FOR SALE

Land ±2.65 Acres

8016 STEVENSON AVE, SACRAMENTO, CA

Sale Price: $1,125,000.00

LOCATED at the major lighted intersection of Power Inn Road and Stevenson Avenue

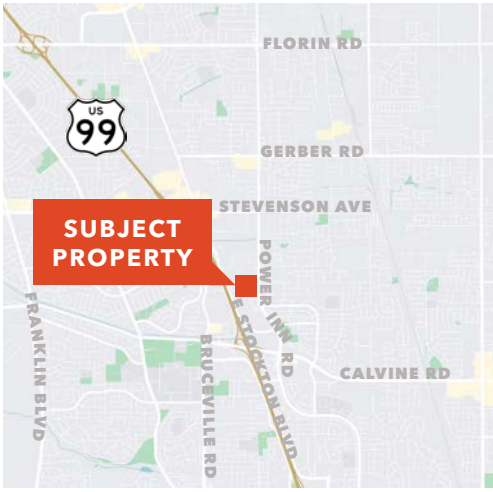
ZONING in process of rezone to RD-30 (High Density Residential), scheduled for completion in Summer of 2023 per County of Sacramento

APNS 115-0202-018-0000 and 115-0202-019-0000

PRIME for High Density Residential Development

GOOD Freeway Access, Average Daily Traffic Count: 16,686

±2,700 SF existing residential structure - Requires Reconditioning



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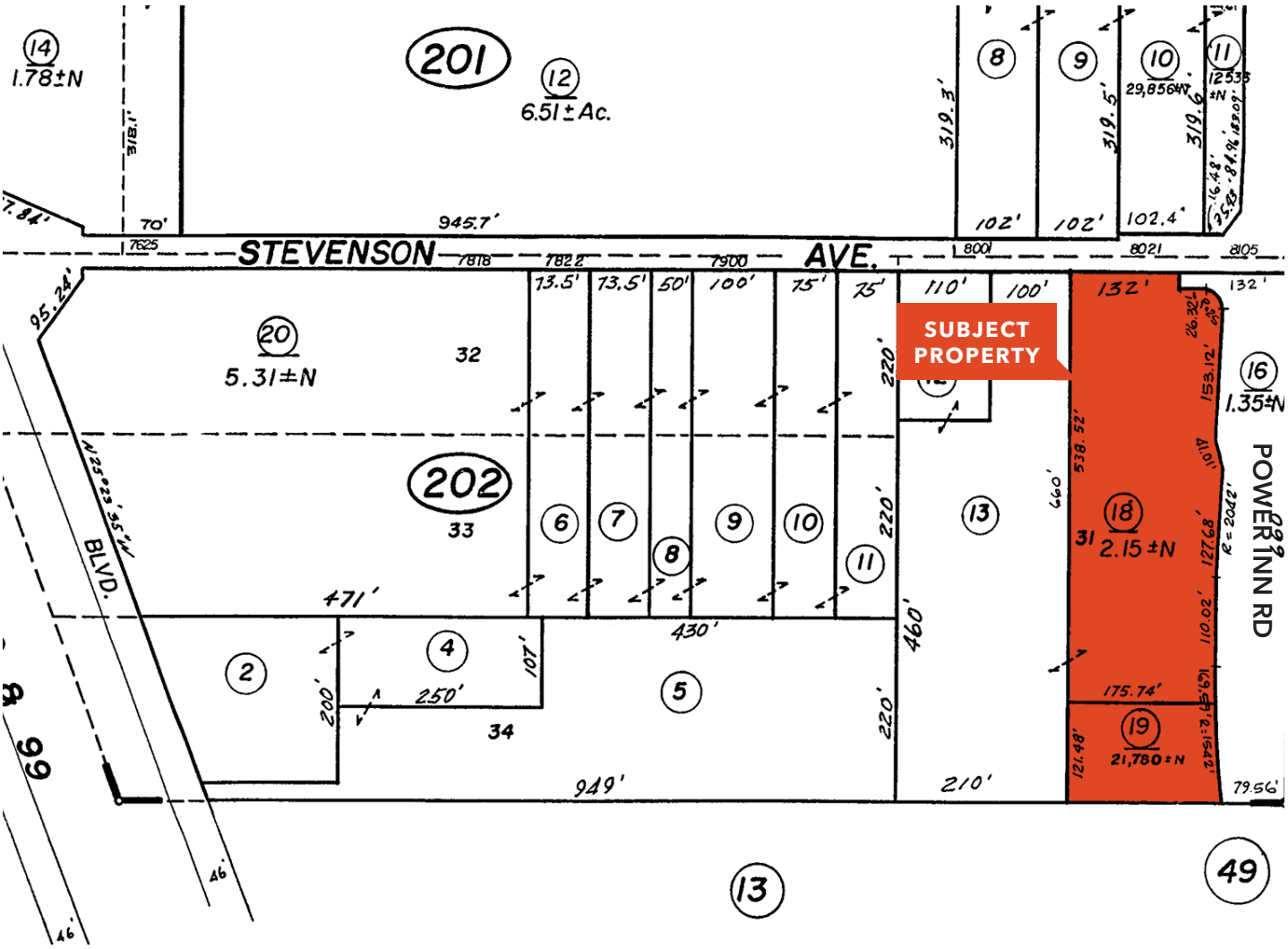
Parcel Map



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Aerial View

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	19,317	174,623	381,285
Average HH Income	$64,189	$8,645	$73,572

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SOUTHWESTERN VIEW

NORTHWEST VIEW

INGRESS EDRESS POWER INN ROAD

INTERSECTION OF STEVENSON AVE AND POWER INN RD

NORTH VIEW

INTERSECTION OF POWER INN RD AND STEVENSON AVE

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Location Overview

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