

COMMERCIAL LAND FOR SALE

SWC Bridgecross Dr & Honor Pkwy
Sacramento, CA

±3.45 ACRES
REZONE POTENTIAL



THE
EDWARDS
COMPANY
commercial real estate services

For further information, contact:
Steve Edwards Lic # 00977718
916-277-8123
steve@theedwardsco.com



PROPERTY HIGHLIGHTS

Sacramento, CA



- The available site is approximately 3.45 acres
- Zoned C-1-PUD - Limited Commercial/Planned Unit Development
- Close Proximity to Highway 5 and Highway 99 interchange
- There is an approved Senior Living Facility located directly west of the site, across the street.
- The site is located in the Northern Natomas area of Sacramento, CA
- North Natomas is a rapidly growing community with many new housing developments, the Centene Office Campus currently under construction, and the Arena Redevelopment project located 2.5 miles south of the site

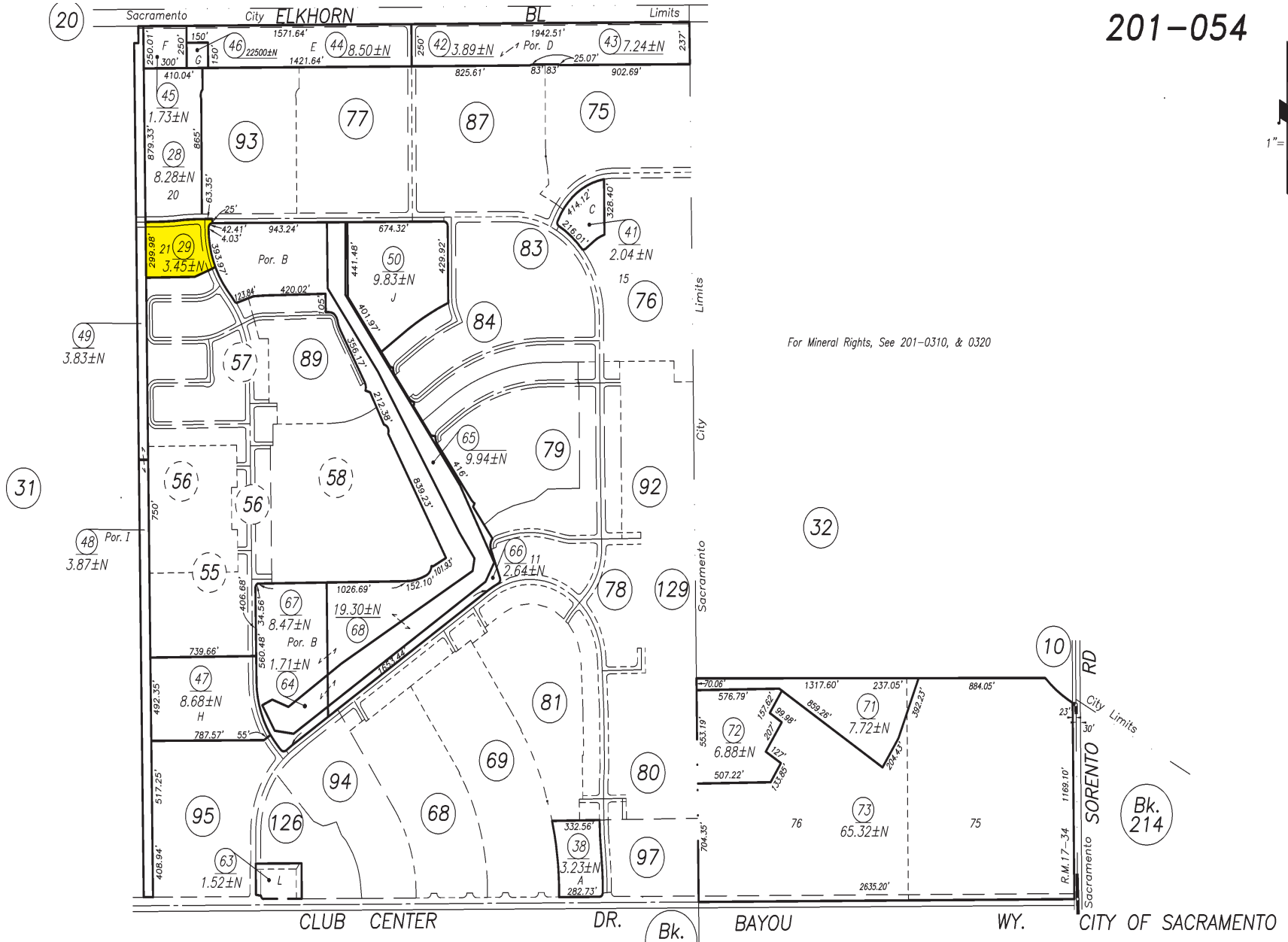
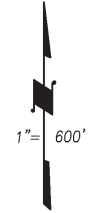


PARCEL MAP

Sacramento, CA



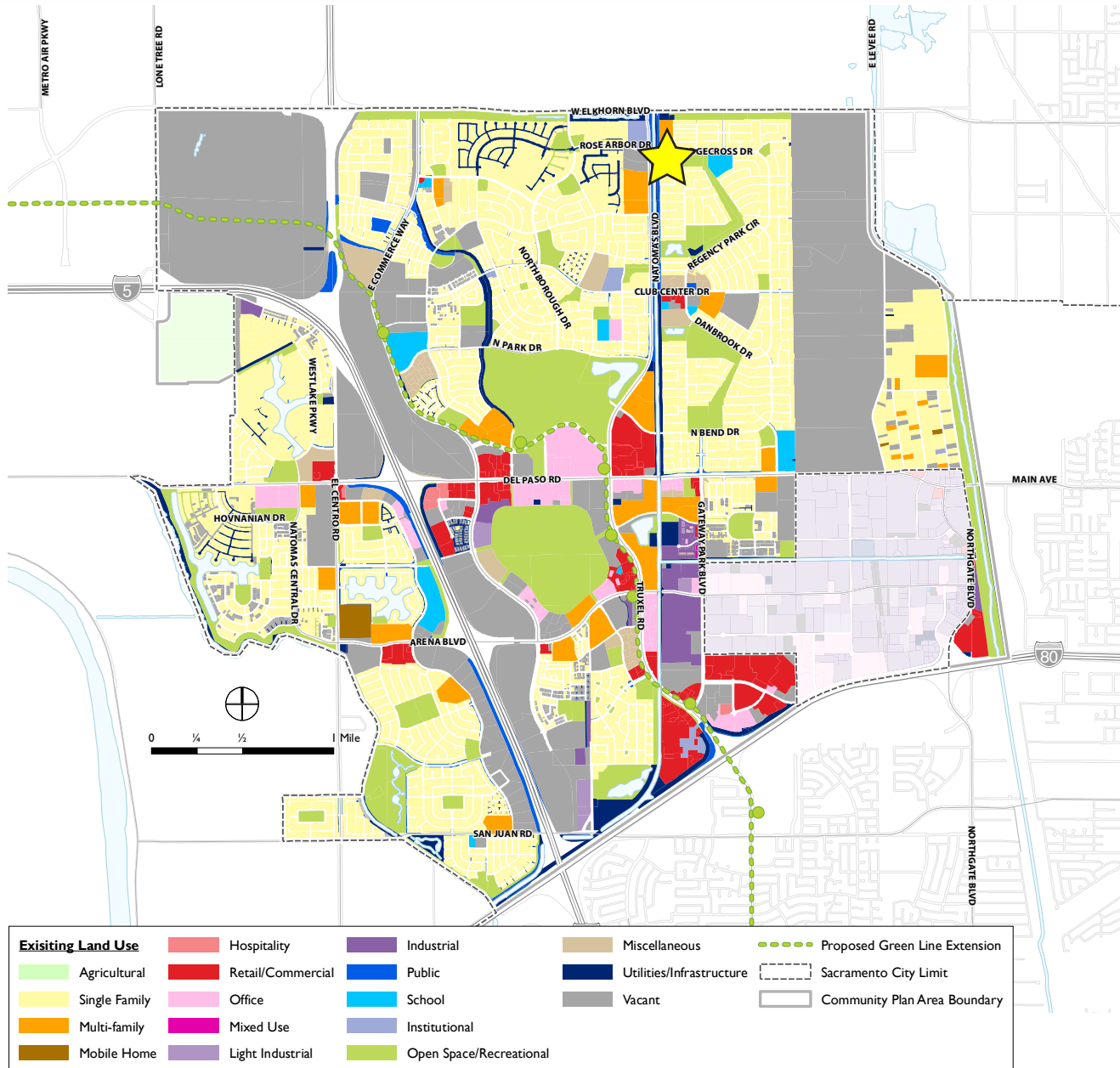
201-054



For Mineral Rights, See 201-0310, & 0320

NORTH NATOMAS AERIAL

Sacramento, CA



18,024
housing units

2,652,455
square feet
of retail

1,567,533
square feet
of office

837,984
square feet of
industrial

DEMOGRAPHICS

Sacramento, CA



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Total Population	15,378	38,910	59,051	104,532	152,752
2024 Total Population	15,982	40,899	62,426	110,132	160,837
2019 Total Daytime Population	9,253	26,521	55,826	92,296	133,894
2019 Total Employees	5.60%	20.58%	42.31%	36.79%	35.00%
2019 Total Daytime at Home Population	94.40%	79.42%	57.69%	63.21%	65.00%
% 2019 Female population: Adult	39.71%	39.24%	39.34%	38.92%	38.80%
% 2019 Male population: Adult	35.12%	34.81%	35.46%	35.59%	35.36%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	43.74%	40.31%	44.12%	43.57%	41.59%
Black or African American	13.77%	13.86%	12.67%	12.55%	13.45%
Hispanic	19.03%	20.89%	20.81%	25.60%	30.01%
Asian	26.22%	28.19%	25.34%	22.09%	19.89%
Two or More Races	7.24%	7.36%	7.20%	7.00%	6.88%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	7,270	19,530	29,479	50,204	71,291
White collar	71.38%	71.28%	69.52%	64.74%	62.34%
Blue collar	28.64%	28.72%	30.48%	35.26%	37.66%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	10,698	26,421	40,403	69,989	100,968
No High School Diploma	8.69%	8.51%	9.72%	12.22%	14.56%
High school graduate, GED, or alternative	12.28%	14.46%	17.33%	22.04%	24.56%
College No Degree	22.97%	23.32%	23.11%	23.37%	23.00%
College or Advanced Degree	56.06%	53.71%	49.84%	42.37%	37.88%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Home value: Median	\$334,635	\$337,227	\$323,970	\$287,359	\$263,492
2019 Home value: Average	\$344,759	\$353,984	\$348,500	\$319,436	\$297,194

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Household Income: Median	\$84,158	\$87,823	\$84,449	\$73,705	\$65,695
% Median Income Change 2000 to 2010	11.13%	36.75%	53.06%	47.23%	42.16%
% Median Income Change 2000 to 2019	24.68%	52.00%	78.75%	67.79%	58.66%
% Median Income Change 2010 to 2024	32.70%	34.51%	41.80%	39.31%	35.49%
% Median Income Change 2019 to 2024	18.28%	21.01%	21.42%	22.23%	21.40%
2000 Household income: Average	\$75,875	\$65,235	\$56,945	\$52,551	\$49,225
2019 Household income: Average	\$102,931	\$107,790	\$102,546	\$90,546	\$84,030
2024 Household income: Average	\$129,744	\$135,019	\$128,054	\$112,883	\$104,915
up to \$24,999	10.4%	10.1%	12.1%	14.4%	17.1%
\$25,000 to \$49,999	16.3%	15.1%	15.7%	19.7%	21.3%
\$50,000 to \$74,999	16.4%	15.9%	16.2%	16.8%	17.7%
\$75,000 to \$124,999	27.7%	29.0%	28.2%	27.2%	24.9%
\$125,000 to \$199,999	22.4%	21.9%	21.0%	16.9%	14.4%
\$200,000 or more	6.8%	7.9%	6.8%	5.0%	4.5%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Households	5,459	13,052	20,042	34,415	49,380
2024 Households	5,541	13,380	20,679	35,481	50,833
% Household Change 2000 to 2010	15,338.24%	2,670.65%	506.97%	142.81%	75.16%
% Household Change 2000 to 2019	15,955.88%	2,846.28%	555.61%	160.96%	86.81%
% Household Change 2010 to 2024	5.56%	9.01%	11.45%	10.80%	9.79%
% Household Change 2019 to 2024	1.50%	2.51%	3.18%	3.10%	2.94%
Average Household Size	3	3	3	3	3
Owner occupied	65.8%	60.9%	59.9%	57.7%	55.0%
Renter occupied	34.2%	39.1%	40.1%	42.3%	45.0%
% Households with children under 18	35.5%	39.0%	36.5%	37.1%	36.7%
% Households with no children under 18	64.5%	61.0%	63.5%	62.9%	63.3%