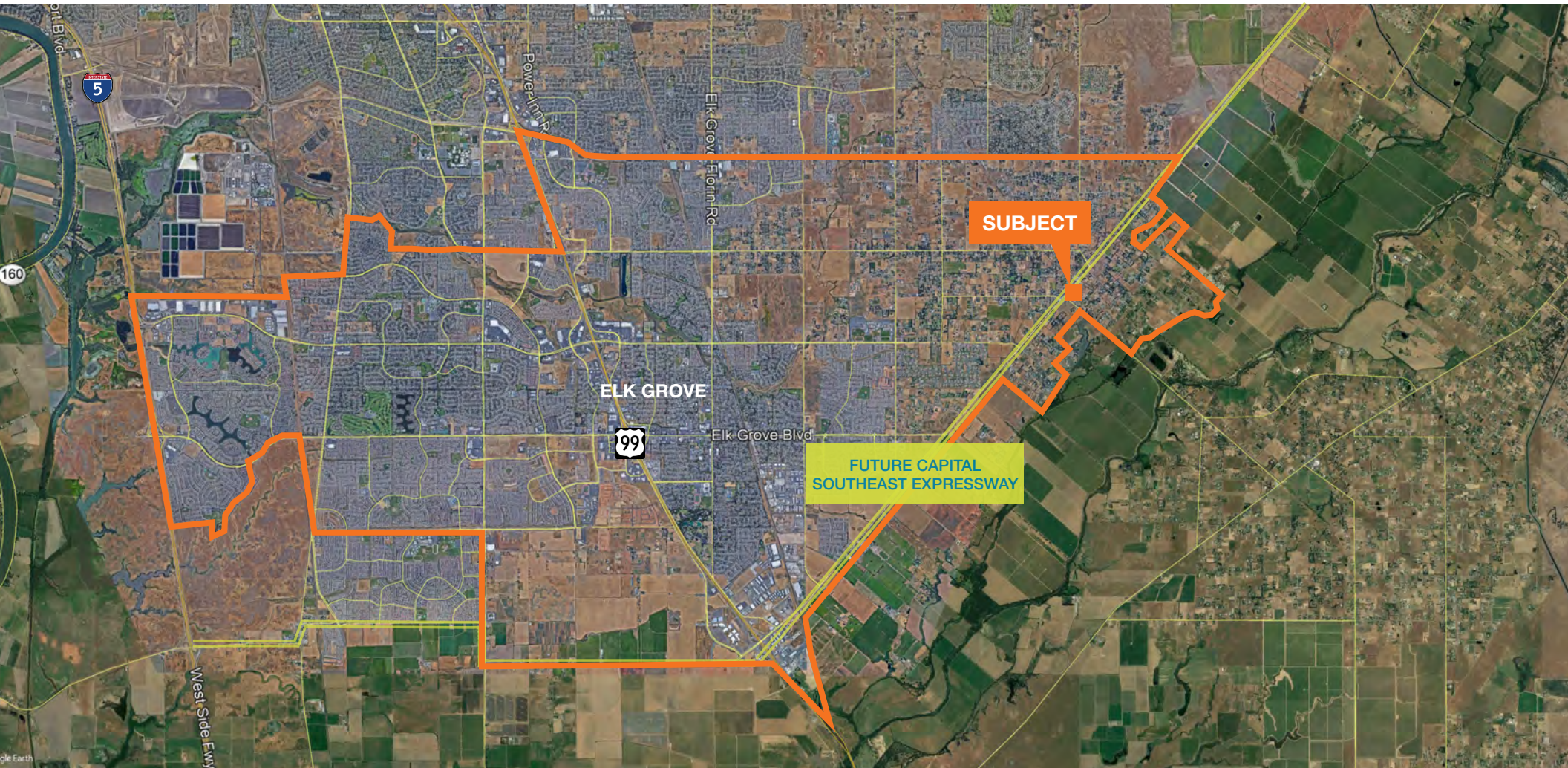
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Located Within Elk Grove City Limits



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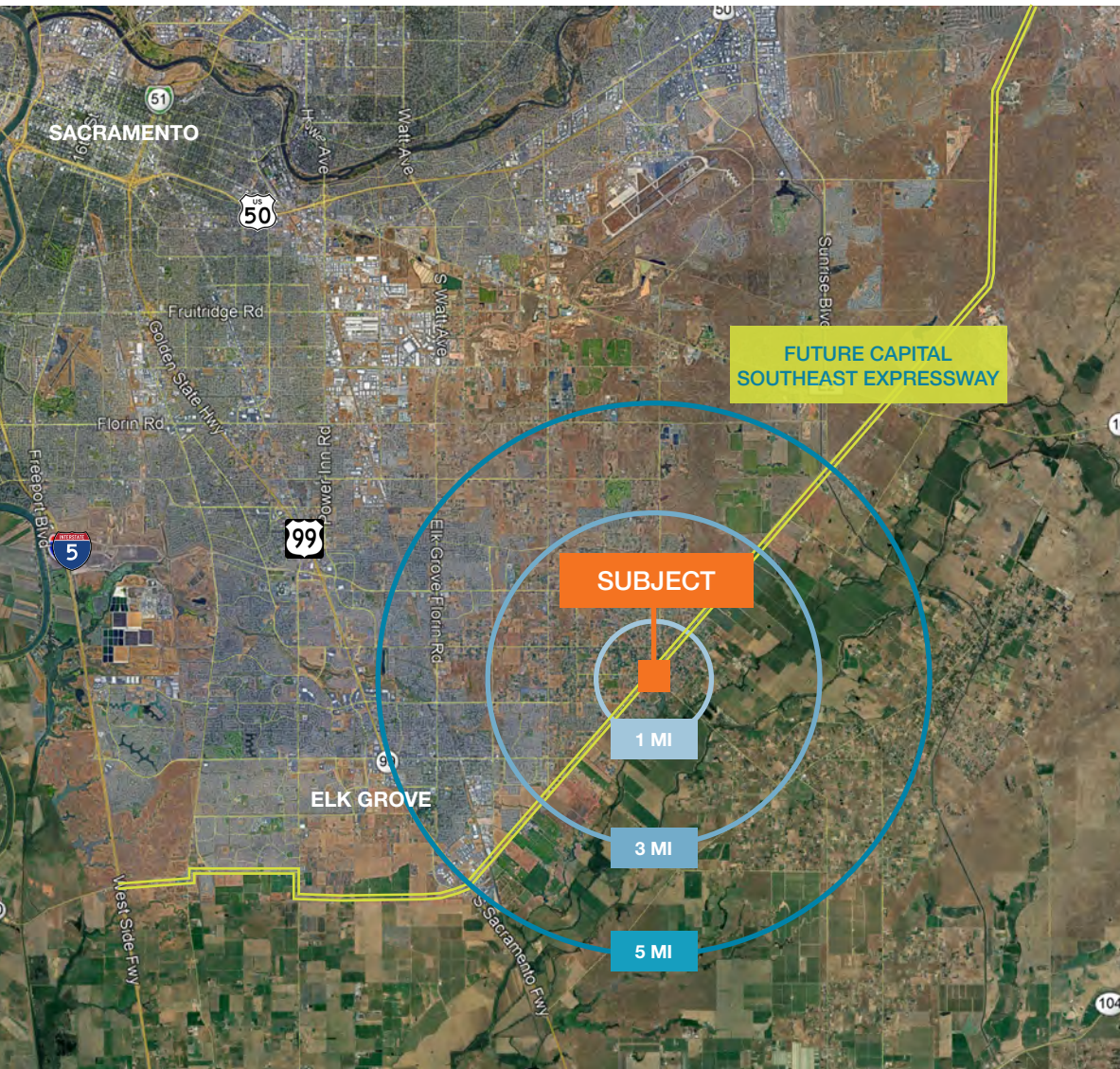
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Elk Grove is contiguous with Sacramento's southern border, and was at a recent time the fastest growing city in the US. An influx of residents from the Bay Area filled the corridor between Laguna Blvd and Elk Grove Blvd, from I-5 to Hwy 99 with 25,000 new homes built in a three-year period.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	1,000	20,951	89,773
Households	316	5,971	27,263
Avg. HH Income	\$142,661	\$124,557	\$93,143
Total Businesses	32	313	2,323
Employees	176	2,193	17,727

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