



CUSHMAN &
WAKEFIELD

ANTELOPE

FOR SALE

61 Acres

WATT AVENUE

ELVERTA ROAD

WALERGA ROAD

THE LAKES AT ANTELOPE, CA

280 LOTS

CUSHMAN & WAKEFIELD INC.
400 CAPITOL MALL, SUITE 1800, SACRAMENTO, CA 95814
CA License No: 00616335

CALL +1 916 288 4800

PROPERTY OVERVIEW



THE LAKES AT ANTELOPE, CA

The property consists of a 61.9 acre parcel with a tentative map for 280 lots, revised with Substantial Compliance to 278 lots. The map was approved September 13, 2006 and has been extended through November 2021.

LOCATION

The property is located in the west portion of the Antelope area, on the east side of Watt Avenue and north of Antelope Road. Sacramento

APN

Sacramento County 203-0100-105, 106, 107, 108 & 109

ENTITLEMENTS

Zoning is RD-7.

- Village 1, 2 & 3—137 lots, minimum lot size 45' x 68'
- Village 4—84 lots, minimum lot size 45' x 68'
- Roads on the north side of the creek are private, designed to public standards —Units 1-4.
- Village 5—59 lots, minimum lot size 46' x 95'
- Lot A—Open Space 22.5 acres
- Lot B—Open Space 0.4 acres

Wetland Management is by an approved 2014 delineation and avoidance plan.

CONDITIONS FOR APPROVAL -- [LINK](#)

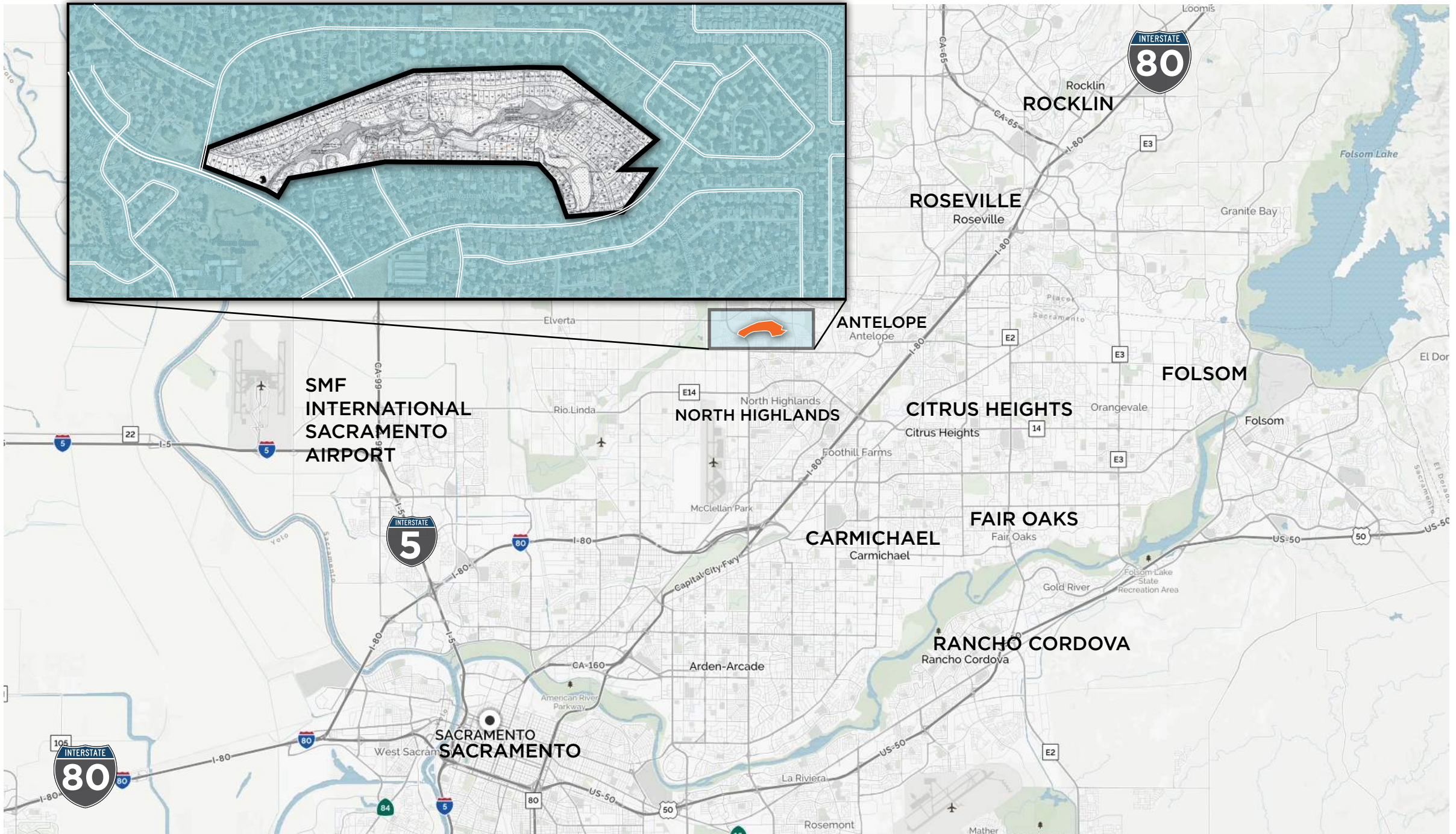
SERVICES

- Water —California American Water
- Sewer—Sacramento Area Sewer District
- Drainage— Sacramento County
- Telephone—AT&T
- Center Unified School District
- Parks— Rio Linda Elverta Recreation & Park District

DEMOGRAPHIC

- Average Household Income \$85,074
- Median Inhabitants per household 3.43

THE LAKES AT ANTELOPE, CA
61 ACRES FOR SALE



DISTANCES

16.7 MILES SACRAMENTO INTERNATIONAL AIRPORT

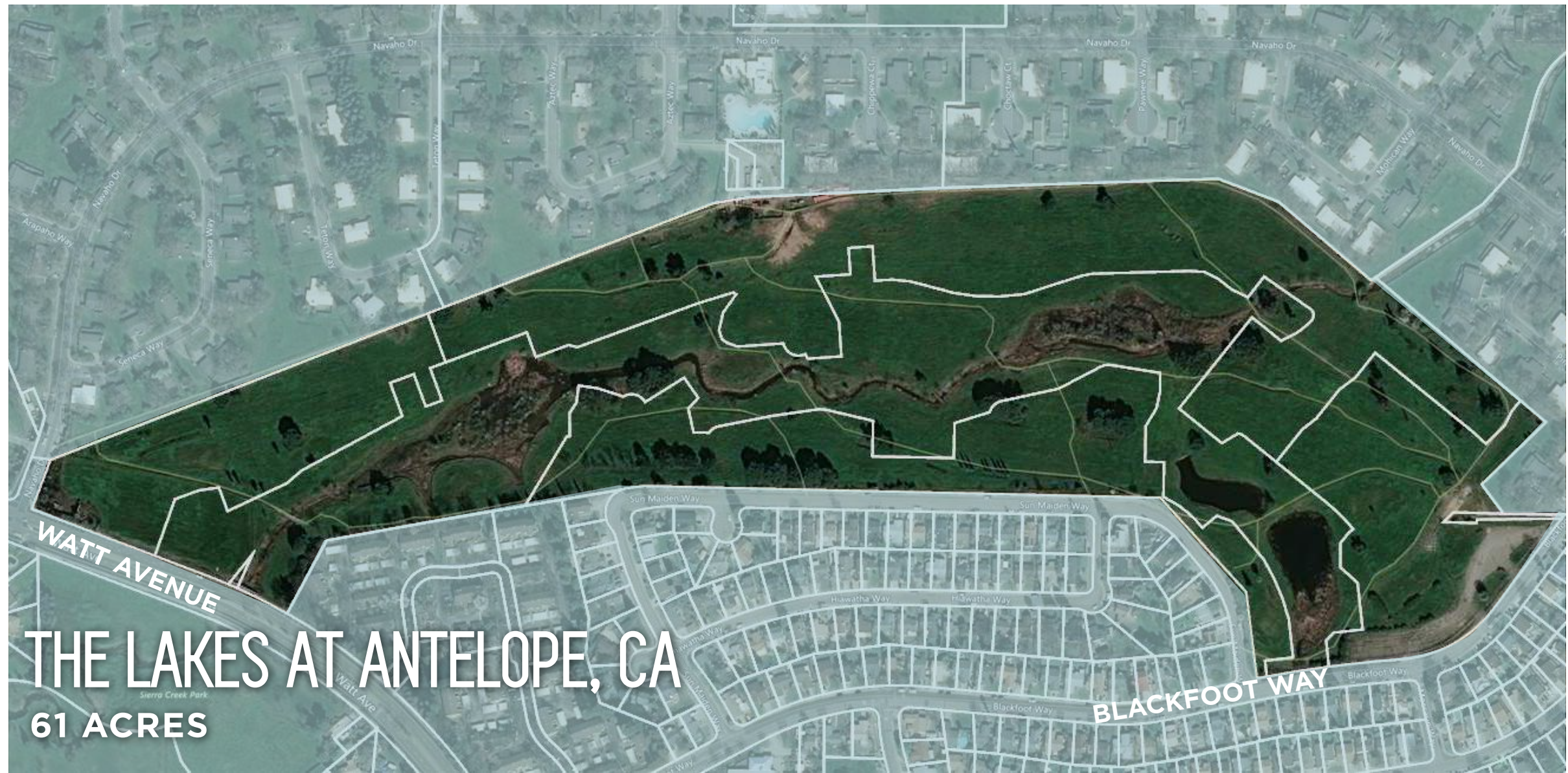
14 MILES SACRAMENTO CBD

7.7 MILES DOWNTOWN ROSEVILLE

LOCATION

61 ACRES FOR SALE
THE LAKES AT ANTELOPE, CA

SITE PLAN - LAKES AT ANTELOPE



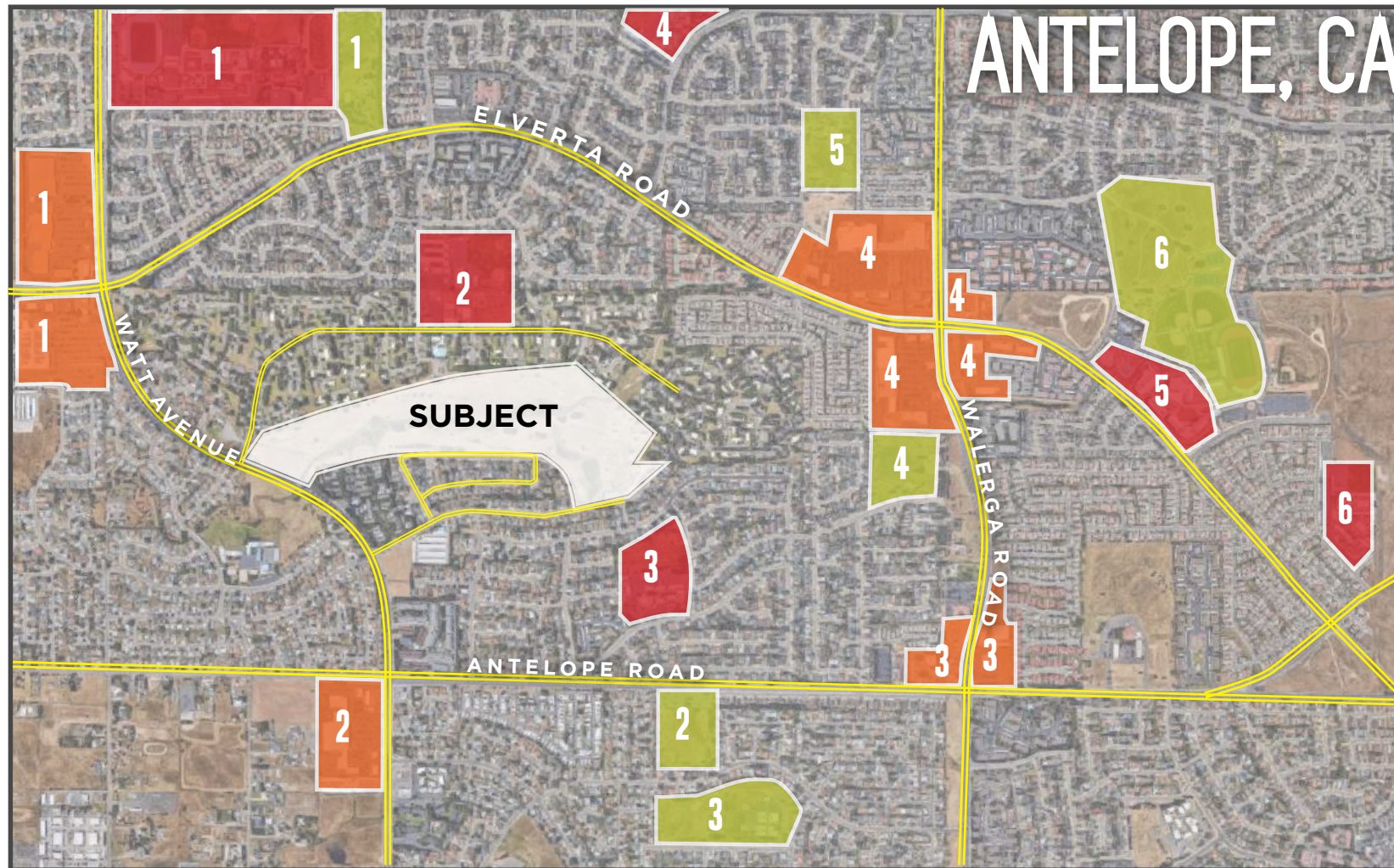
THE LAKES AT ANTELOPE, CA
61 ACRES

THE NEIGHBORHOOD - ANTELOPE, CA

ANTELOPE, CA

Is located in Sacramento County California consisting of an area bounded on the North by the Placer county line, on the East by what is now Sunrise Blvd., on the South by the American River, and on the West by the line along 20th St in Rio Linda south to Ethan Way in the Arden-Arcade area.

Antelope began as a planned community in the late 1980s. It consists of mainly single-family homes and apartments. Due to the relative newness of the community, most homes are new and the area is well planned out. Its central location just North of Interstate 80 and South of PFE and baseline Roads provides residents easy commutes to both Downtown Sacramento and Roseville/Rocklin.



RETAIL

1	Walmart supercenter	Tractor Supply	Jack in the Box	KFC
	76 Gas Station	Taco Bell	Perko's Cafe	O'Reilly's Auto Parts
2	Wells Fargo Bank	Bank of America	Hibachi Grill Sushi Buffet	Carl's Jr
	Subway's	Aaron's Furniture	Capital Cabinets & Floors	
3	Mobil Gas Station	Walgreens	Uhaul Dealer	Gas Station
4	Safe Credit Union	McDonalds	Les Schwaab Tire Center	Jamba Juice
	Papa Murphy's	Rite Aid	Auto Zone	Little Ceasar's Pizza
	Umpqua bank	Starbucks	Chevron	AmPm
	WinCo	Petco Animal Supplies	Orchard Supply	Chase Bank

SCHOOLS

1	Center High School	2	Dudley Elementary School
3	North Country Elementary	4	Wilson C Riley's Elementary School
5	Antelope High School	6	Barrett Ranch Elementary

COMMUNITY PARKS

1	Lone Oak Park	2	Brock Park
3	Memorial Park	4	Blue Oak Park
5	Pokelma Park	6	Antelope Community Park

POPULATION GROWTH SINCE 2000 **26.6%** | TOTAL POPULATION **43K** | MEDIAN PROPERTY VALUE **\$250.5K** | MEDIAN HOUSEHOLD INCOME **\$68K**

1.18 % GROWTH (2015/2016) | BETWEEN 2015 & 2016 up 11.6%

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CONTACT INFORMATION



ANTELOPE

WATT AVENUE

ELVERTA ROAD

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