

FOR SALE
±5.82 ACRES



ROSEVILLE ROAD
SACRAMENTO COUNTY, CALIFORNIA

PROPERTY HIGHLIGHTS

The Offering presents a rare opportunity to acquire a 5.28-acre infill land parcel located near the signalized intersection of Roseville Road and Antelope Road in Sacramento, California. The Property (APN 209-0720-027) is zoned RD-40, allowing for high-density residential development, and is well-positioned within an established urban corridor with strong access to regional employment centers, retail amenities, and major transportation routes. Surrounded by existing residential neighborhoods and ongoing infill development, the site is ideally suited for multifamily, medium density single family residential, retail or other commercial development.

PROPERTY SIZE
±5.28 ACRES

SALE PRICE
\$2,300,000

SUBMARKET
NORTH HIGHLANDS

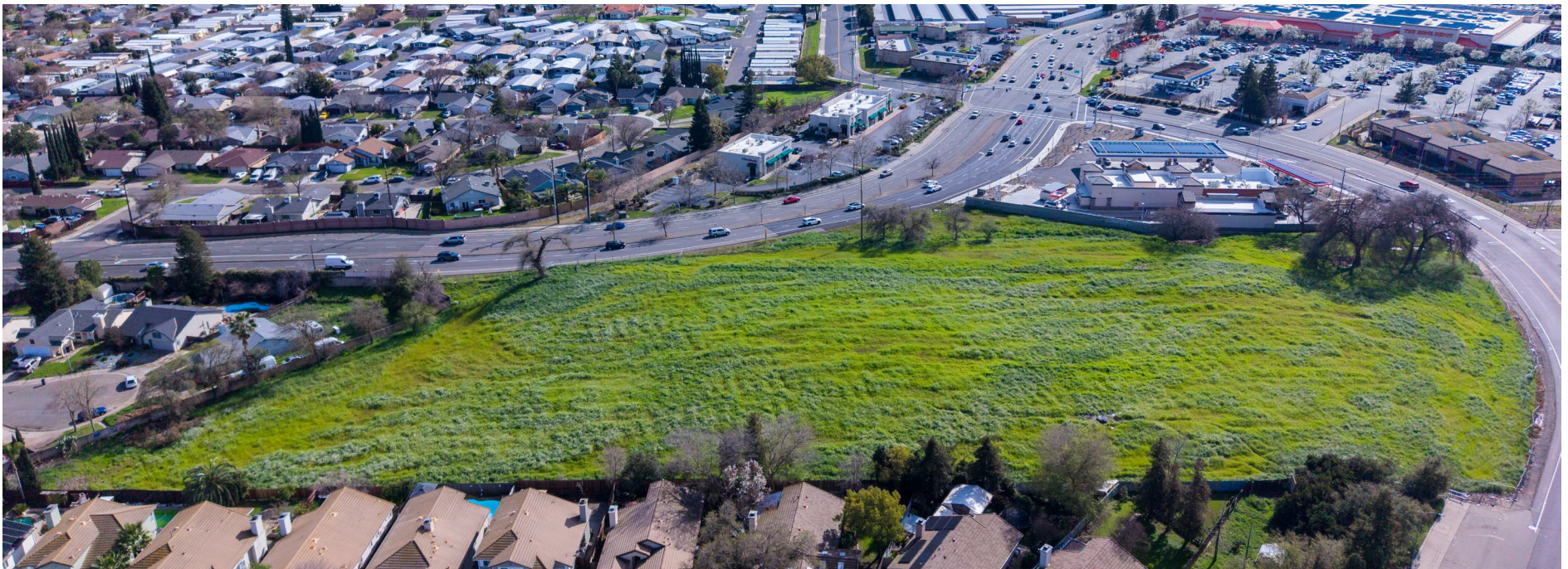
APN
209-0720-027

COUNTY
SACRAMENTO

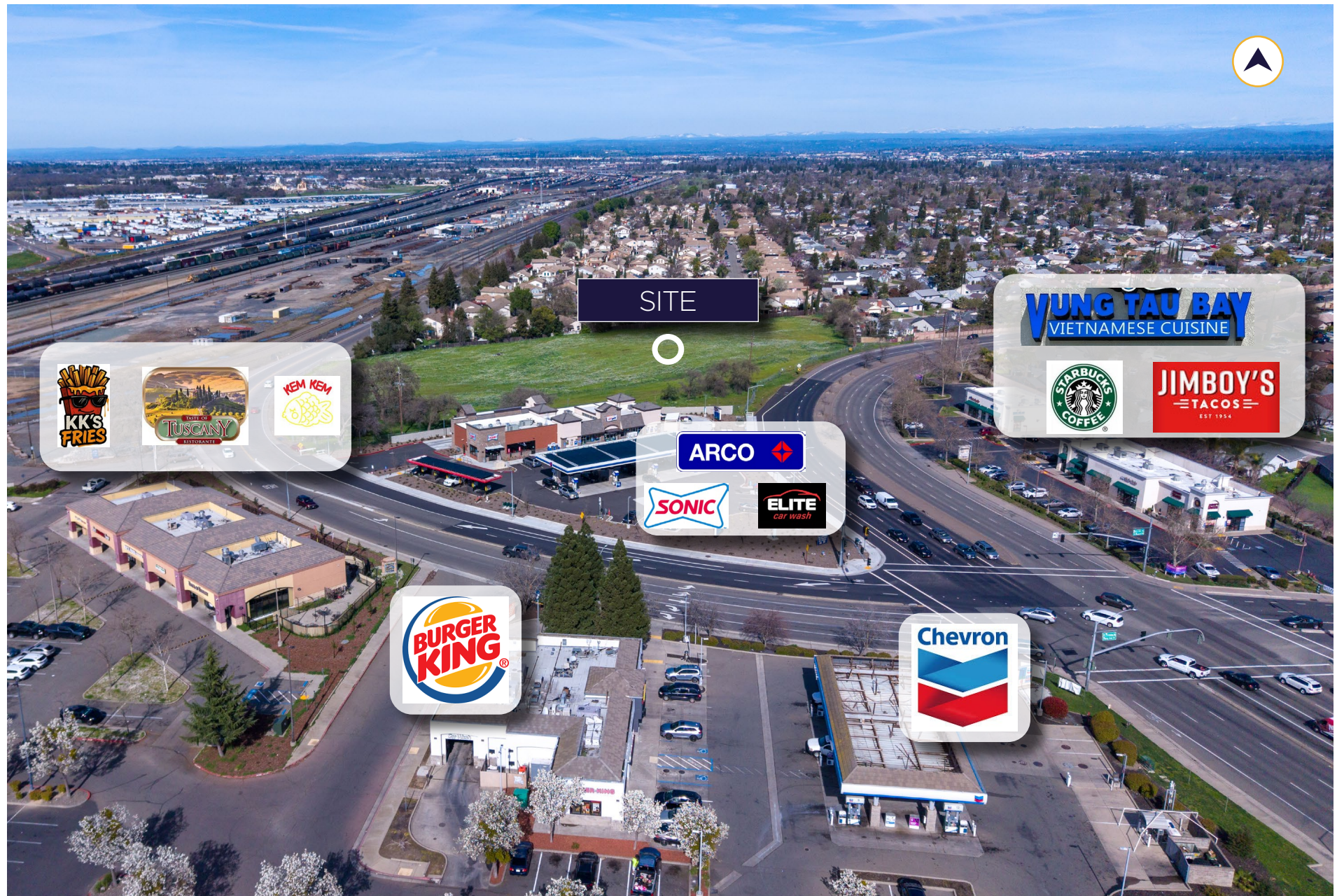
ZONING
RD-40

[ZONING MAP LINK](#)

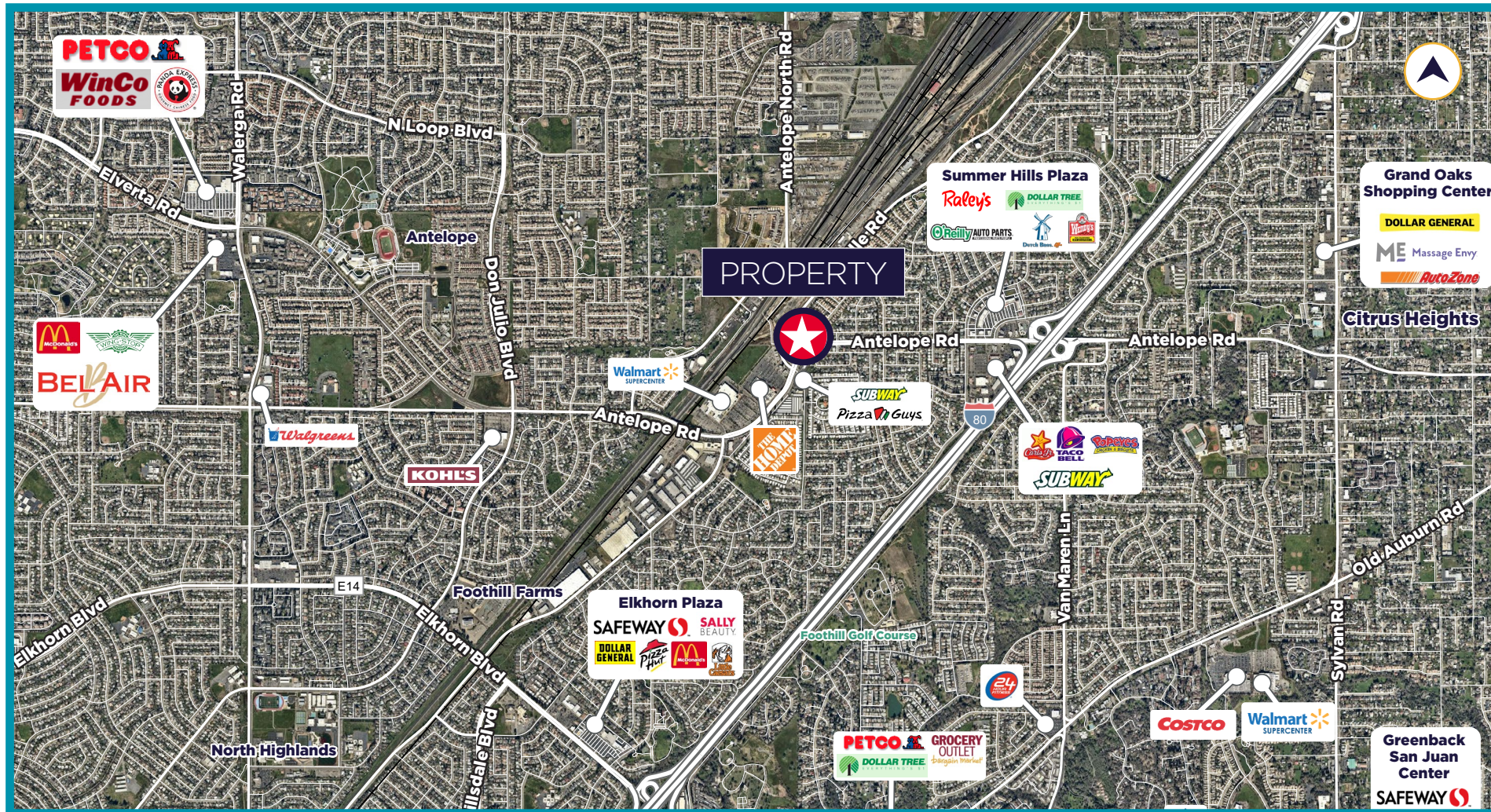
[SACRAMENTO COUNTY
PARCEL INFORMATION](#)



NEARBY AMENITIES



NEARBY AMENITIES



DEMOGRAPHICS 5 MILE RADIUS



95,506
HOUSEHOLDS



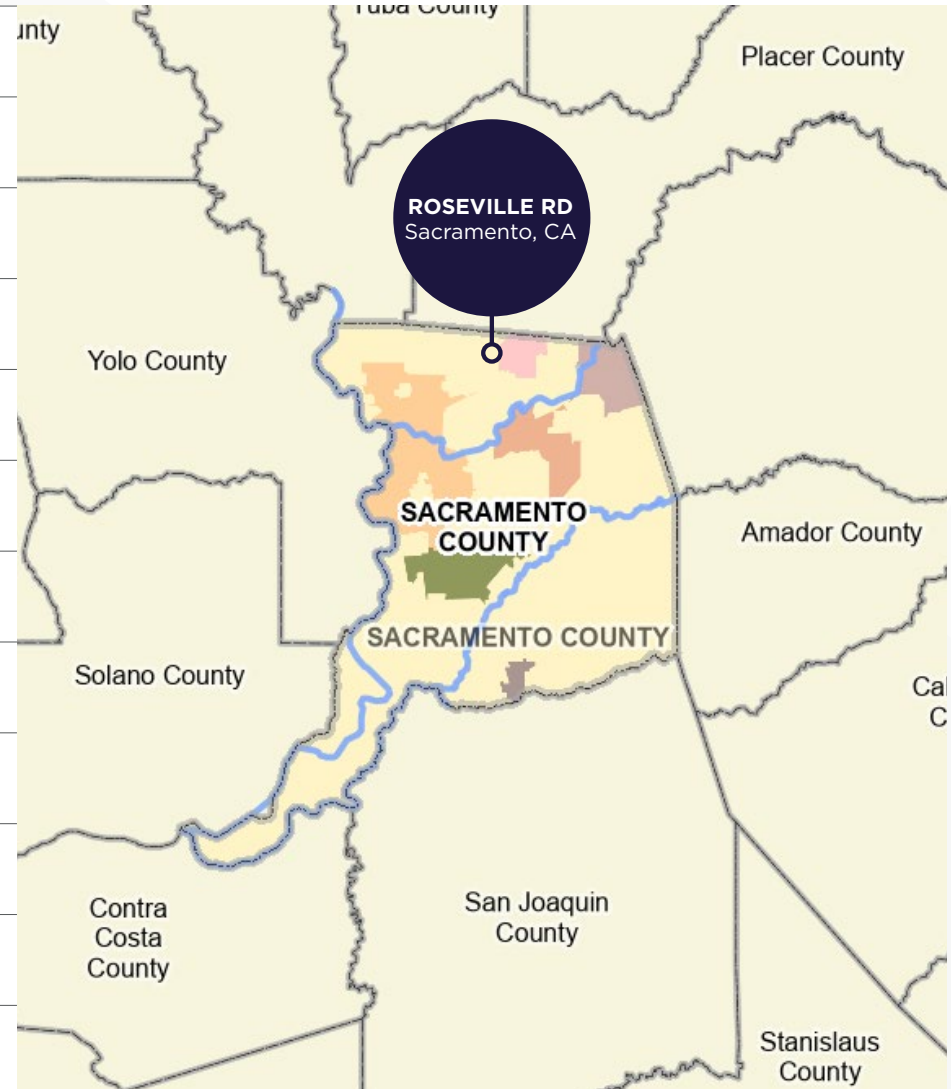
276,512
'25 POPULATION



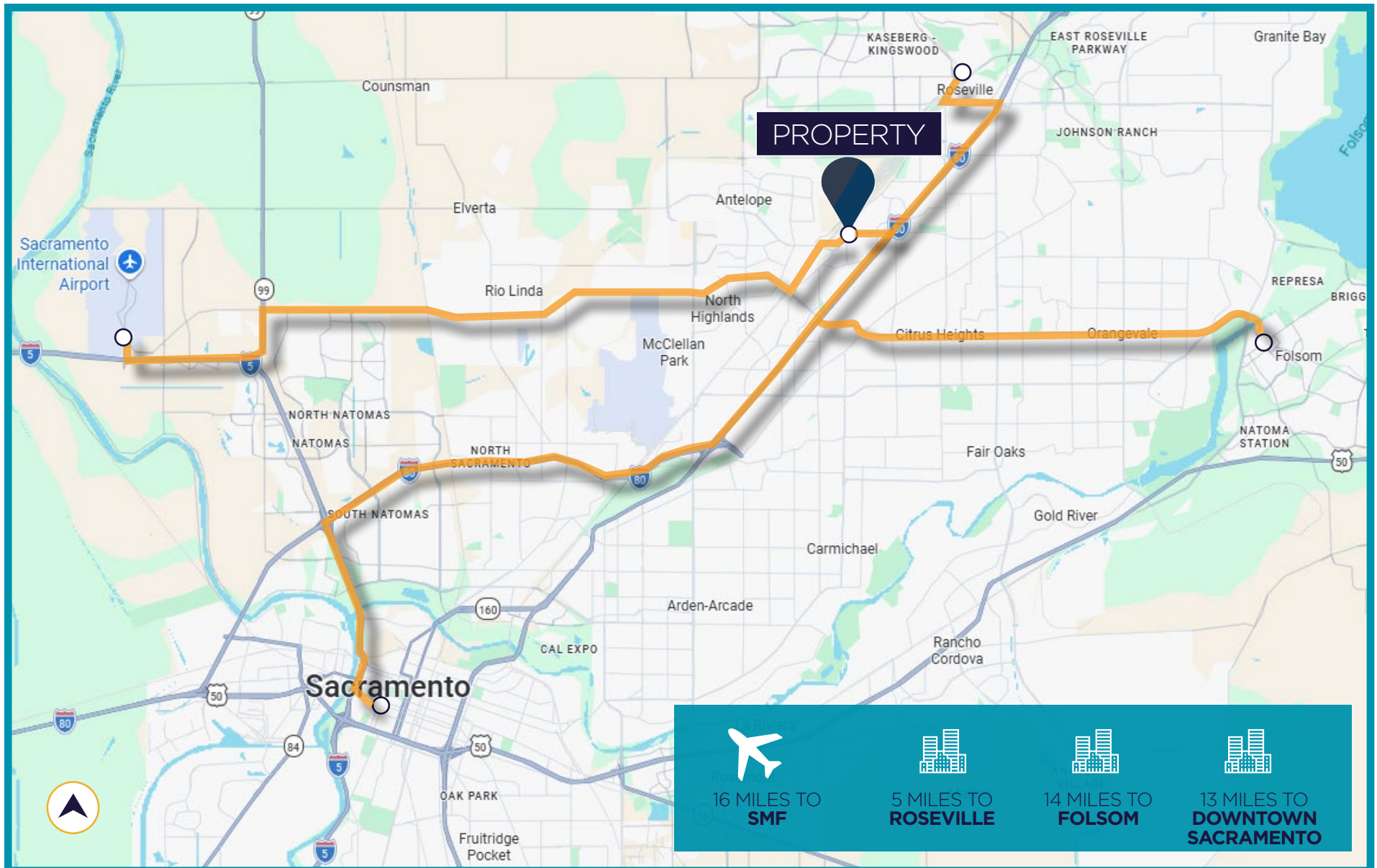
\$85,139
INCOME

DISTRICT INFORMATION

COMMUNITY PLANNING ADVISORY COUNCIL (CPAC)	5-Antelope
COMMUNITY PLAN LAND USE	Antelope Community Plan Land Use RD-40
LOCAL SEWER DISTRICT	Sacramento Area Sewer District
REGIONAL SEWER DISTRICT	SRCS
WATER DISTRICT	California American Water
ANIMAL CARE DISTRICT	County of Sacramento Animal Care and Regulation
CEMETERY DISTRICT	Sylvan
FIRE DISTRICT	Sacramento Metropolitan Fire
PARK DISTRICT	Sunrise
REFUSE DISTRICT	Sacramento County Waste Management & Recycling
SCHOOL DISTRICT	San Juan Unified
STORMWATER UTILITY DISTRICT	Sacramento County Water Resources



LOCATION MAP





CONTACT INFORMATION

JOHN KAUFMAN

Senior Director | Capital Markets

Land Advisory Group

916 288 4562

john.kaufman@cushwake.com

CA License #01271163

