

For Sale

Freeway Oriented 3 Acre Parcel
355 Silver Bend Way - Auburn, CA



For More Information, Contact:

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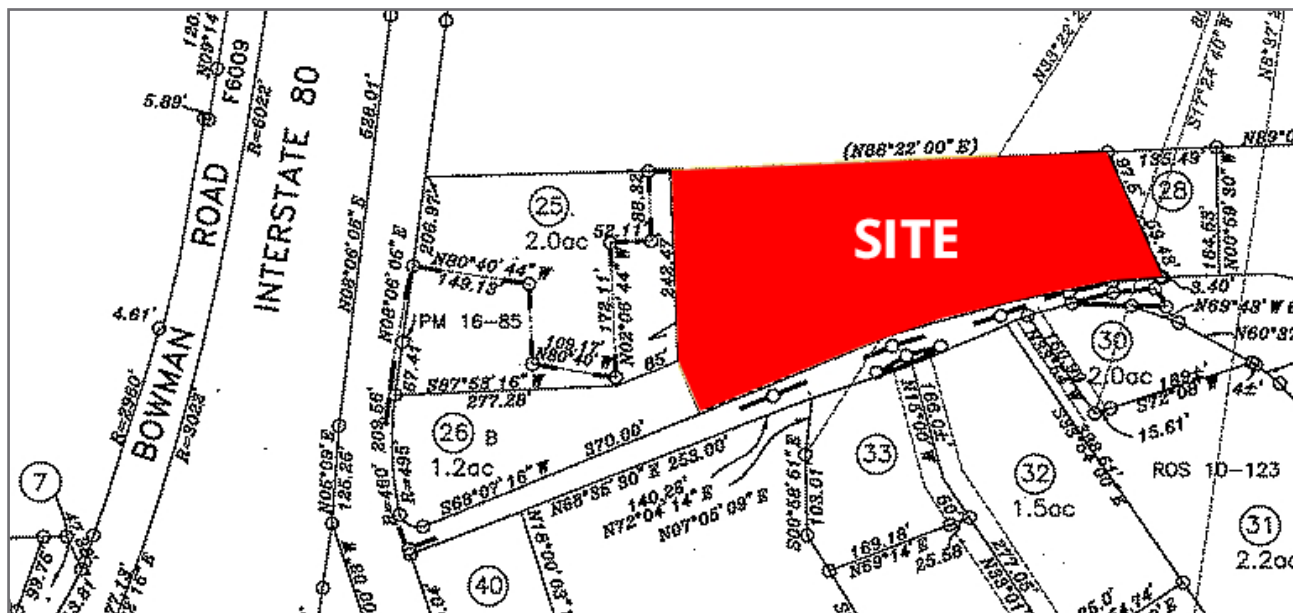
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Description:

This freeway oriented site is zoned RM-DL10, HS-DC making it suitable for medium density residential plus highway commercial uses. The property is part of an underserved and growing community that has enjoyed strong growth with minimal new housing options making this a strong development opportunity. The site is well located with quick access to I-80 and minutes from downtown Auburn. It surrounded by great neighborhood daily needs including Raley's, Verizon, Bank of the West and multiple national food options and hotels.



Property Highlights:

- 3 acre freeway oriented site
- Zoning is suitable for single-family and multifamily development and for a variety of uses including; recreation, education, services, public travel oriented services and commercial.
- Placer County ranks in the top 3 in quality of life in California.
- Placer County is also in the top 5 for population growth in California.



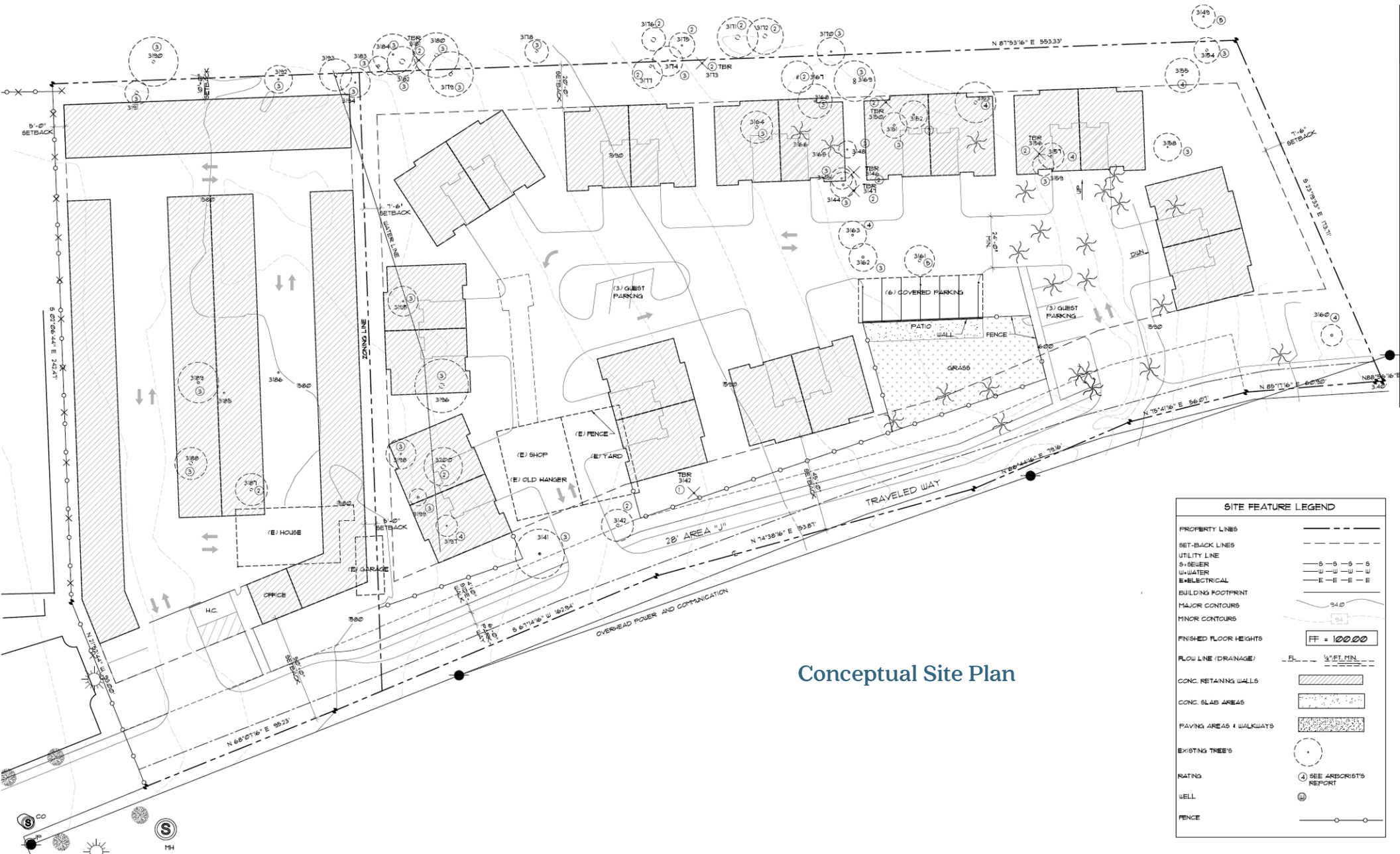
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Conceptual Site Plan

SITE FEATURE LEGEND	
PROPERTY LINES	---
SET-BACK LINES	---
UTILITY LINE	—○—○—○—○—
S-SEWER	—W—W—W—W—
W-WATER	—E—E—E—E—
E-ELECTRICAL	—E—E—E—E—
BUILDING FOOTPRINT	▨
MAJOR CONTOURS	—94.0—
MINOR CONTOURS	—94.4—
FINISHED FLOOR HEIGHTS	FF = 100.00
FLOW LINE (DRAINAGE)	—FL— 1/8" ET. MIN.
CONC. RETAINING WALLS	▨
CONC. SLAB AREAS	▨
PAVING AREAS & WALKWAYS	▨
EXISTING TREES	○
RATING	④ SEE ARBORIST'S REPORT
WELL	⊕
FENCE	—○—○—○—○—

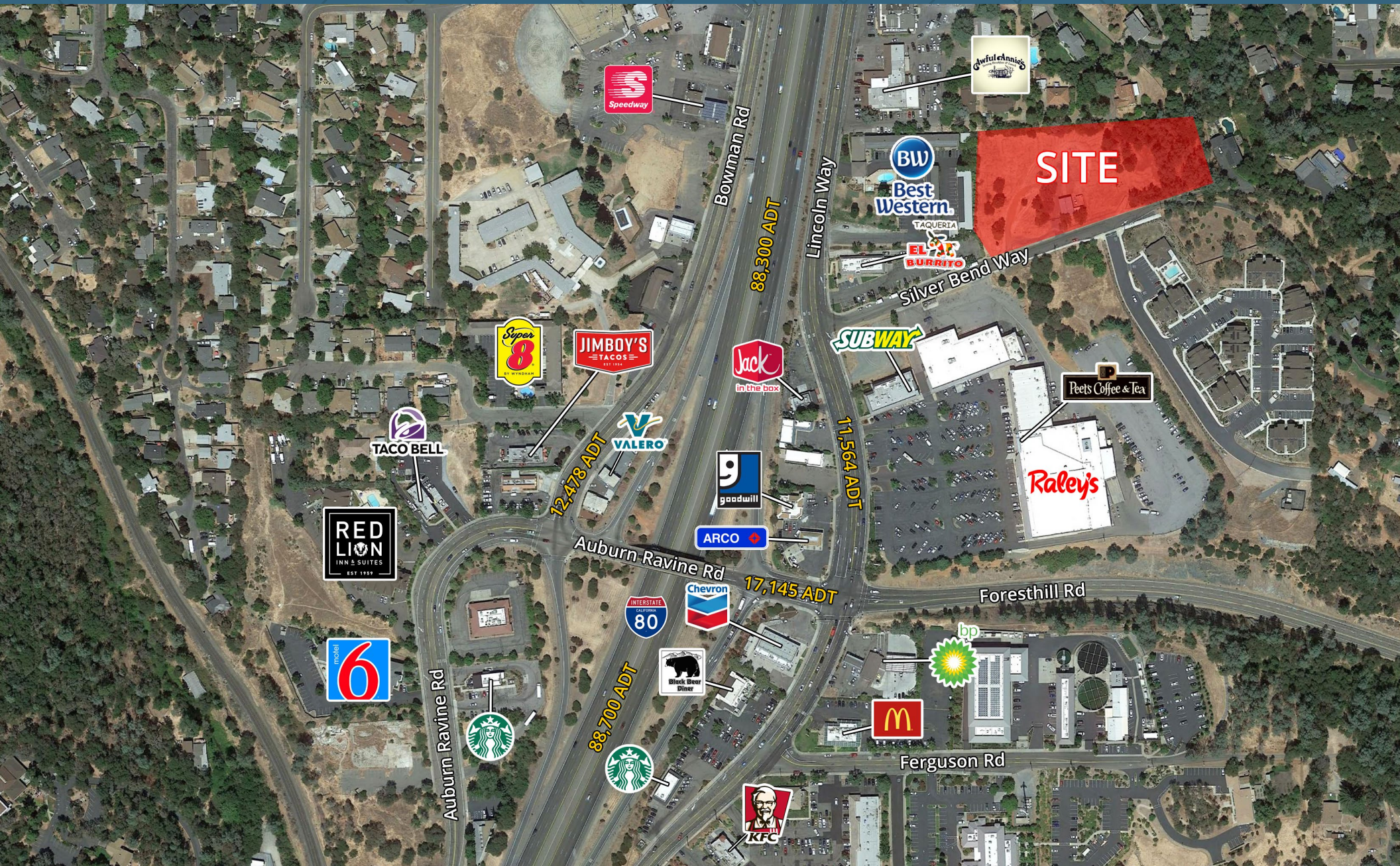
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Market Profile

With its accessible location along Interstate 80 and Highway 49, Auburn is a city in and the county seat of Placer County. It has a population of 14,135 residents as of 2019 and is part of the Sacramento Metropolitan Area. The city is known for its California Gold Rush history, and is registered as a California Historical Landmark.

- Auburn has 1,236 total businesses with a Daytime Population of 17,912.
- The city has gone from a quaint outpost for antiques to a vibrant city bubbling with outdoor enthusiasts and creative individuals. A new generation has moved in and now the remaining antique stores mix with modern boutiques and award-winning breweries, wineries and restaurants.
- The combined sales tax rate for Auburn is 7.25%. This is the total of state, county and city sales tax rates. The California state sales tax rate is currently 6%. The Mendocino County sales tax rate is 0.25%.
- Located just off the busy Interstate 80 corridor and 33 miles north of Sacramento.



Auburn's Top Employers

- Placer County Food Stamps
- Placer County Sheriff
- Sheriff's Training
- Sutter Auburn Faith

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Demographic Summary

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Population	Kilaga Springs 3,627	22,266	42,897
2025 Population	3,783	23,144	44,688
2020-2025 Annual Rate	0.85%	0.78%	0.82%
2020 Median Age	49.1	45.9	49.0
Daytime Population	4,027	27,864	47,315
HOUSEHOLDS			
2020 Total Households	1,468	9,325	17,507
2025 Total Households	1,537	9,738	18,300
2020 - 2025 Annual Rate	0.92%	0.87%	0.89%
MEDIAN HH INCOME			
2020 Median HH Income	Lincoln \$81,153	\$60,643	\$69,274
2025 Median HH Income	\$87,904	\$67,563	\$76,677
2020-2025 Annual Rate	1.61%	2.18%	2.05%
AVERAGE HH INCOME			
2020 Average HH Income	\$101,800	\$88,994	\$100,553
2025 Average HH Income	\$111,526	\$96,463	\$109,838
2020-2025 Annual Rate	1.84%	1.62%	1.78%

Source: Esri, Esri & Infogorup, U.S. Census

