

# LAND FOR SALE | KEMPER OAKS

LOCATED AT KEMPER ROAD & WILDBERRY LANE | AUBURN, CA

**47 FINISHED LOTS**

**± 24.4 ACRES**

*Construction could start in subdivision within 30 days!*



**SUBJECT PROPERTY**  
± 24.4 Acres

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## PROPERTY OVERVIEW

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## PROPERTY OVERVIEW

### LOCATION OVERVIEW

Easy access to Grass Valley Highway in Auburn, CA.

### APN

052-470-001

### ACRES

± 24.4

### LOT SIZES

55' x 101' and 50' x 110'

### ENGINEER'S COST ESTIMATE FOR LOT IMPROVEMENTS

\$84,000/Lot

### BUILDING PERMIT FEES

\$58,000/Lot

### PRICE

\$51,000/Lot

### TOTAL SALE PRICE

\$2,397,000

### MAP EXTENSION

Map is good through July 2020

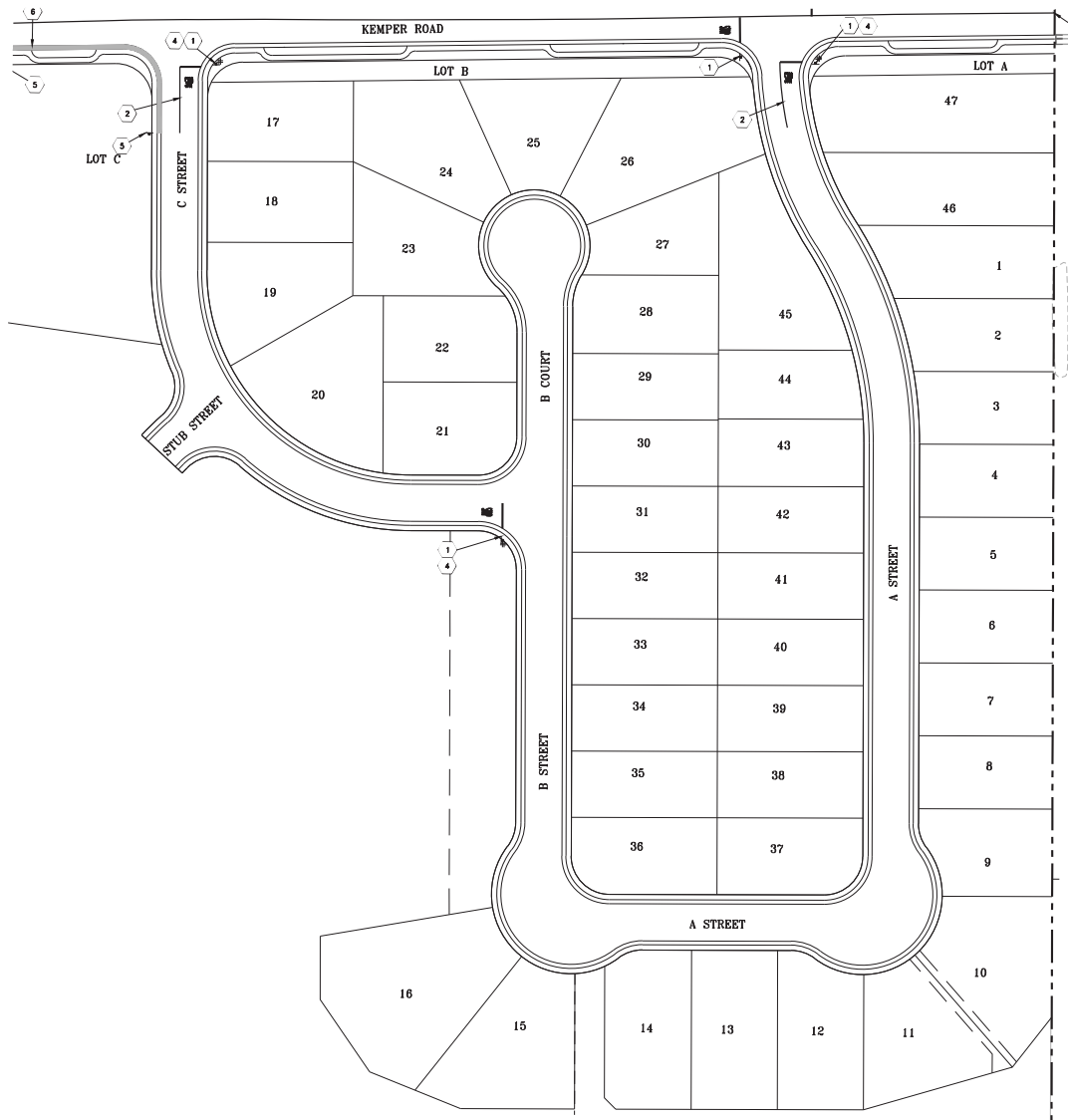
### CONDITION OF MAP

Improvement plans complete and ready to record final map.

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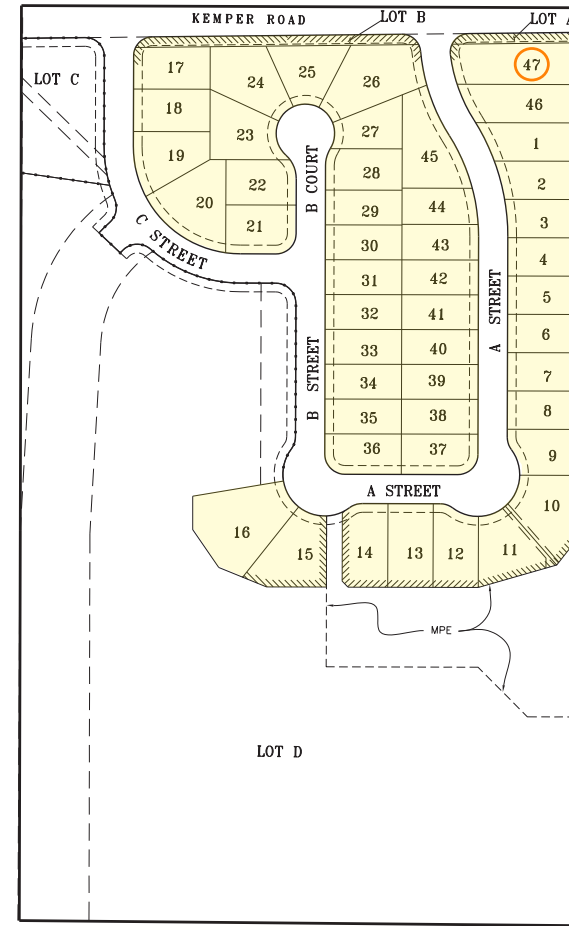
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## TENTATIVE MAP



## TENTATIVE MAP

### 47 LOTS



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## LOCAL AMENITIES

PLAGER COUNTY FIRE

ATWOOD RD

ST. JOSEPH CATHOLIC SCHOOL

KEMPER RD

KEMPER OAKS  
± 24.4 Acres



GRASS VALLEY HIGHWAY



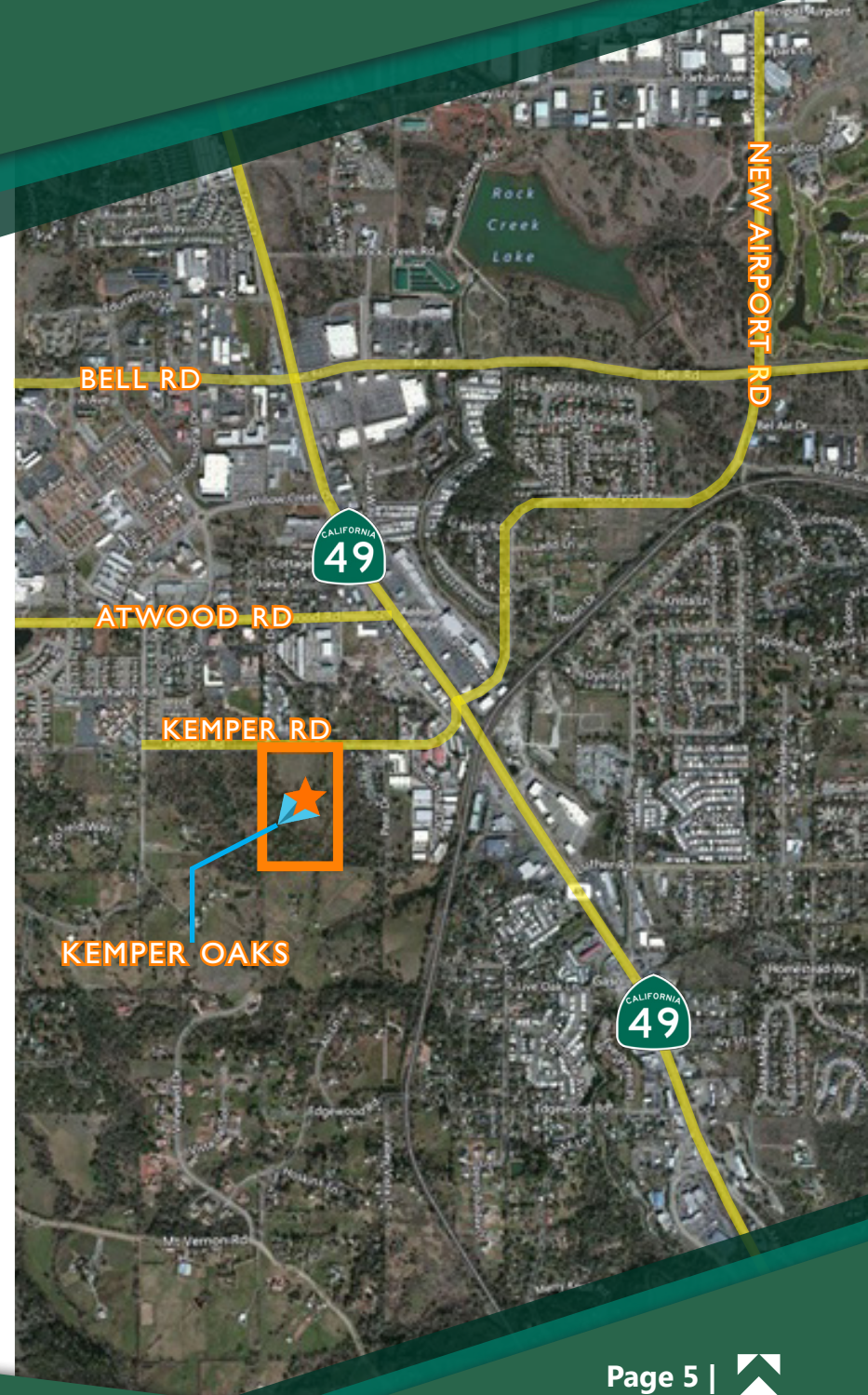
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### DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
2016 POPULATION	4,853	27,558	43,140
2016 MEDIAN AGE	42.5	46.3	48.4
2016 TOTAL HOUSEHOLDS	1,667	11,102	17,204
2016 AVG. HOUSEHOLD SIZE	2.52	2.36	2.42
2016 AVG. HOUSEHOLD INCOME	\$74,207	\$74,886	\$86,781



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## KEMPER OAKS | AUBURN, CA

LOCATED AT KEMPER ROAD & WILDBERRY LANE

47 TENTATIVE MAP LOTS

± 24.4 ACRES

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