

FOR SALE

±86 ACRES OF LAND

EL CENTRO ROAD & SAN JUAN
SACRAMENTO, CA 95834



CONTACT US

RANDY GRIMSMAN

Senior Vice President

Lic. 00857338

+1 916 446 8745

randall.grimsman@cbre.com

www.cbre.com/randall.grimsman

CBRE, Inc.

500 Capitol Mall, Suite 2400

Sacramento, CA 95814



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INVESTMENT OPPORTUNITY

To purchase approximately 86 acres just five minutes from downtown Sacramento and the Sacramento International Airport. The property is in the path of development, with easy access to I-80 and I-5.

LOCATION DESCRIPTION

The property is located in Sacramento's North Natomas area, on the west side of El Centro Road. It has outstanding freeway access already in place; it is located very close to the Arena Boulevard I-5 interchange and the I-5/I-80 intersection. The property abuts the city limits on two sides, which greatly enhances the likelihood of development. Its proximity to downtown Sacramento and the airport also adds to the development potential of the property.

NORTH NATOMAS

North Natomas is centrally located in close proximity to all the major freeways that run through the Sacramento area (Interstate 80, Interstate 5, Highway 99 and Highway 50). Its close proximity to downtown Sacramento, employment centers, the Sacramento International Airport, and historic Old Sacramento on the Sacramento River makes it an ideal location to live. Lake Tahoe, Reno, and the San Francisco Bay Area are only 2-hour drives from North Natomas, while the Napa Valley wine country is about an hour away.

Primarily because of its proximity to the Sacramento and American Rivers, Natomas is one of the last areas in the city of Sacramento to be fully developed. Natomas did see major residential development in 1990s and early 2000s and it was one of the hottest building areas prior to the recession. The latest U.S. Census data indicates that the Natomas area includes more than 90,000 residents. Currently, this area has more than 2.8 million square feet of local-serving retail plazas and large regional retail centers. The area also has a predominance of large business and office parks, education facilities and other organizations that make Natomas an ideal location for

future employment, residential growth and mixed use development.

PROPERTY DESCRIPTION

Location: El Centro Road, Sacramento, CA 95834

Size: ±86 Acres

APN: 225-00190-014

Water: Provided through Natomas Central Mutual Water Company

Farming: The property is currently being farmed by Bataio Farms. Approximately 66 acres of the property are planted in wheat annually, and the remaining 20 acres in Alfalfa. The lease shall expire 12-31-2018, but is cancellable on every December 31 of each year.

Zoning: AG-40 (Agricultural, 40-acre minimum). This property is in an area of North Natomas known as "the Boot." The County of Sacramento is currently in the midst of working on the future development of this area, providing an important opportunity to be involved in crafting the development potential of this property.

FEMA Flood

Zone: Zone A99. Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams and levies, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specific statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

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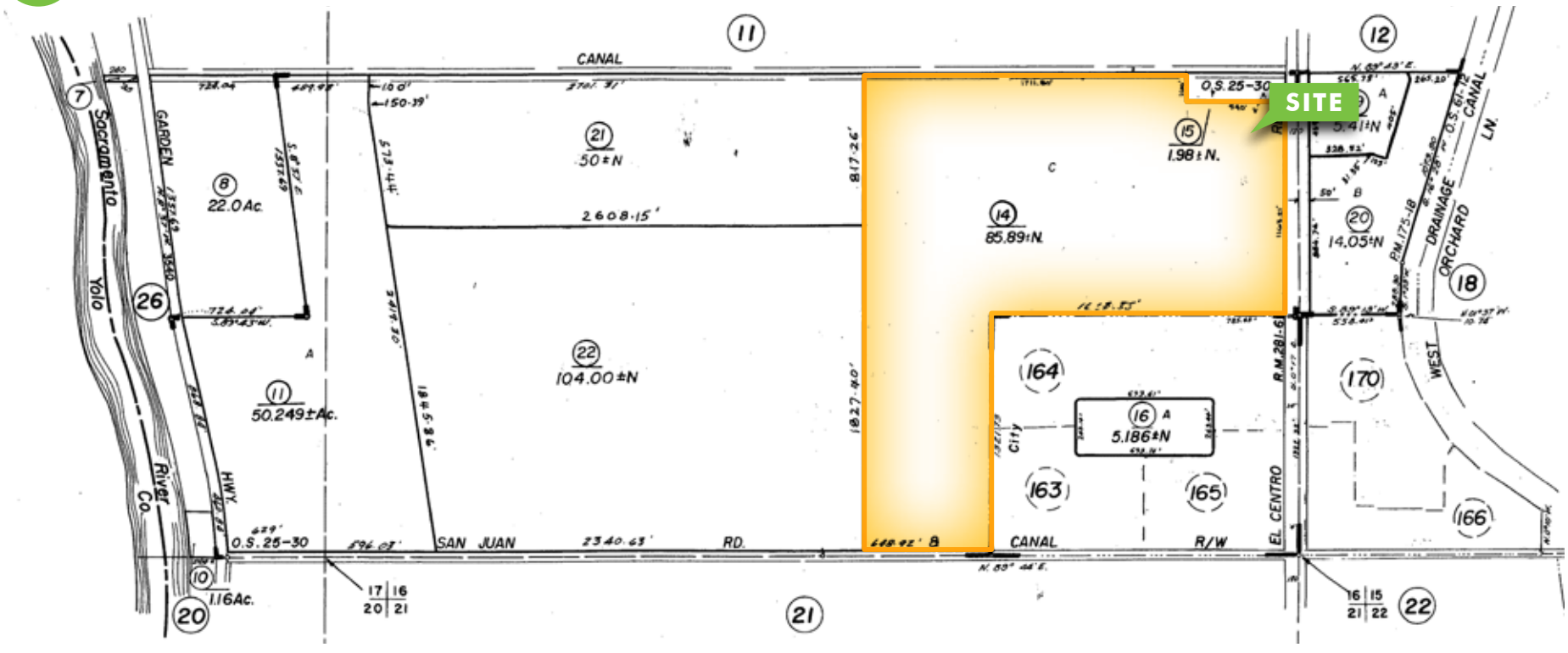


SALE PRICE

- \$3,655,000 (\$42,500 per acre)



PARCEL MAP



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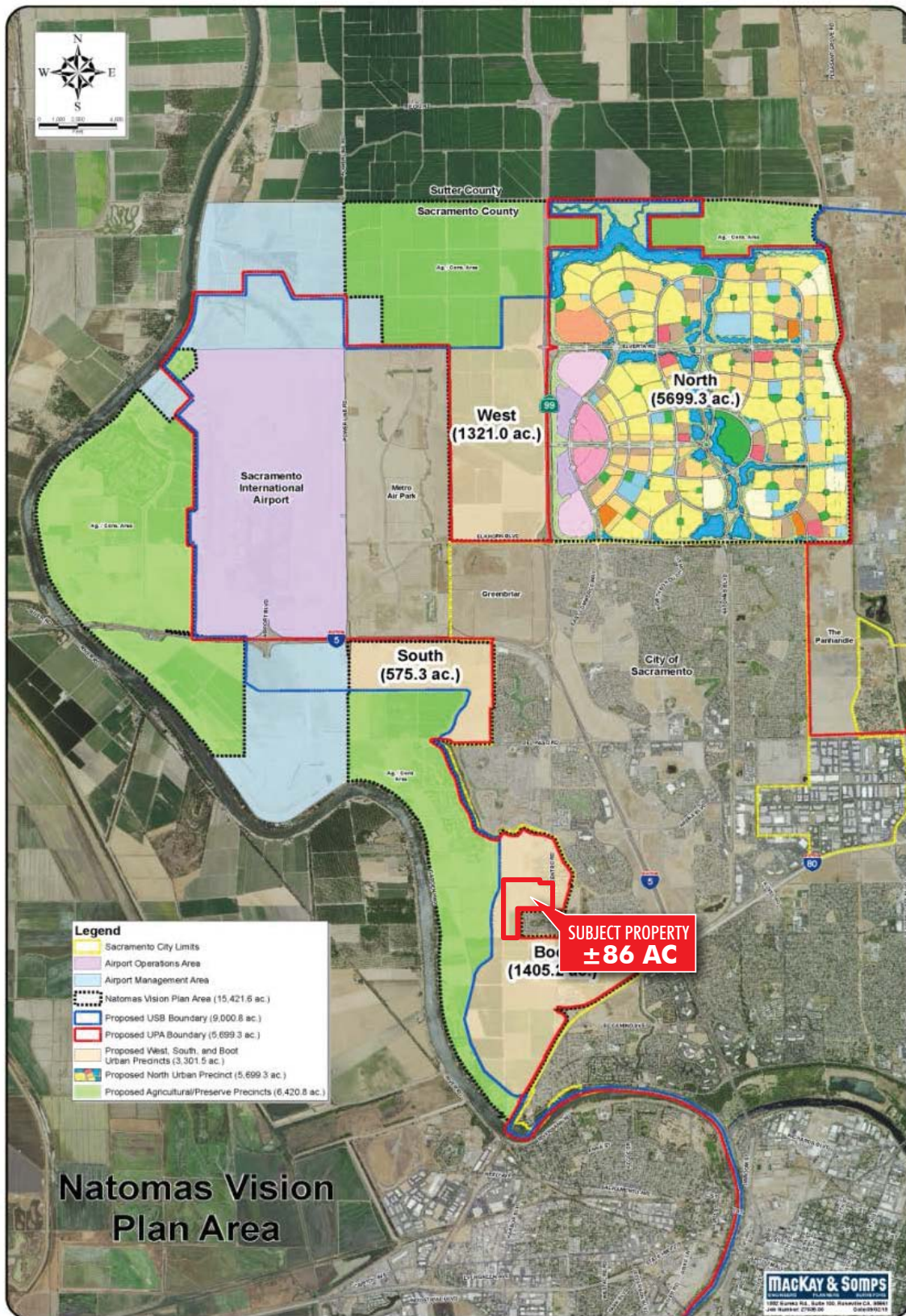
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NATOMAS VISION PLAN AREA



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MAP UNIT LEGEND CUSTOM SOIL RESOURCE REPORT

| Sacramento County, California (CA067) | | | |
|---------------------------------------|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 115 | Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes | 34.7 | 39.0% |
| 127 | Cosumnes silt loam, partially drained, 0 to 2 percent slopes | 41.5 | 46.6% |
| 128 | Cosumnes silt loam, drained, 0 to 2 percent slopes | 6.7 | 7.5% |
| 141 | Egbert clay, partially drained, 0 to 2 percent slopes | 6.1 | 6.9% |
| Totals for Area of Interest | | 89.1 | 100.0% |



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DRIVING DIRECTIONS

FROM SACRAMENTO

- + Take I-5 North
- + Exit 522 merge onto I-80 W
- + Exit W. El Camino Ave
- + Right onto El Centro Rd



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