

NWC ELVERTA RD. & PALMERSON DR. ANTELOPE, CA 95843



GROUND UP OPPORTUNITY
Commercial Zone 10.14 Acres

DRE #01852719

WHAT'S OFFERED

APN – 203-0110-109 – 4.53 acres

APN – 203-0110-149 – 3.08 acres

APN – 203-0110-150 – 2.53 acres

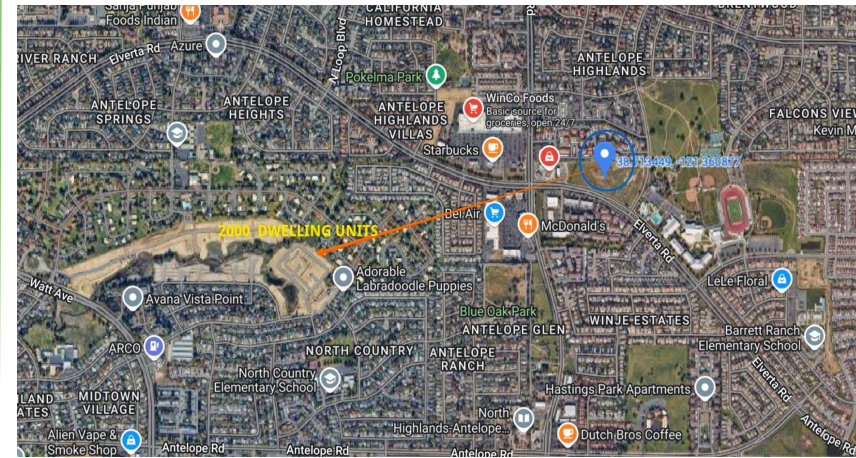
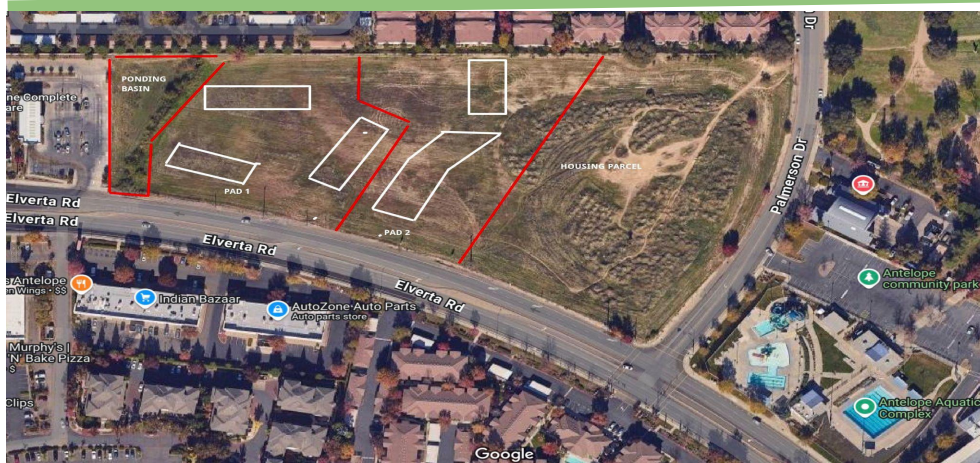
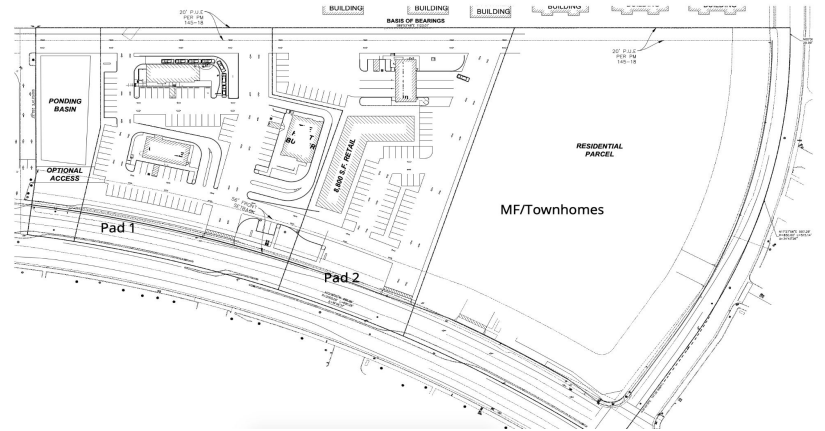
Total of 10.14 acres

Zoning: All three parcel (APN 203-0110-149; -150; -109) is located within Light Commercial (LC) zoning district.)
MAY BE MIXED USE OR ALL HOUSING
LOT LINE Adjustment -Legal Description- in process ready to sell

Plans & Reports

- Buildings -Housing (Buyer to verify)
- QSR Pads- Tenants -drive thru-

QSR -Retail- & Housing Potential



ATTRIBUTES

BE PART OF THE CHANGE

- Antelope; serene and scenic community located in Sacramento County, CA
- In the path of growth- infill area
- Surrounded by established neighborhoods
- Growing rents at all income brackets- and household formations
- Plentiful job market and medical within region
- Excellent school districts
- Within 6 minutes or 1.9 miles from Colleges, wineries, shopping and entertainment.
- 4.3 miles from US Coast Guard Air Station Sacramento E.

TAKE A LOOK: Area comp: Appx 2,000 units
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7689&communityID=9>

DILIGENCE LINK TO DATE

There is “not a lot to eat around here,” there is especially a lack of drive-throughs.

****Key takeaway- Mixed Use - Tenants in tow**

MIXED USE DEVELOPERS

Total of 10.14 Gross Acres

JV Partner Or Purchase/develop the entire parcel with housing, self storage or QSR frontage pads pencil and satisfy area demand.

PAD BUYERS/DEVELOPERS-QSR Site: 2.7 Gross Acres, three QSR concepts

PAD General Commercial Site: 2.5 Gross Acres with an Oil Change and an 8,800 S.F. Multi-Tenant Retail building

PARCEL Residential Site: 5.9 Gross Acres

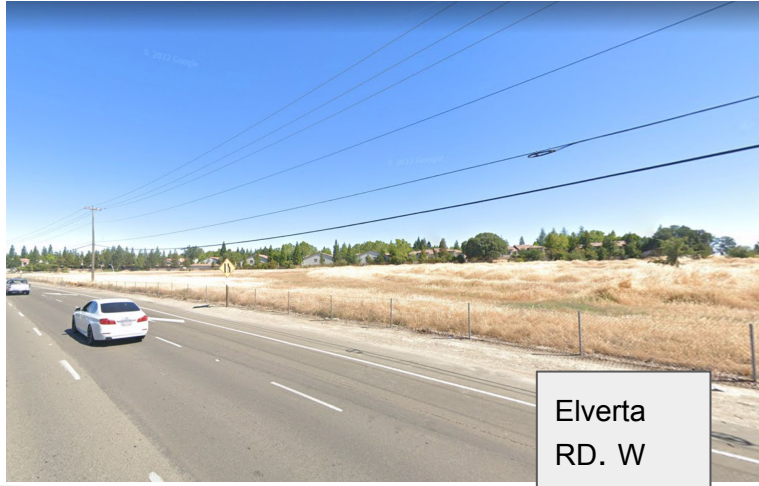


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Elverta RD. Frontage



Elverta RD. W



S/W Facing View From Palmerson DR.

ALL STORMWATER REQUIREMENTS PROVIDED BY MASTER DEVELOPER



Improvements required on Palmerson DR. MF Parcel Dead ends @ Senior apartment community

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S on
Palmerson
DR.

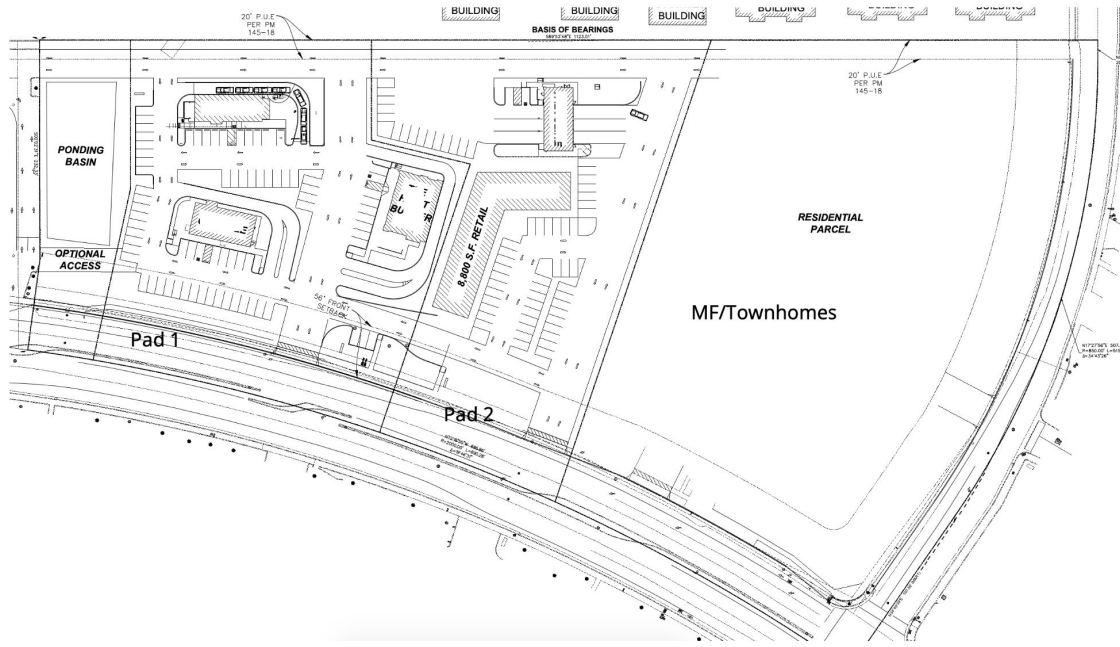
Google



Facing Site From
Palmerson DR.

Google

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Acceptable Terms: Market rate purchase price based on comparable commercial land sales. Other creative offers considered when detailed in writing with credentials submitted to Listing Broker.

Disclaimer: Ownership- Fee Simple. Principle is a licensed broker in the State Of CA. This Public Offering Memorandum (this "Memorandum") constitutes part of the Evaluation Material . It is being given to you for the sole purpose of evaluating the possible investment in or acquisition. This Memorandum was prepared by ICRE, Inc. based on information supplied by Seller and public research to ICRE , Inc. ICRE, Inc. nor Seller guarantees the accuracy or completeness of the information contained in this Memorandum or any other Evaluation Material.

Sac.Plan

sacplan@saccounty.gov

Application Forms:

<https://planning.saccounty.gov/Pages/Planning-Applications.aspx>

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Integrity
COMMERCIAL REAL ESTATE

ZONING

The Shopping Center (SC) zone multi-family housing is permitted by right in this zone. **If both the retail and housing are located on the same lot**, that would be considered mixed-use **which is not allowed outright in the current zoning code** in the Shopping Center/Light Commercial (LC) zone. We would require at least a PER Consultation (PERC) to determine if mixed-use is permitted. **POTENTIAL for LOT LINE ADJUSTMENT TO PARCELIZE RETAIL FROM HOUSING**

A retail component is not required, so it is acceptable to build more housing. Multi-family housing in the SC/LC zone are subject to the following standards:

Multi-family development standards are listed in Table 5.8.B

https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/Zoning-Code/Chapter_5_1.13.23.pdf.pdf#page=42

If you would like to apply for a PER Consultation or Pre-Application Meeting, please fill out the following form and send it to planning-applications@saccounty.gov. We recommend that you also submit a preliminary site plan so that the project planner can provide comments and you can make the most out of your meeting.

PERC/PAM form: https://planning.saccounty.gov/Documents/WebsiteForms/PAMP_Pre_Application_Form_FILLABLE_1.28.2022.pdf

You will not need to make a payment at time of submittal. We will need to review your application prior to sending you an invoice.

Bonnie on behalf of SacPlan Planning & Environmental Review 827 7th Street, Suite 225, Sacramento, CA 95814 <http://www.planning.saccounty.gov>
Contents of this email pertains to zoning/land use only and does not address compliance with building codes, fire codes, occupancy, permits/clearances needed from other agencies, etc and those questions must be directed to the appropriate agencies.