



PUBLISHED RESERVE: \$30,000

LAST ASKING: \$69,500

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± to 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.)



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

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 curbs.

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, MAY 20, 2015