



# *PREMIER* DEVELOPMENT OPPORTUNITY IN SACRAMENTO

3201, 3205, 3209, 3217, 3231 MARYSVILLE BLVD & 3206, 3212 ERMINA DR

## DEVELOPMENT INVESTMENT HIGHLIGHTS

*The current plans include  $\pm 6,155$  SF of ground-level amenities, and  $\pm 113,438$  SF of apartments spread over four stories. A new developer has the opportunity to acquire a fully entitled site that will allow for the development of housing in a market with increased demand.*



### DESIRABLE UNIT OPTIONS

Desirable unit mix of one (1) and two (2) bedroom units



### LOCATION

Located in an opportunity zone



### CLOSE TO AMENITIES

Well located within a few minutes of Arden Fair Mall & vibrant downtown/midtown Sacramento



### NEW DEVELOPMENT

Brand new development opportunity located in a supply-constrained market



### VASTLY GROWING SACRAMENTO

Situated in a vastly growing Sacramento employment market



### ZONING

Zoned C-2 General Commercial

# *PREMIER* SITE IN THE HEART OF SACRAMENTO

This site sits on the corner of Marysville & Arcade Blvd just off of Highway 80 in the Hagginwood neighborhood and just a few minutes from Arden Fair Mall and Vibrant Midtown/Downtown.

|                        |                                                                        |
|------------------------|------------------------------------------------------------------------|
| ADDRESS                | 3201, 3205, 3209, 3217, 3231 Marysville Blvd<br>& 3206, 3212 Ermina Dr |
| BUILDABLE AREA         | ±121,389 SF                                                            |
| LOT SIZE               | ±1.45 Acres (±65,664 SF)                                               |
| LISTING PRICE          | To be determined by market                                             |
| ZONING                 | C-2 General Commercial                                                 |
| FLOOR AREA RATIO (FAR) | 1.9                                                                    |
| DEVELOPMENT TYPE       | Land                                                                   |
| TOTAL RESIDENTIAL SF   | ±113,438 SF                                                            |
| TOTAL COMMERCIAL SF    | ±7,951 SF                                                              |

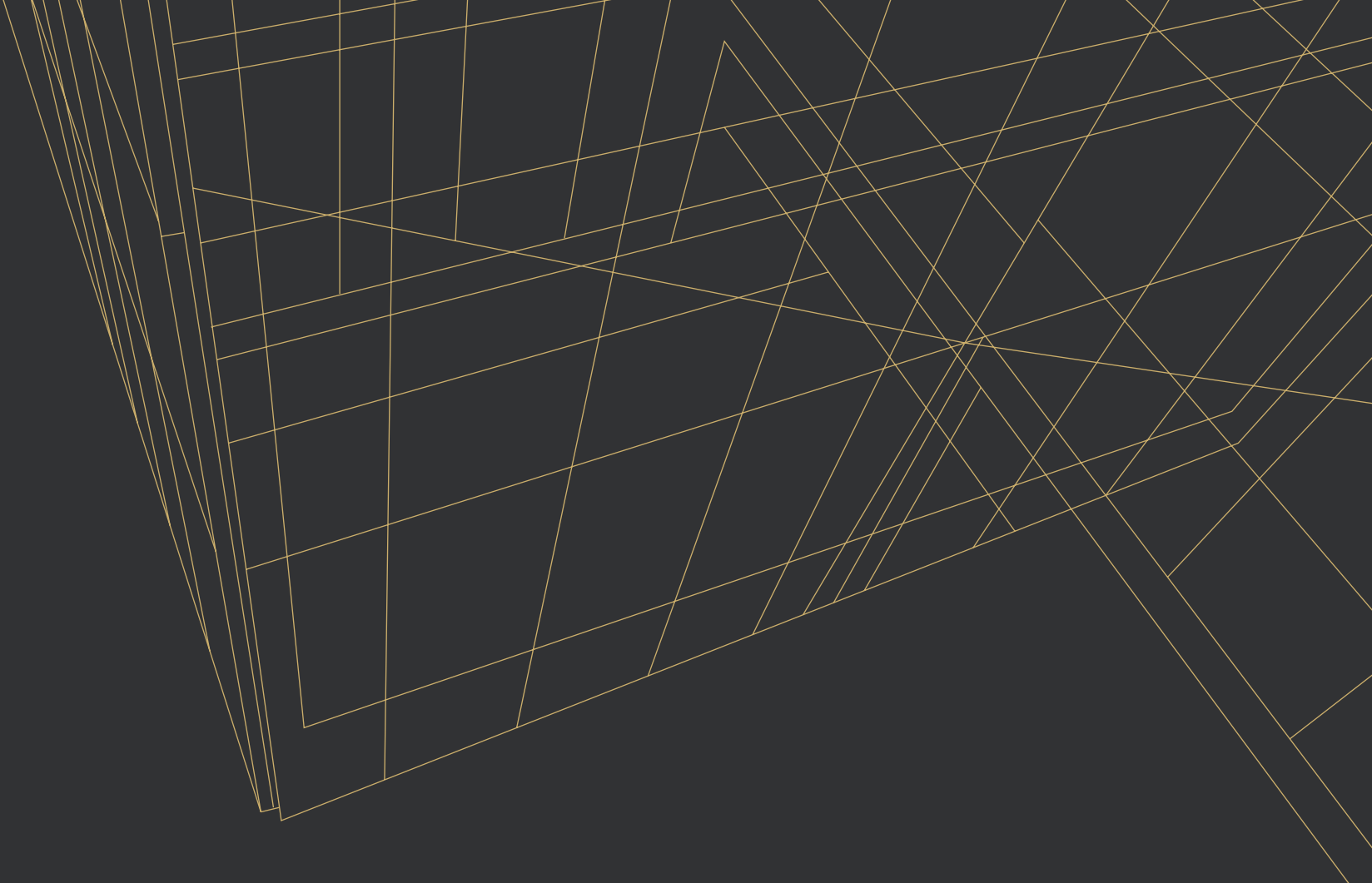
*±121,389 SF*

BUILDABLE AREA

*±1.45 AC*

LOT SIZE





*Exclusively listed by*

**BRUCE MATESSO**

Senior Vice President

408.588.2302

[bruce.matesso@kidder.com](mailto:bruce.matesso@kidder.com)

LIC N° 01712838

**JAMES GAGLIONE**

Associate Vice President

408.588.2336

[james.gaglione@kidder.com](mailto:james.gaglione@kidder.com)

LIC N° 01372575

[KIDDER.COM](http://KIDDER.COM)

