

PRIME INDUSTRIAL LAND FOR SALE

Durock Road, Cameron Park, CA 95682



View From Hwy. 50

APN 109-230-12-10

51.12 acres Raw Land

Zoning: Industrial

Utilities nearby

\$5,306,627 / \$2.38 psf

cash or terms acceptable to Seller

This 51.12 acres of prime industrial land on the Highway 50 corridor provides an excellent development opportunity for much needed industrial space in the area.

The property is strategically located between Cameron Park Drive and Ponderosa Road. It has 1,324 feet of frontage on the Highway 50 corridor with great visibility.

This magnificent property with its superb location, has the potential to be a very profitable development for the coming growth cycle and the crown jewel of all Cameron Park developments. Please call for a complimentary copy of the El Dorado County Economic Development Study, which reinforces the opportunity that exists with these properties.



License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 Point West Way, Suite 161
Sacramento, CA 95815
(916) 929-2000 (916) 929-7857 fax
www.thevollmancompany.com

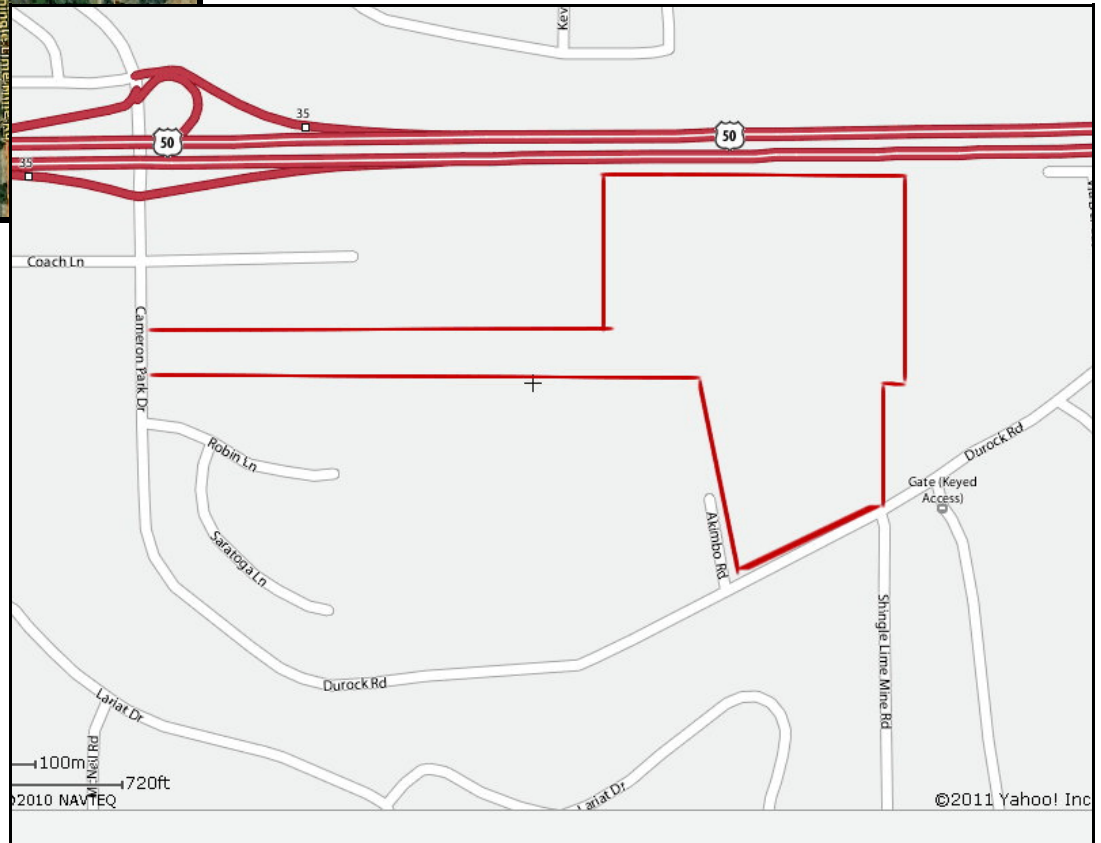
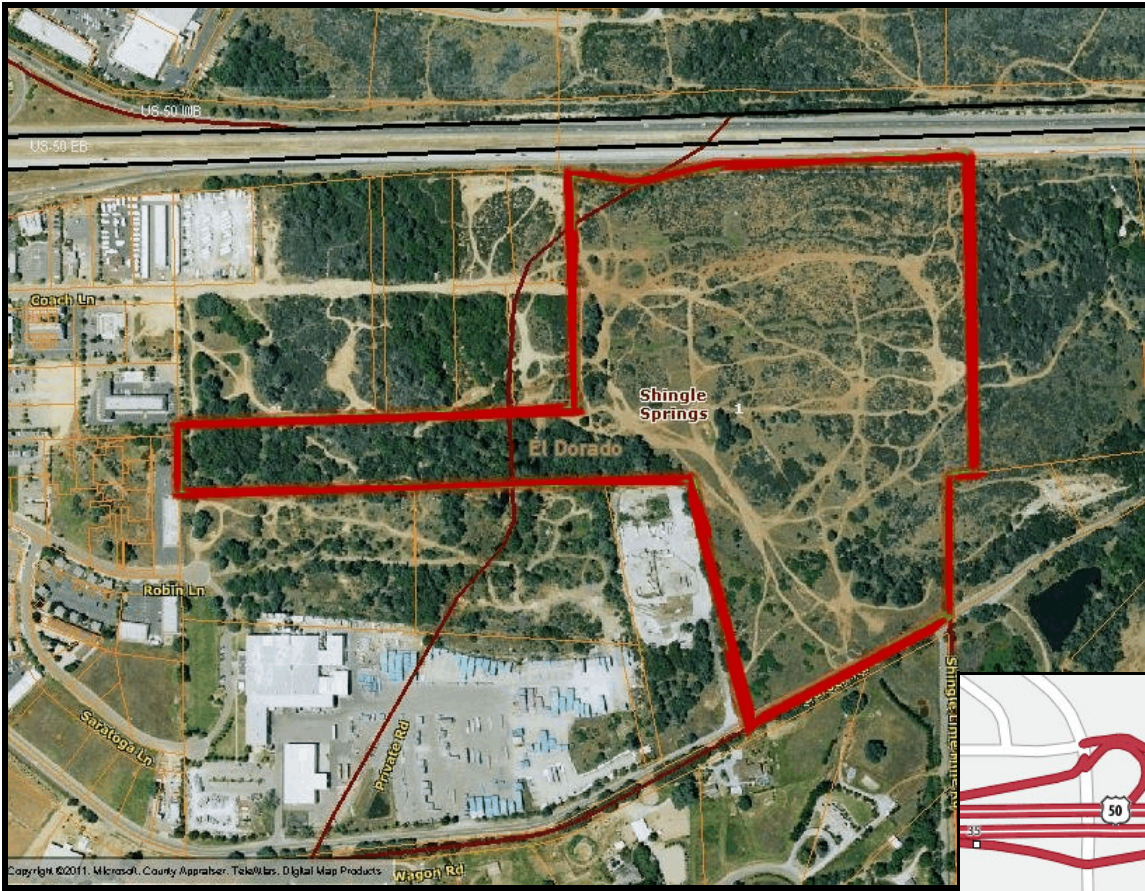
For Additional Information, Contact:

Don Deavens

ddeavens@thevollmancompany.com

(916) 929-2000 ext. 227

For additional information about this or our other properties please visit our website at: www.thevollmancompany.com
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POR. SECS. 2 & 11, T.9N., R.9E., M.D.M.

109:23

1" equals 300'



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 9, 2008

Assessor's Map Bk. 109, Pg. 23
County of El Dorado, CA



do, CA 95682

Coach Ln, South El Dorado, CA 95682

Subject Property

Google

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Imagery Date: 6/13/2011

38°39'35.02" N 120°57'55.78" W elev 1357 ft

Eye alt 4621 ft