

AVAILABLE
FOR SALE

SEC of 9740 Bond Road

Elk Grove CA 95624

92,783 sq ft / 2.13 acres -

APN: 127-0120-068-0000

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CENTURY 21

Select Real Estate, Inc



SUBJECT

BOND ROAD

BRADSHAW ROAD

Premier Land Development Opportunity Available in Elk Grove - Asking Price \$499,000

THE PROPERTY

SEC OF 9740 BOND ROAD, ELK GROVE CA 95624

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ELK GROVE



92,783 SQ FT /
2.13 ACRES



SPECIAL
PLANNING AREA
(SPA)



LAND



\$499,000
\$234,272. Per Acre
\$5.38 PSF

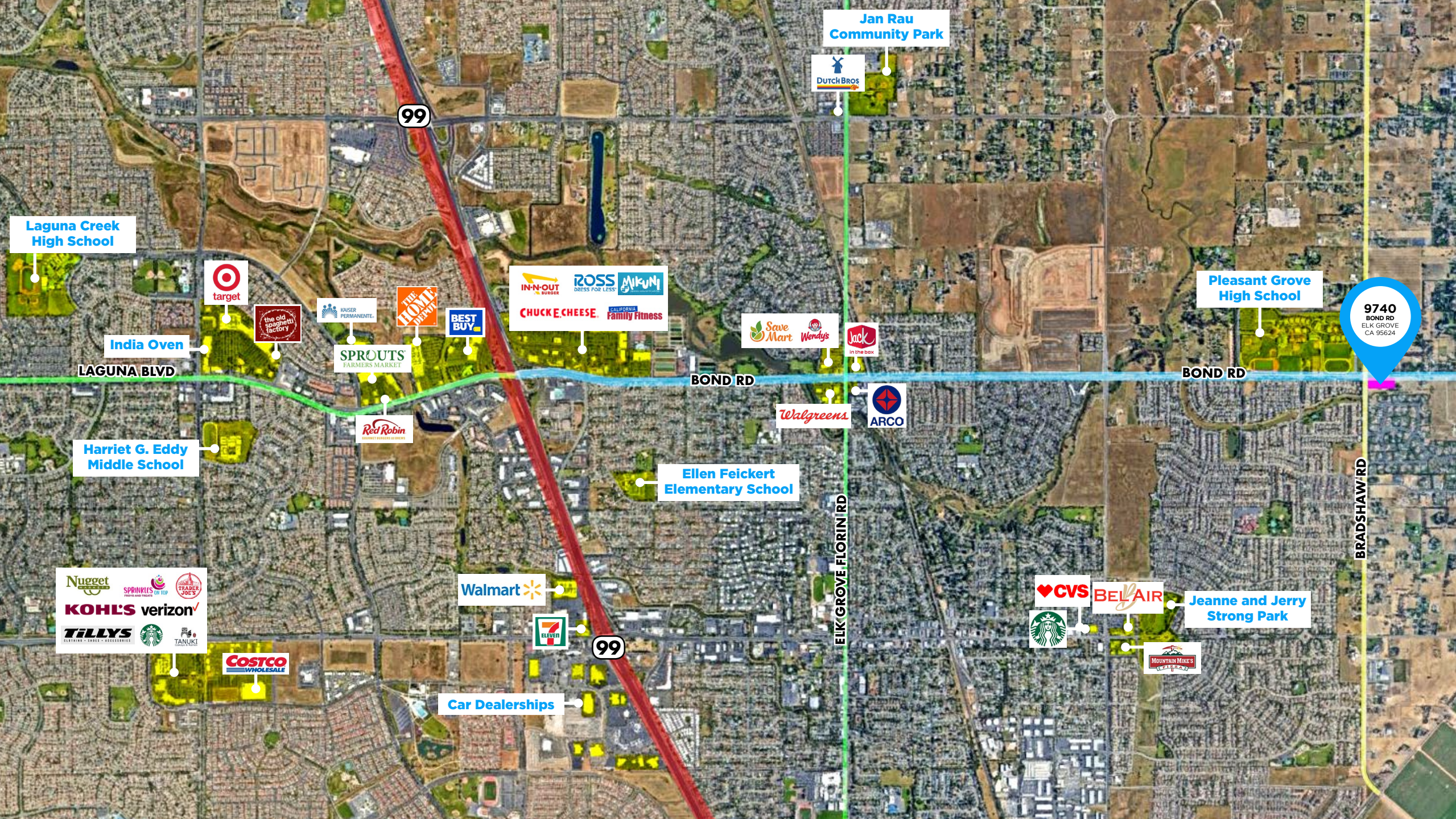


9740
BOND ROAD

THE LAND



The Land is located at the signalized intersection of Bond Road and Bradshaw Road in Elk Grove CA. The property is zoned Special Planning Area (SPA) - Triangle SPA. The immediate area provides a nice mixture of shopping, dining, housing, and education coupled with convenient access to Hwy 99 and also I-5.



Jan Rau Community Park



Laguna Creek High School



Pleasant Grove High School

9740 BOND RD
ELK GROVE
CA 95624

India Oven

LAGUNA BLVD



BOND RD

BOND RD

Harriet G. Eddy Middle School



Ellen Feickert Elementary School

BRADSHAW RD



Jeanne and Jerry Strong Park

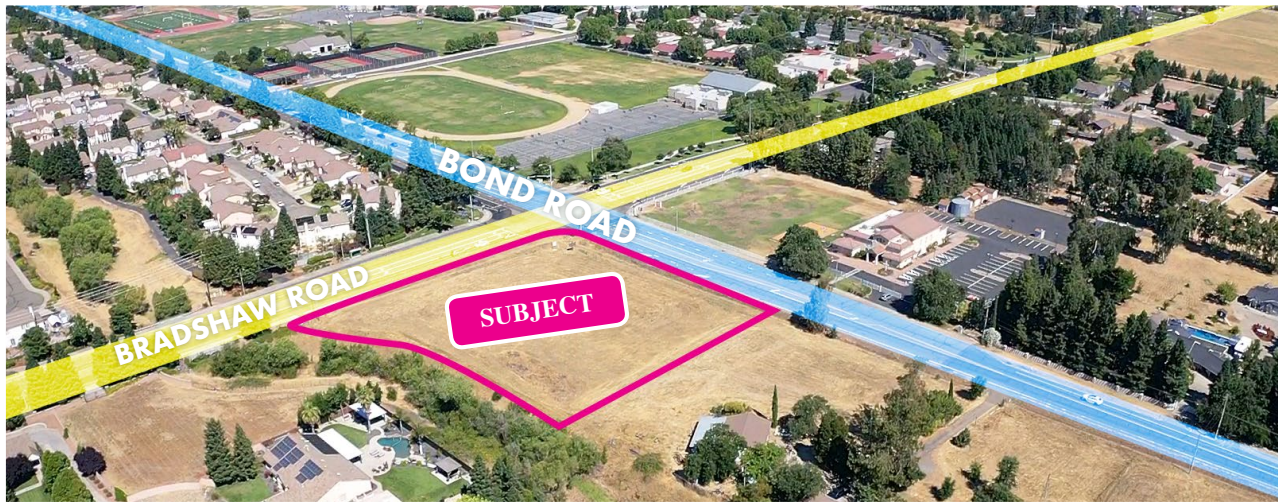


99



Car Dealerships









THE AREA

Elk Grove, California, is a vibrant and thriving city located in Sacramento County. It is known for its strong sense of community, excellent education system, diverse job opportunities, and convenient access to major freeways. Here's a detailed description of Elk Grove in terms of education, employment growth, job sectors, schools, and freeway access:

Education: Elk Grove takes pride in its exceptional education system, making it an ideal place for families. The city is served by the Elk Grove Unified School District (EGUSD), one of the largest school districts in California. EGUSD comprises numerous highly rated elementary, middle, and high schools, providing students with a well-rounded education. Additionally, there are private schools and specialized programs available to cater to diverse educational needs.

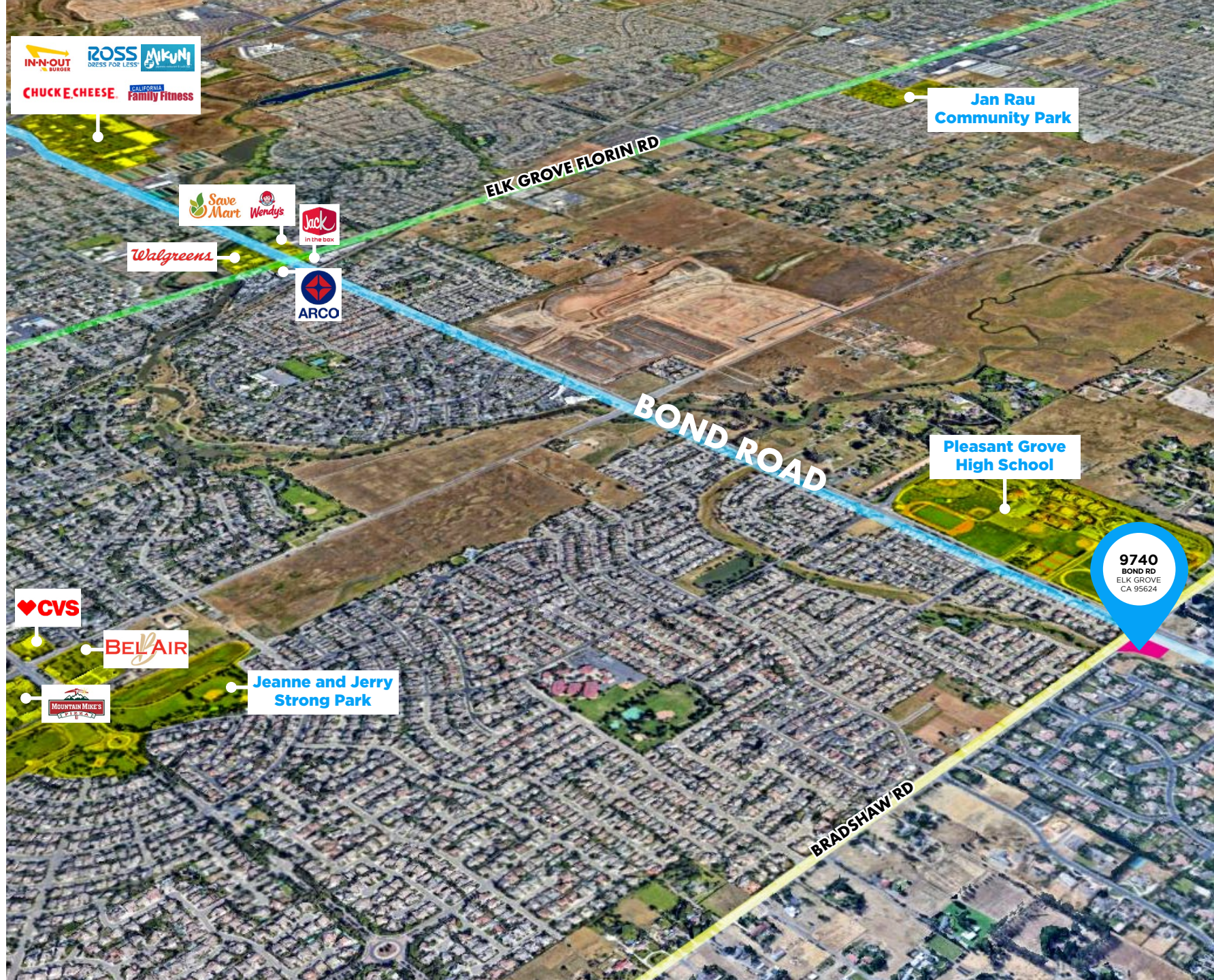
Employment Growth: Elk Grove has experienced significant employment growth over the years, contributing to its strong economy. The city benefits from its proximity to the state capitol, Sacramento, and its position within the Greater Sacramento area, which has a diverse economic landscape. Various industries have contributed to the employment growth in Elk Grove, including healthcare, education, government, retail, manufacturing, technology, and professional services.

Job Sectors: Elk Grove boasts a diverse job market with opportunities in various sectors. The healthcare sector is a major employer, with prominent medical facilities, hospitals, and clinics offering numerous job openings. Education is another significant sector, thanks to the presence of schools, colleges, and universities. The government sector, including local and state agencies, also provides stable employment options. Additionally, Elk Grove has a growing retail and service industry, technology companies, and a thriving small business community.

Schools: Elk Grove is home to an excellent selection of schools, both public and private. The Elk Grove Unified School District (EGUSD) manages numerous high-performing schools, emphasizing academic excellence and extracurricular activities. The district offers a range of programs to cater to different student interests, such as STEM, arts, and athletics. In addition to public schools, the city has private schools that provide alternative education options.

Access to Freeways: Elk Grove benefits from its strategic location with convenient access to major freeways, allowing for easy commuting and travel. The city is primarily served by Interstate 5 (I-5), a major north-south freeway that connects Elk Grove to downtown Sacramento and other cities in the region. Additionally, State Route 99 (SR-99) is easily accessible, providing an alternative route for commuting and connecting to other parts of California. These well-connected freeways make Elk Grove a desirable location for residents and businesses alike.

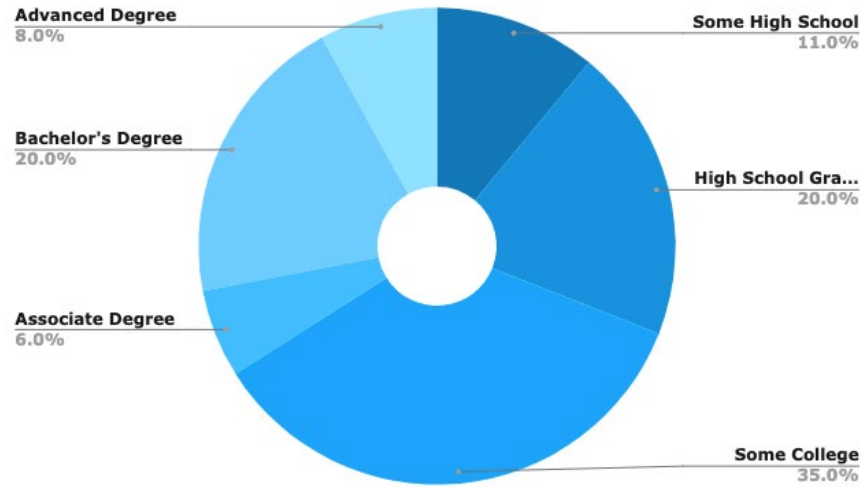
Overall, Elk Grove, California, offers a welcoming community, excellent education system, diverse employment opportunities, and convenient freeway access, making it an attractive place to live, work, and raise a family.



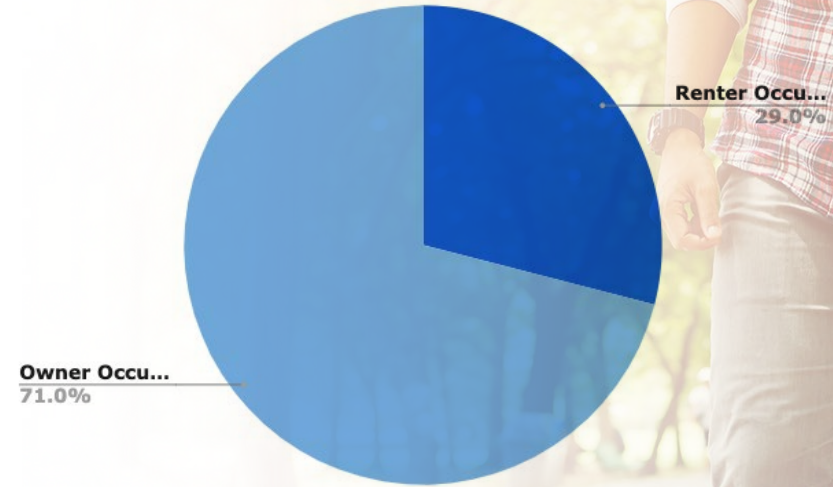
DEMOGRAPHICS

EDUCATION
HOUSING

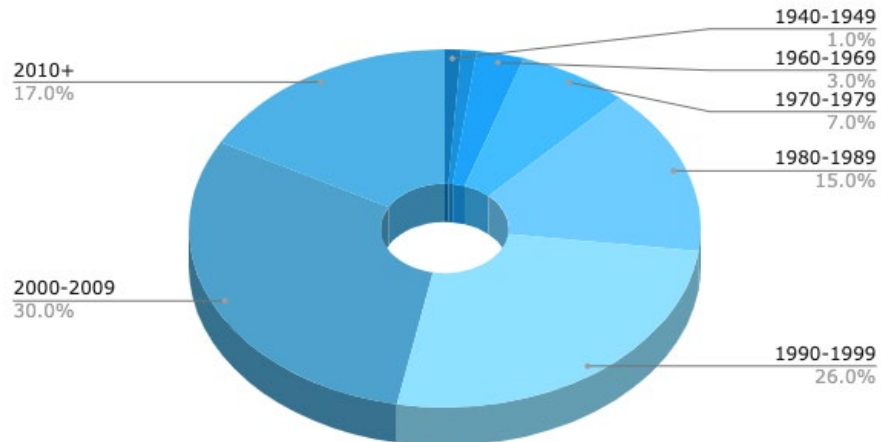
EDUCATIONAL ATTAINMENT



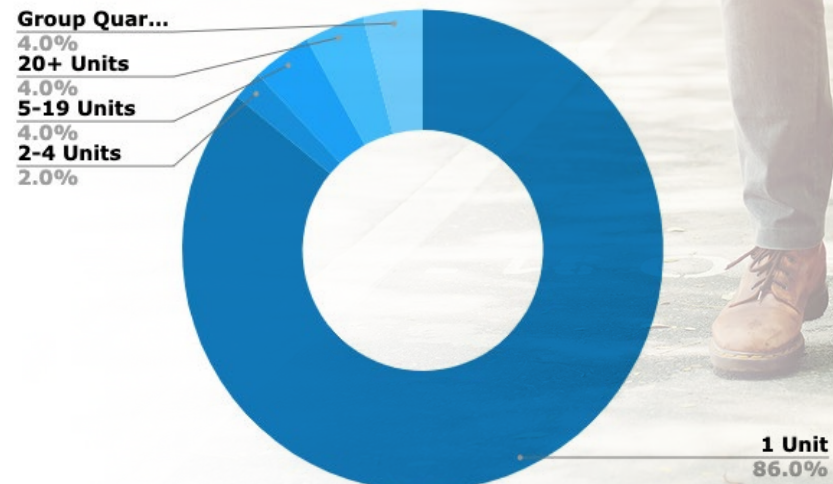
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



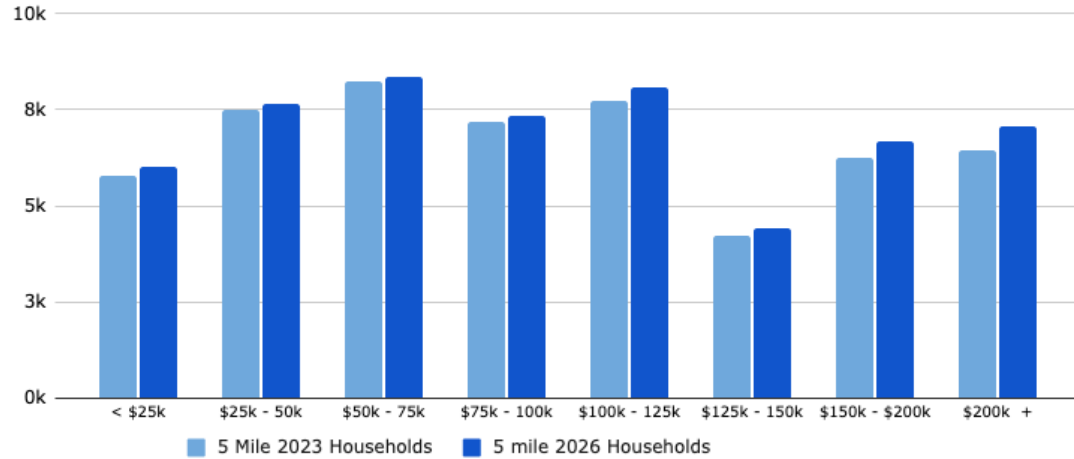
HOUSING TYPE



DEMOGRAPHICS

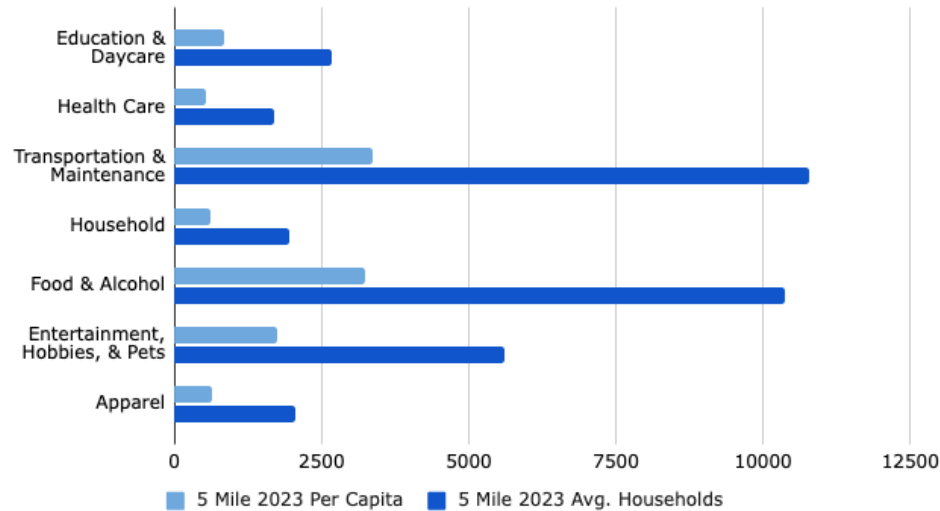
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

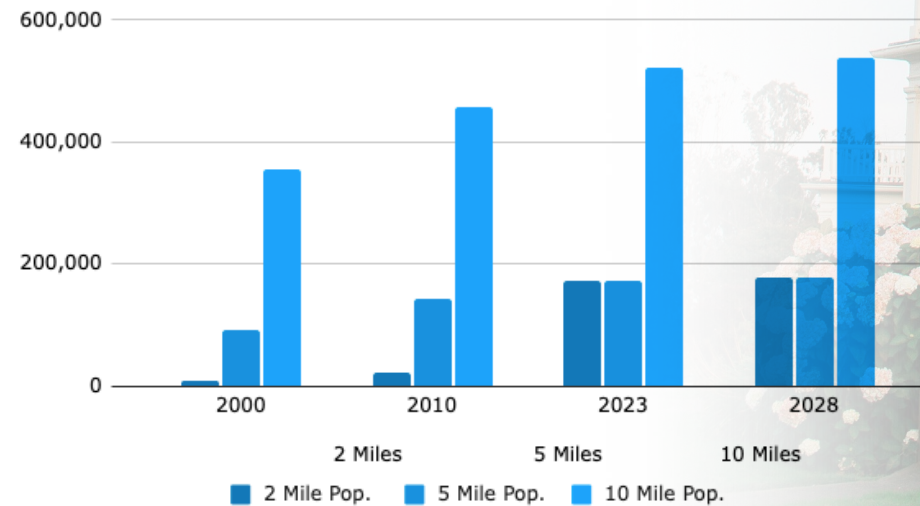


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	7,432	90,763	354,577
2010	20,735	142,948	458,235
2023	170,977	170,977	522,070
2028	177,257	177,257	537,478

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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