

PLACERVILLE DRIVE LAND

±48.26 AC - FOR SALE

EL DORADO COUNTY

PURCHASE PRICE: \$1,200,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational • Agricultural • Conservation

A Division of TRI Commercial Real Estate Services, Inc.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Property Photos ~ Placerville Drive Land, El Dorado County, CA



Property Info ~ Placerville Drive Land, El Dorado County, CA

Address: Placerville Road & Ray Lawyer Road
Placerville, CA 95667

APN: 323-400-016

Zoning: Three (3) separate zonings on same parcel.
Commercial (C), R1-20 (minimum 20,000
square foot lots), & Business Professional
(BP)

Elevation: Approximately 1,650 to 2,000 feet.

Latitude: 38.733429 degrees

Longitude: -120.829099 degrees

MLS #: 223066432

Acres: **±48.26 Acres**

Price: **\$1,200,000**

Improvements: Interior road - Dirt

Terms: Cash or submit.



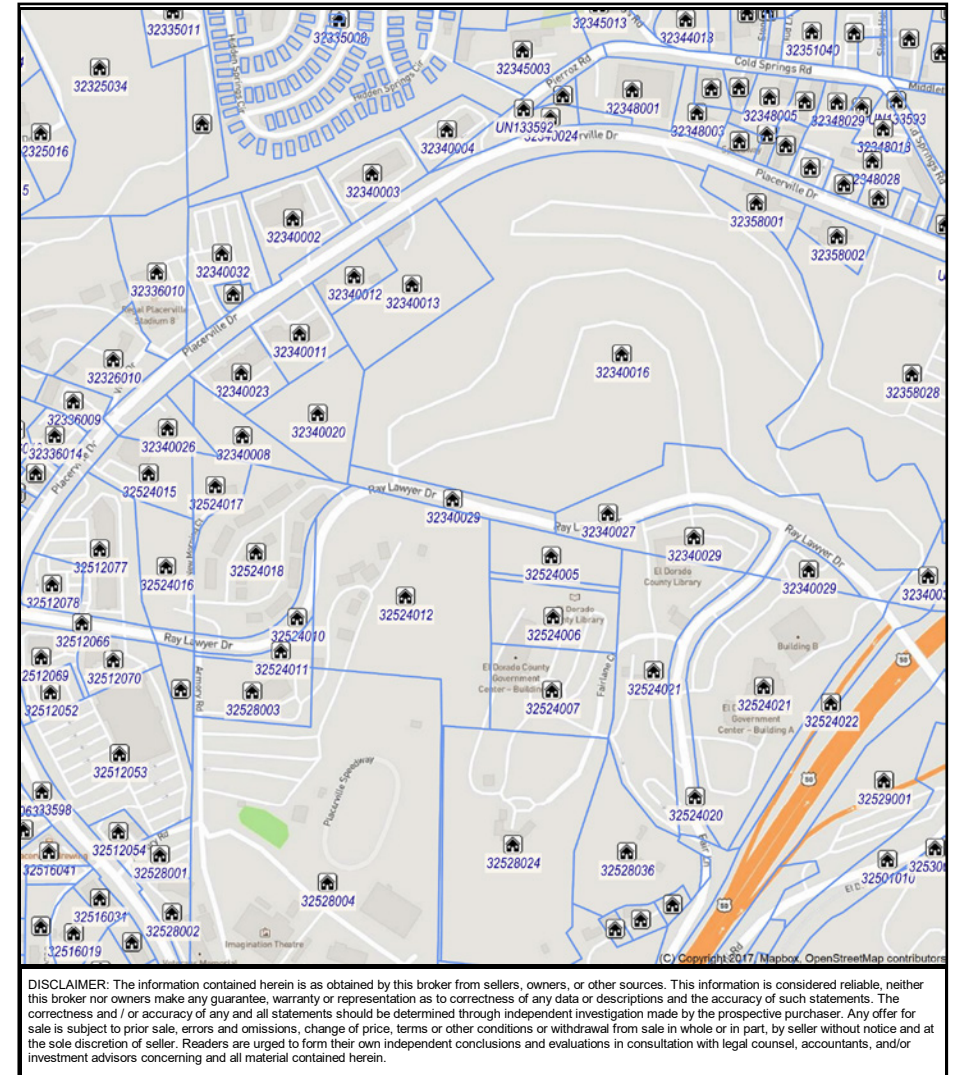
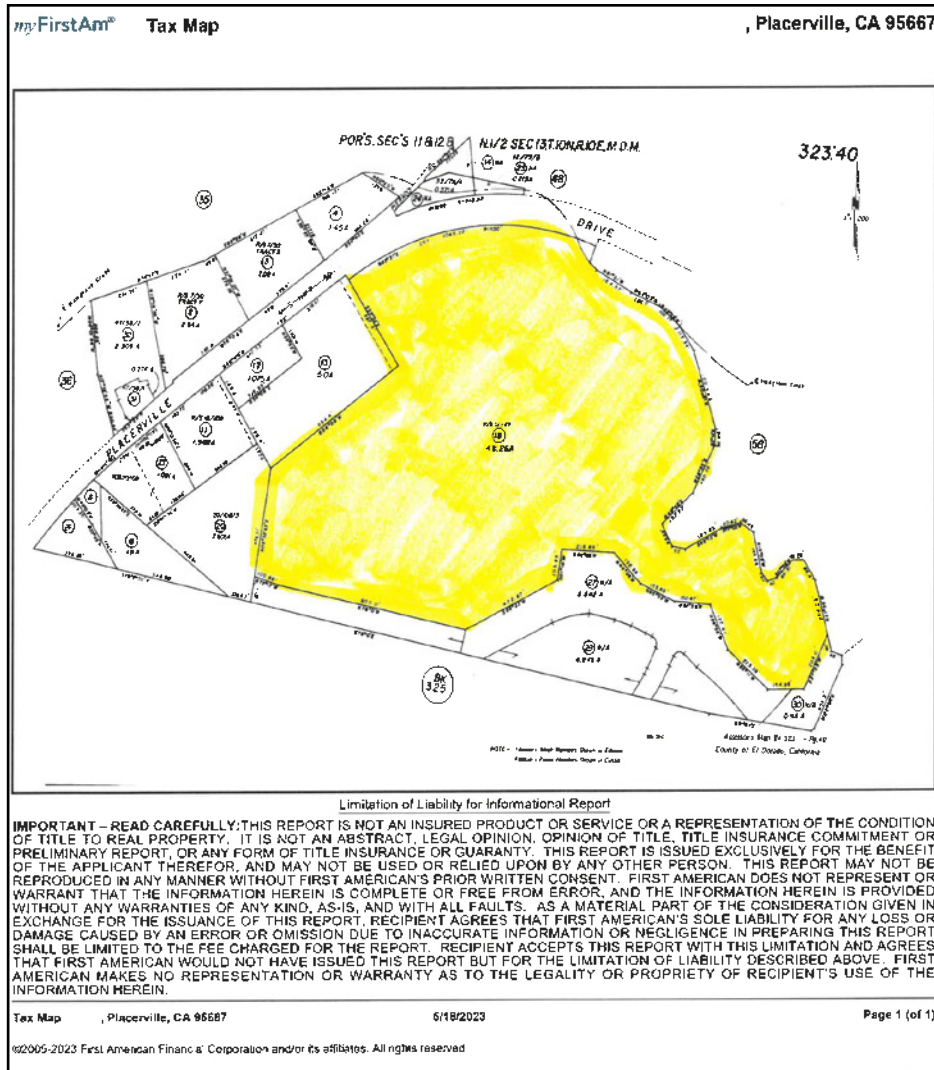
Description: This property has great potential for several different uses. On one of Placerville's most heavily traveled Streets, This property sits near Home Depot, Raleys and many other prominent retail establishments. Priced to sell. Has 3 separate zonings on same parcel. Currently zoned Commercial (C) on Placerville Dr. and R1-20 (minimum 20,000 square foot lots) and Business Professional (BP) on Ray Lawyer Drive across street from County Fairgrounds and public library. Many interior roads cut in. Very few sites in area left to build on.

Directions: From Highway 50 take Ray Lawyer Exit. Head North about 1/10 mile and property is on right. Also go to Placerville Dr and turn right. Go about 1/4 mile and property is on right.

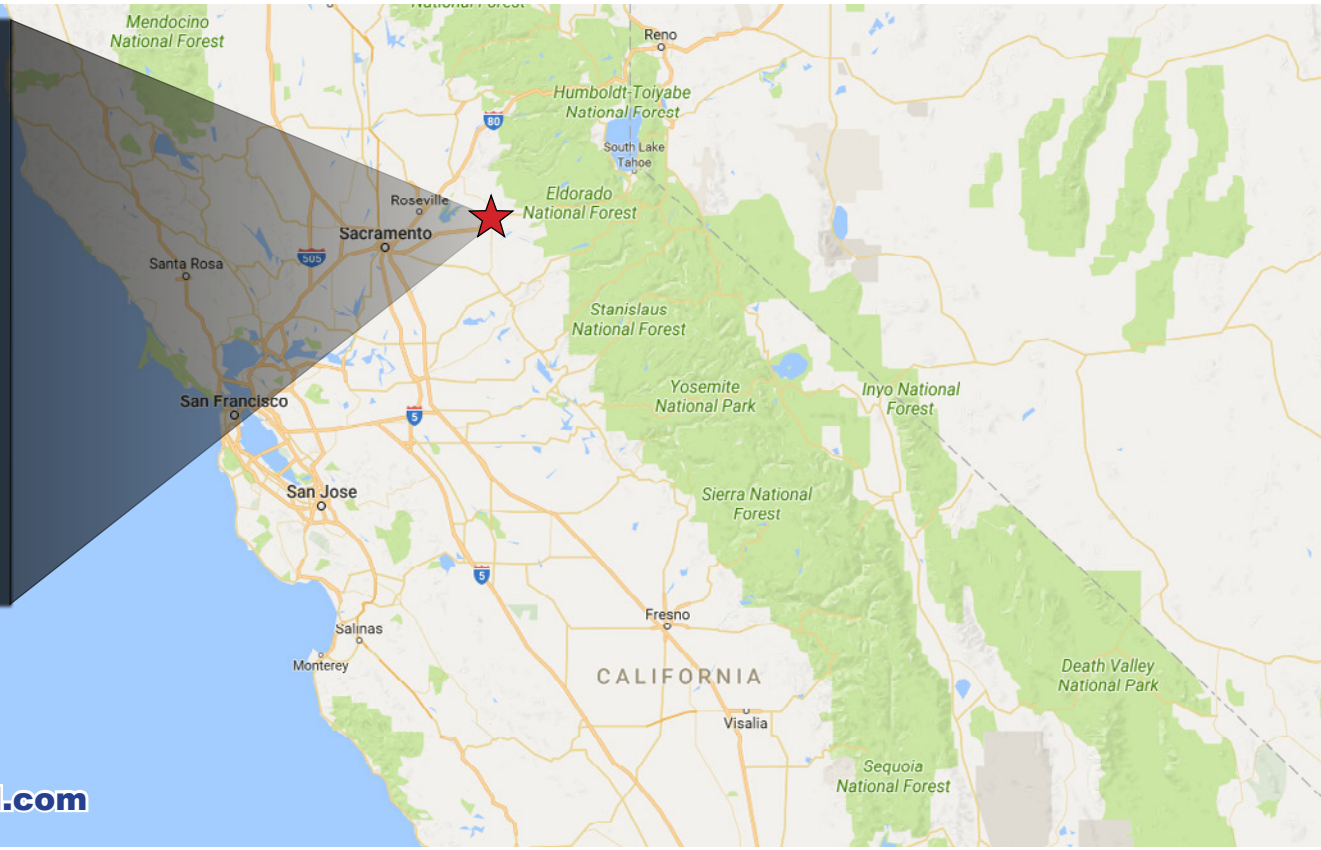
Property Maps ~ Placerville Drive Land, El Dorado County, CA

APN: 323-400-016

Street Map



Property Summary ~ Placerville Drive Land, El Dorado County, CA



**For Sale: ±48.26 AC
\$1,200,000**

For Additional information visit www.Land.com

For More Information Contact:



Mike Kuppenbender, ALC, CCIM, SIOR
DRE License #: 00811112
mkupp@tricommercial.com
916.960.5709

TRI Outdoor Properties

532 Gibson Drive, Suite 200, Roseville, CA 95678

LAND BROKERAGE | Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate Services, Inc.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.