

LAND 365

+/- 149,473  
CARS DAILY



**FREWAY  
VISIBLE  
COMMERCIAL  
LAND**

**LONGVIEW DRIVE @ WATT AVENUE  
NORTH HIGHLANDS, CA 95660**

**AVAILABLE FOR  
FORSALE**

**\$750,000 – PSF \$7.09**

**DANIEL MUELLER**  
Executive Director  
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Cal DRE# 01829919

**CENTURY 21**  
Select Real Estate, Inc.



**FREEWAY  
VISIBLE  
COMMERCIAL  
LAND**



**GROSS AREA**  
2.43 AC - 105,851 SF

**MUNICIPALITY**  
County of Sacramento

**APN**  
240-0232-061

**ZONING**  
BP  
Business and  
Professional Office

**💰 SALE PRICE**  
**\$750,000.00**  
**\$7.09 PSF**

**📍 HIGHLIGHTS**

VISIBLE TO 250,000 CARS PER DAY

This property provides a rare opportunity to acquire freeway visible commercial land in the heart of Sacramento.

Watt Avenue borders the property to the west with more than 125,000 cars per day, and Interstate 80 to the north with more than 123,000 cars per day. The property is surrounded by retail, office and hospitality uses that will benefit future development of the site for years to come.

The property's strategic location near Watt Avenue and Interstate 80 provides owners and developers a beautiful canvas to develop a commercial property that will flourish.

Amenities surrounding the property include Haggin Oaks Golf Complex, Del Paso Country Club, and the Discovery Museum. To the north along Watt Avenue, the property is near a Walmart Supercenter, Chase Bank, SAFE Credit Union, and a Courtyard Inn. Within a nine-iron of the property, there is a Starbucks, Wendy's, Chevron and a Red Roof Inn.

Thousands of employees work within a 5 minute drive of the property at the former air force base, now known as McClellan Business Park, and hundreds work immediately next door to the property at the IRS' local headquarters at 4330 Watt Avenue.

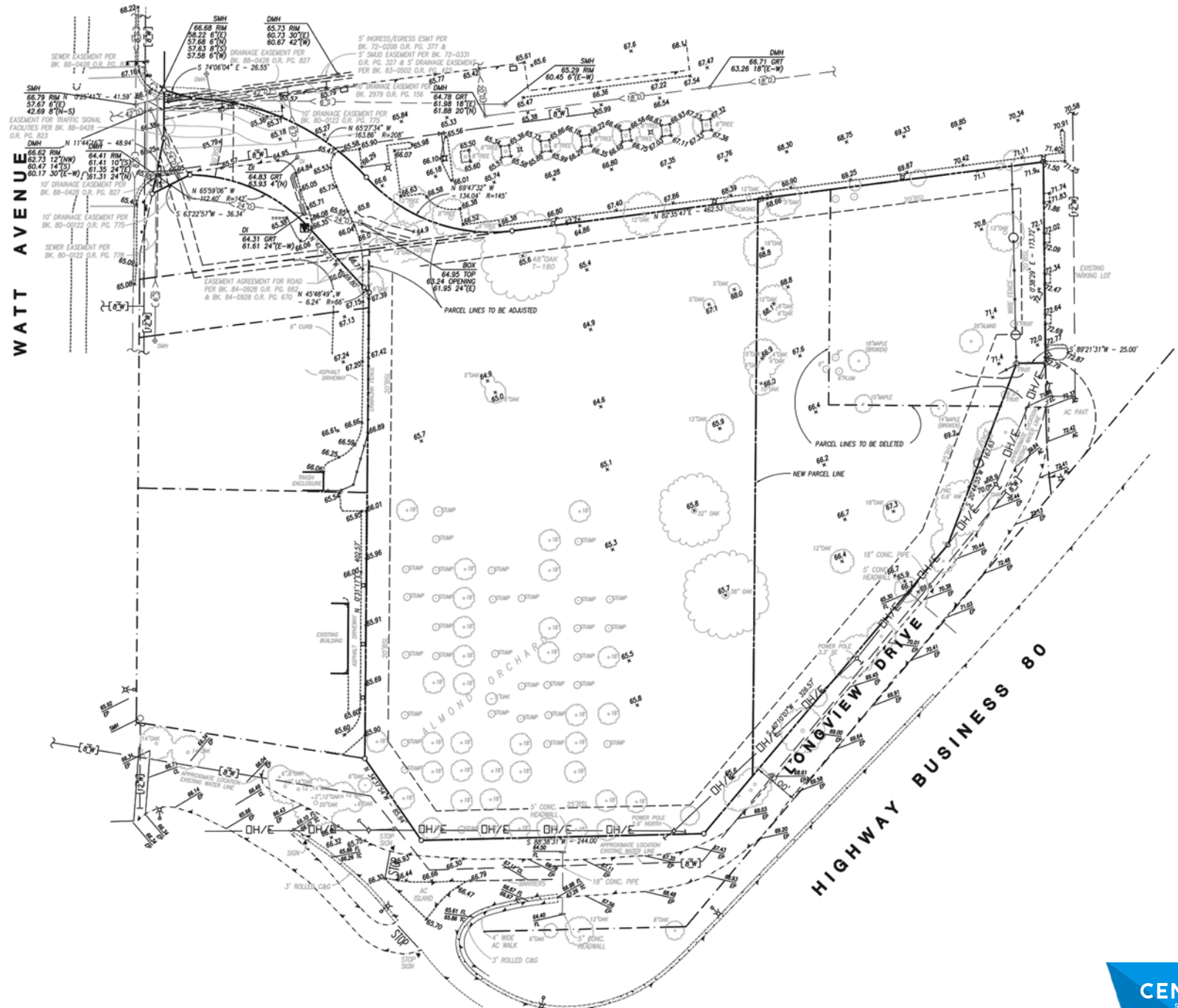
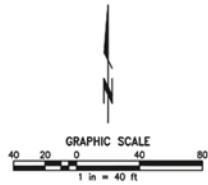


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WATT AVENUE

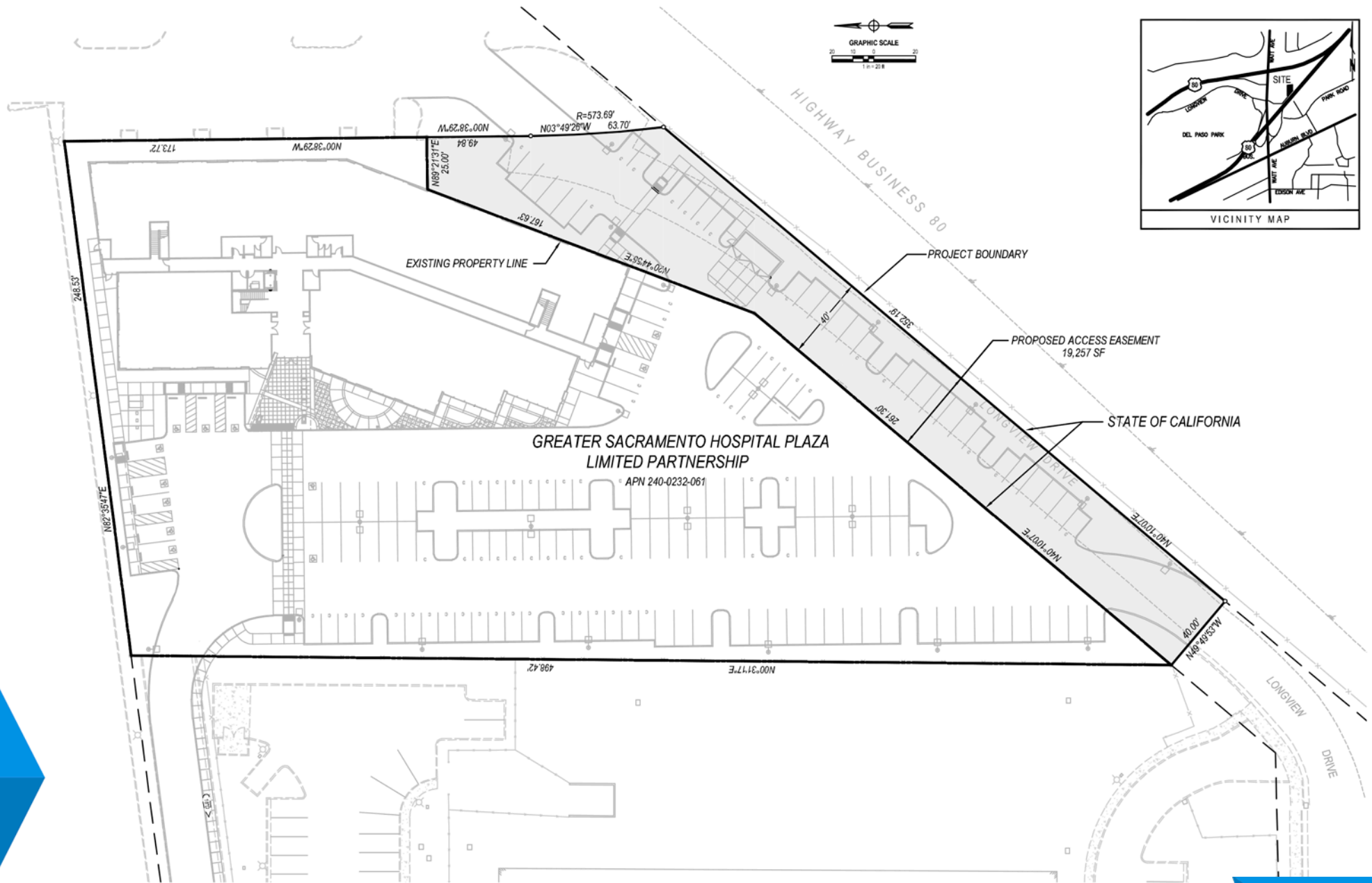
HIGHWAY BUSINESS 80

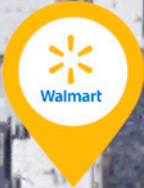


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# FLOOR PLAN





FREEWAY  
VISIBLE  
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LAND

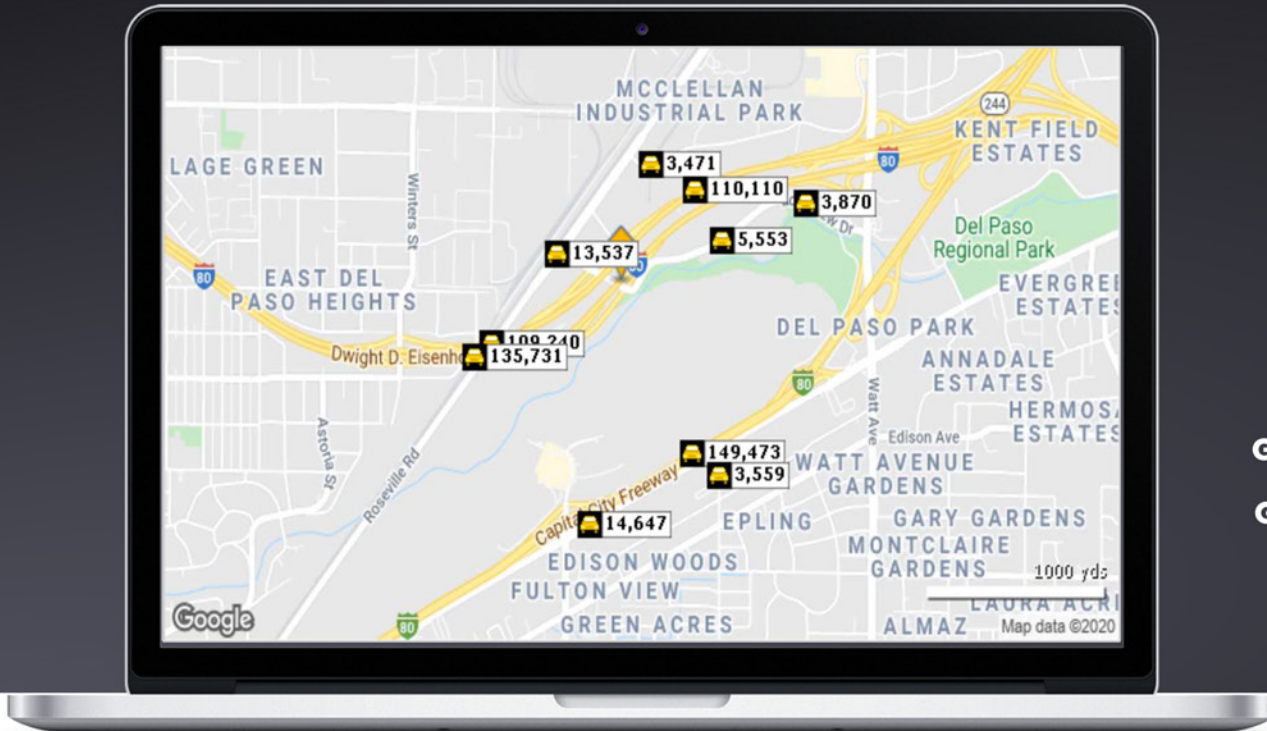


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## POPULATION DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2025 PROJECTION</b>	5,525	127,510	366,477
<b>2020 ESTIMATE</b>	5,295	121,856	351,109
<b>2010 CENSUS</b>	4,829	109,135	319,716
<b>GROWTH 2020 - 2025</b>	4.34%	4.64%	4.38%
<b>GROWTH 2010 - 2020</b>	9.65%	11.66%	9.82%

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## HOUSEHOLDS

<b>2025 PROJECTION</b>	2,198	47,955	138,676
<b>2020 ESTIMATE</b>	2,108	45,850	132,908
<b>2010 CENSUS</b>	1,929	41,187	121,250
<b>GROWTH 2020 - 2025</b>	4.27%	4.59%	4.34%
<b>GROWTH 2010 - 2020</b>	9.28%	11.32%	9.61%

## TRAFFIC

STREET	CROSS STREET	CROSS ST DIST/DIR	DAILY VOLUME	COUNT YEAR
Roseville Rd	Longview Dr	0.03 NE	13,537	2018
Orange Grove Ave	Roseville Rd	0.07 NW	3,471	2018
Longview Dr	Industry Dr	0.24 NE	5,553	2018
I- 80	Longview Dr	0.36 SW	110,110	2018
I- 80	Roseville Rd	0.01 E	109,240	2018
I- 80	Talent St	0.03 W	135,731	2012
I- 80 Bus	Fulton Ave	0.45 SW	149,473	2018
Morse Ave	Town and Country Mhp	0.01 N	3,559	2018
Longview Dr	Industry Dr	0.06 W	3,870	2014
Auburn Blvd	Fulton Ave	0.09 SW	14,647	2018

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# SALE

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**M** **MUELLER**  
**COMMERCIAL**  
TEAM

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