



PUBLISHED RESERVE: \$930,000

EL DORADO COUNTY 2013-204 RMV: \$1,947,500

SIZE: 5.37± acres

ZONING: Planned Development – Planned Commercial with Retail Uses (PD-CP/DC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.37± acre retail development site is located along the south side of Green Valley Road, east of Cambridge Road in unincorporated El Dorado County, in Cameron Park. It is part of the Green Valley Station Planned Development and has been proposed for restaurant and retail uses. The city of Sacramento is within a 30-minute drive west on Highway 50, South Lake Tahoe is 75± miles northeast, and the city of Placerville is ten miles east of Cameron Park. Green Valley Road is a primary east-west arterial serving the northern portion of Cameron Park. Cambridge Road, along with Cameron Park Drive, are the major north-south arterials, both of which connect to the Highway 50 Interchange.

The site is rectangular in shape and is comprised of one tax parcel with approximately 483 feet of frontage along the heavily traveled Green Valley Road, with excellent visibility and access to the property. The site is part of the Green Valley Station planned development, and as such is planned for