



OAK AVE LAND



TURTON
COMMERCIAL REAL ESTATE

OAK AVE
LAND



TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

KEN TURTON

PRESIDENT

D.R.E. LIC. 01219637

916.573.3300

[KENTURTON@TURTONCOM.COM](mailto:kenturton@turtoncom.com)

SCOTT KINGSTON

SENIOR VICE PRESIDENT

D.R.E. LIC. 01485640

916.573.3309

[SCOTTKINGSTON@TURTONCOM.COM](mailto:scottkingston@turtoncom.com)

PATRICK STELMACH

VICE PRESIDENT

D.R.E. LIC. 01964999

916.573.3314

[PATRICKSTEMMACH@TURTONCOM.COM](mailto:patrickstelmach@turtoncom.com)



The Property

© 2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.



THE PROPERTY

2 PARCELS	74,095 SF OF LAND	1.7 ACRES	AR-1 ZONING	\$475K ASKING PRICE
---------------------	-----------------------------	---------------------	-----------------------	-------------------------------

Turton Commercial Real Estate as exclusive advisor is pleased to present the opportunity to acquire Oak Avenue, Orangevale, CA 95662 (the "Subject Property") for development of one or two or more single-family residential dwellings. The Subject Property is comprised of two rectangular parcels with generally level topography. APN: 213-0014-038 is approximately 0.849 acres or 36,982 square feet, and APN: 213-0014-039 is approximately 0.852 acres or 37,113 square feet, for a combined continuous total size of 1.71 acres, or 74,095± square feet of vacant land for development in the community of Orangevale in the County of Sacramento. The Subject Property is located on Oak Ave-

nue between Hazel and Beech Avenues. The Subject Property has approximately 250± linear feet of frontage along the southern side of Oak Avenue. The subject property can be accessed from Oak Avenue. The Property benefits from direct access to major thoroughfares and proximity to Casa Roble High School, Louis Pasteur Middle School, Orangevale Community Park, and Shady Oaks Disc Golf Course. The Property is directly adjacent to other single-family homes. Popular outdoor recreation areas, Folsom Lake is located 3 miles to the east and Lake Natoma is 2.5 miles to the southeast. There are numerous retail amenities nearby on Greenback Lane and Folsom-Auburn Road.

The Subject Property is zoned AR-1 (Agricultural Residential) and the General Plan Designation is AG-RES (Agricultural Residential). The highest and best use for the Subject Property is development of a single-family residential home on each of the two parcels. The Subject Property was previously proposed to be a neighborhood fire station by the seller, Sacramento Metropolitan Fire District. The sale is subject to the Surplus Land Act and approval by the California Department of Community Housing and Development. The Subject Property is being offered for \$475,000.

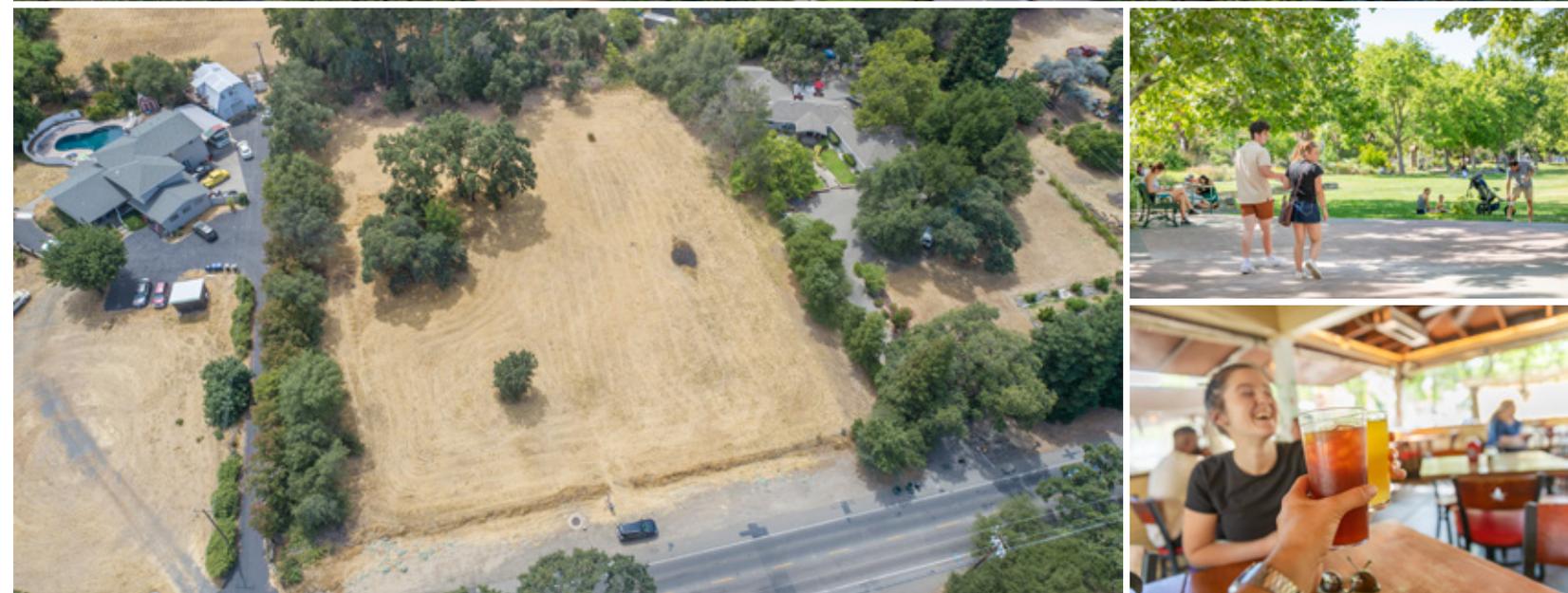




PROPERTY DETAILS

Property Info

Address:	Oak Avenue, Orangevale, CA 95662
Parcel Numbers:	213-0014-038 and 213-0014-039
Land Area (SF):	74,095 Square Feet
Land Area (AC):	1.7 Acres
Lot Configuration:	Rectangular Shape
Topography:	Level
General Plan Designation:	AG-RES (Agricultural Residential)
Zoning Designation:	AR-1 (Agricultural Residential)
Government Jurisdiction:	County of Sacramento
Conditions:	Vacant Raw Land







LOCATION

Over 150 years ago, Orangevale's gentle rolling hills were covered with oak trees and trails made by the Maidu Indians, deer, and small animals. Settlers, farmers, and gold seekers from around the world came to this area, attracted by the bountiful agriculture and the Mother Lode. Shortly, land grants were sold and divided. Soon lured were the cattlemen; many arriving on the new transcontinental railroad. Orangevale (originally Orange Vale) was known for the many orange groves existing in the largely agricultural area known as the 1884 Santa Juanita Grant of the Mexican government. The first map filed for the area was dated at the Sacramento Recorder's Office on May 24, 1888. In 1895 another map was recorded showing a street network with the name "Orange Vale Colony," named after the colonization company and its orange groves. Twenty children attended the first school, established in 1889, which Villa, circa 1889, was

also one of the first buildings in Orange Vale and it overlooked the American River. In 1992, "The Villa" was moved to Oak Avenue and has been restored to its original state by Serve Our Seniors. It has been designated as a Point of Historical Interest by the California State Historical Resources Commission. Orange Vale gradually became known as Orangevale, although often referred to as "the Vale". Colonists arrived in increasing numbers and "the Vale" became very successful. Fortunately, Orangevale had the availability of water. Ready-made ditches in the eastern section, dug for placer mining on Mississippi Bar, were a perfect source of irrigation needed for the orange groves, vineyards, and other fruit tree orchards. Although agricultural difficulty struck in 1930 when an extremely frigid winter wiped out nearly all the orange groves, farming continued. Orangevale progressed as a quiet rural town, growing slowly and steadily.

Because of its natural beauty (including waterways and mountain views), recreational opportunities, high-ranking schools, and the industrial growth of Sacramento and Placer Counties, people continue to settle in Orangevale. In the midst of this growth remain many original oak trees, trails, and a unique rural character that express the essential character of Orangevale. The industry continues to grow in Sacramento and Placer Counties, especially in the insurance, medical, retail, and high-technology fields. The continued allure of Orangevale and Sacramento and Placer Counties is an industry-friendly environment. There is easy access to transit and affordable housing in a very desirable area. Orangevale's 1996 population was approximately 34,000 in its 10.4 square miles. Orangevale is 25 miles northeast of Sacramento at an elevation of about 240 feet (above mean sea level.)



