



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.*

PUBLISHED RESERVE: \$69,500

LAST ASKING: \$99,000

SIZE: 24,394± Square Feet

ZONING: Residential Office - RO

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 24,394± square foot residential development site known as Academy Place has approval for the development of seven single-family homes. The approvals specify two-story plans ranging in size from 1,300 – 1,400 square feet at a density of 12.5 units per acre. The entitlements are due to expire in 2015. (Please see Supplemental Information Package for Site Plan and Elevations.)

The property is located in the long-established neighborhood of Del Paso Heights, situated north of downtown Sacramento, with excellent access from Interstate-80. The site is located at the corner of Del Paso and Academy Boulevards and has surrounding uses comprised of single and multi-family dwellings. The site is improved with concrete sidewalks and rolled curb.

The RO zoning has a maximum density of 36 dwellings per unit and allows for the development of office uses, subject to a special use permit. A Phase I Environmental, completed in October 2013, requires no further assessments. All utilities are available to the site, including sewer, water, gas and electricity.

**LOCATION:** 3163 Academy Way, Sacramento, California. APN #: 265-0384-011

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**