



9351 Mosher Road @ Waterman Elk Grove, CA

Project Description: 19.25 level acres of land surrounded by a great deal of developing industrial sites. The property is zoned for MP (Industrial Office Park) with an underlying General Plan designation of Light Industrial. A bike & pedestrian trail is planned to extend across the east (rear) boundary of the property. Area activity includes:

Vulcan Materials, 24 acre aggregate plant at 10000 Waterman Road, targeting construction in early 2024.

Kubota, Grantline Road, completing a 701,000-square-foot division office is planned to have a final tractor assembly line, offices for Kubota executives and a "Kubota University" training center for employees.

Triangle Point, located at the northeast corner of Waterman and Grantline Roads, currently has a proposal for a 5.6-acre retail center that would include a gas station/car wash with nearly 10,000 square feet of buildings, a single 3,400-square-foot retail building and two restaurant buildings. An alternative fuels station is also proposed. Tractor Supply Co. has signed on as one of the retail tenants, and a coffee/doughnut operator is planned for one of the restaurant spaces. Another tenant is going to fill the gas station/car wash space. Behind the retail, a 7-acre site is proposed to have a mini-storage project. A cardlock secure commercial parking operator has an application pending for the northwest 18 acres and the other major component of Triangle Point would be 157 homes.

Sacramento Capital SouthEast Connector Expressway will connect Highways 50, 99 and Interstate 5. The expressway, when completed, would run from El Dorado Hills in El Dorado County, along the back side of Folsom, Rancho Cordova and Elk Grove, and then westward to Interstate 5 in south Sacramento County.

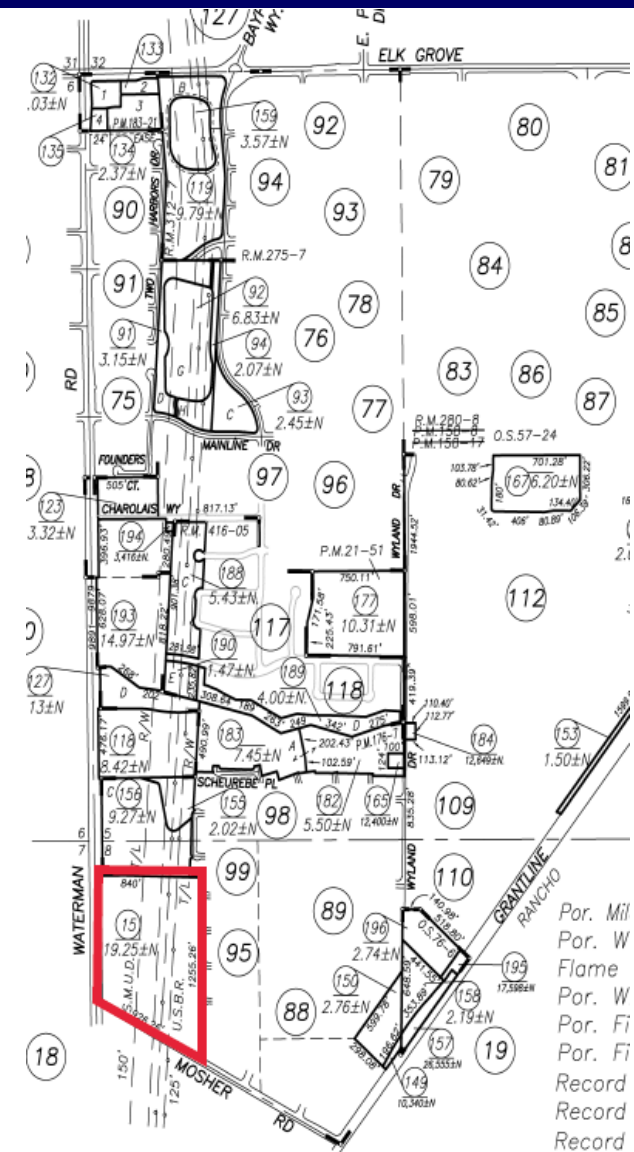
Location: Located at the north east corner of Waterman & Mosher Roads, 1,300 feet from Grantline Road, in the southern portion of the East Elk Grove area in the Elk Grove community. The site is 1.2 miles from the Grantline Road / Kammerer Road / Highway 99 interchange.

Zoning: MP (Industrial Office Park)

Permitted Uses, some requiring a Use Permit, include Auto Rental, Vehicle Sales-Wholesale, Vehicle Storage, Auto Parts Sales, Car washing & detailing, Fueling Station & Vehicle Services, Commercial Kennels, Charter Schools, Parking, Building Materials Stores & Yards, Equipment Sales & Rental, Garden Center, Maintenance & Repair Service, Offices, Delivery Center / Distribution (allowed by right), Freight Yard / Truck Terminal, Manufacturing, Personal Storage Facility, Storage (Warehouse), Storage yards & Wholesaling. See City of Elk Grove Zoning Code for details.

Assessor's Parcel Number: 134-0110-015

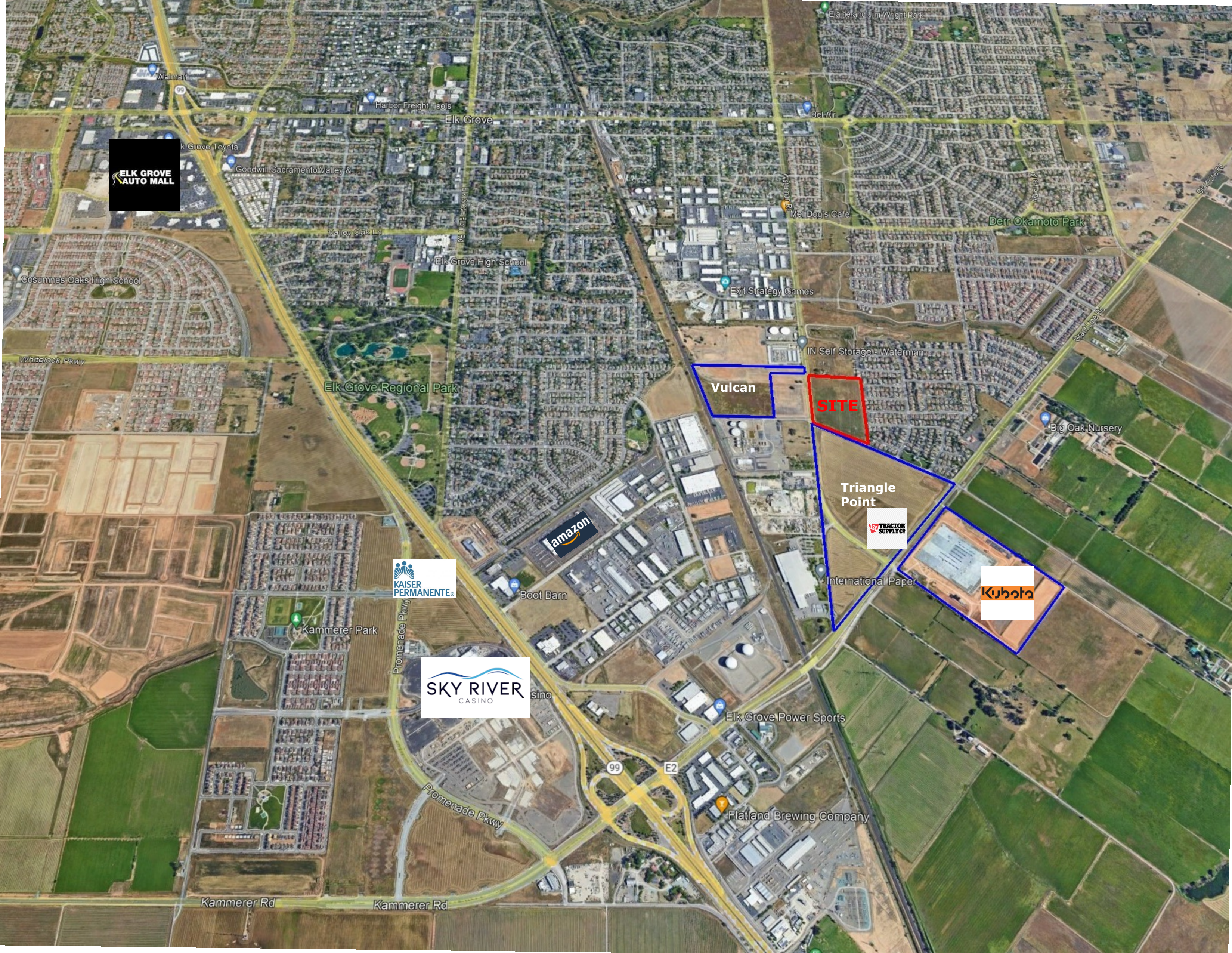
Price: ~~\$3,000,000~~ \$2,750,000



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This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC. All interested parties should confirm property information independently.





ELK GROVE
AUTO MALL

KAISER
PERMANENTE

SKY RIVER
CASINO

amazon

Vulcan

SITE

Triangle
Point

TRACTOR
SUPPLY CO

Kubota

International Paper

Elk Grove Power Sports

Flatland Brewing Company

Boot Barn

Bel Air

Me Dog's Cafe

Exit Strategy Games

IN Self Storage - Waterman

Big Oak Nursery

Derr Okamoto Park

Elk Grove

Harbor Freight Tools

Walmart

Elk Grove Toyota

Goodwill Sacramento Valley &...

Valley Oak Ln

Elk Grove High School

Cosumnes Oaks High School

Whiteoak Pkwy

Elk Grove Regional Park

Kammerer Park

Promenade Pkwy

Kammerer Rd

Kammerer Rd

99

E2

CAPITAL SOUTHEAST CONNECTOR EXPRESSWAY

The "Connector" is a ±30 mile limited access transportation corridor connecting El Dorado Hills at Highway 50 through the City of Elk Grove to Interstate 5. The signalized intersection at Grantline and Waterman Road will be one of the few on the Connector.

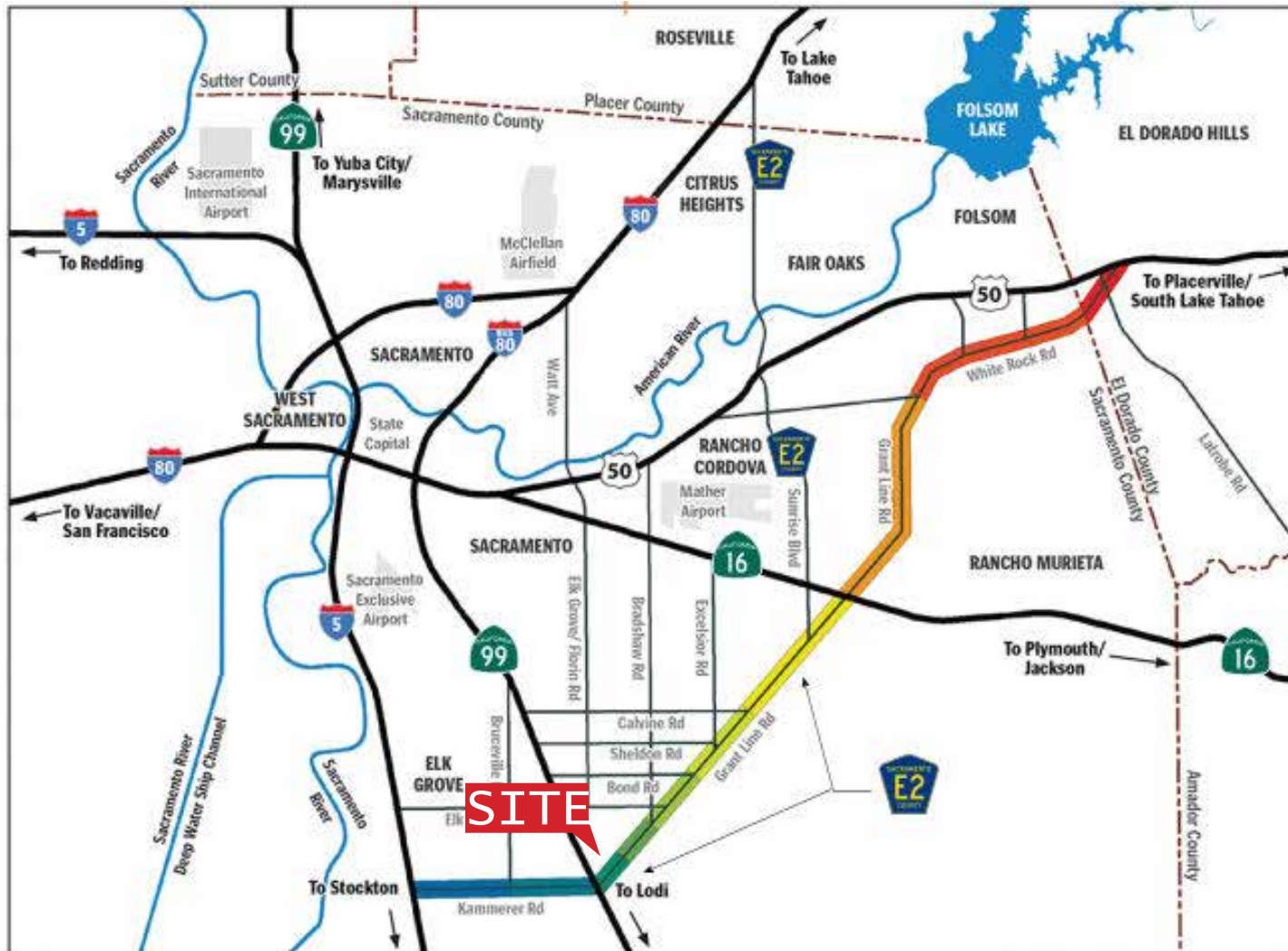
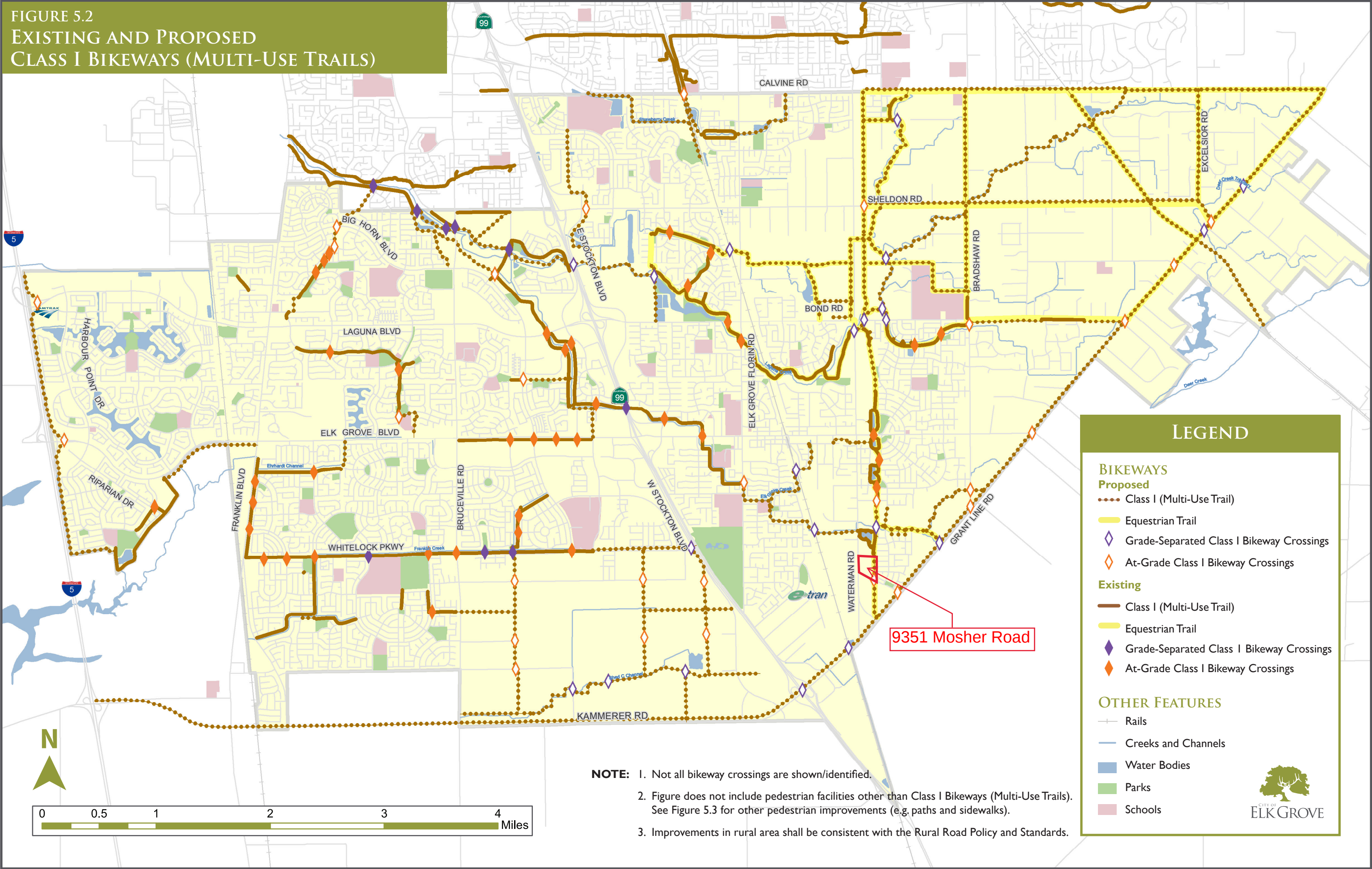
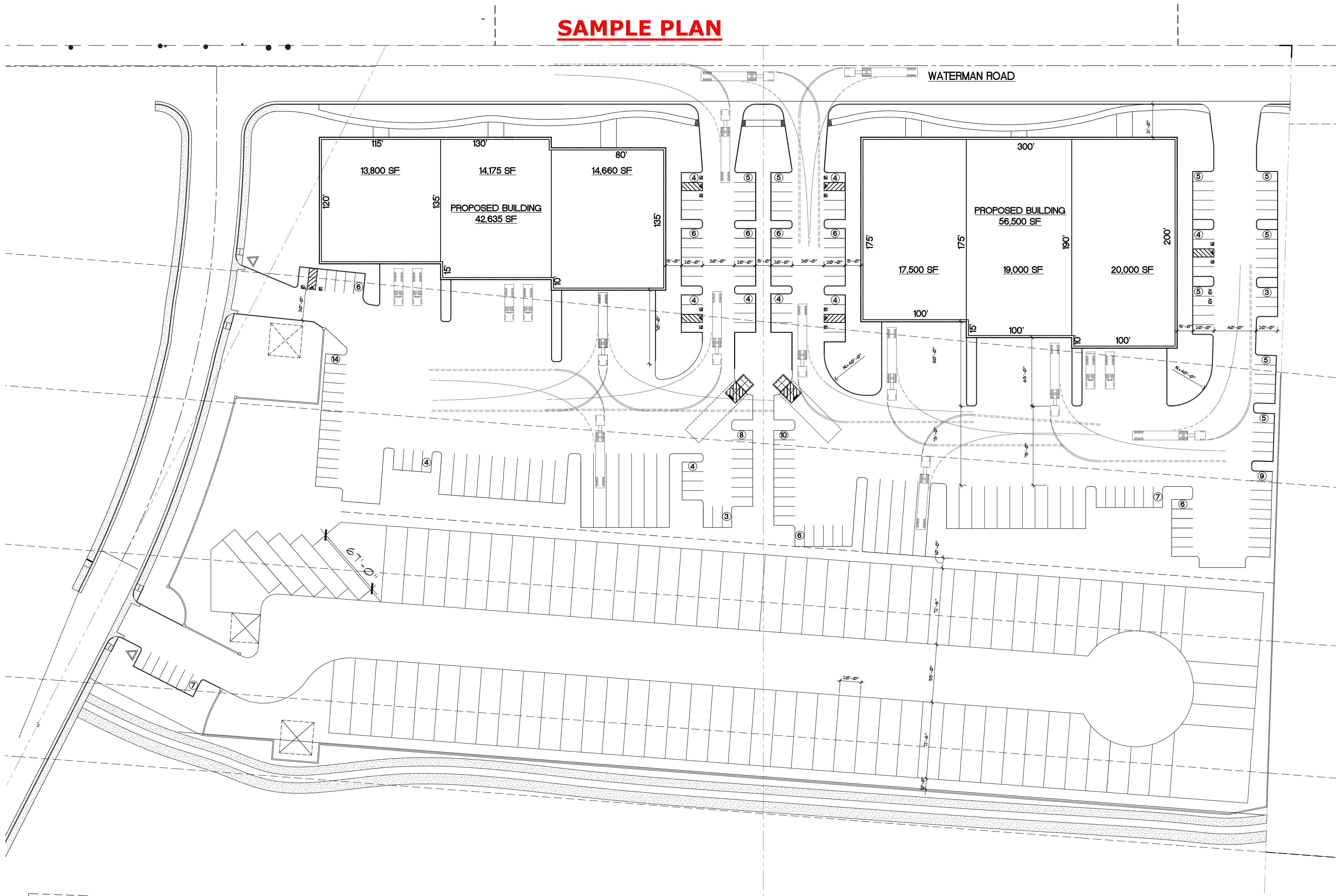


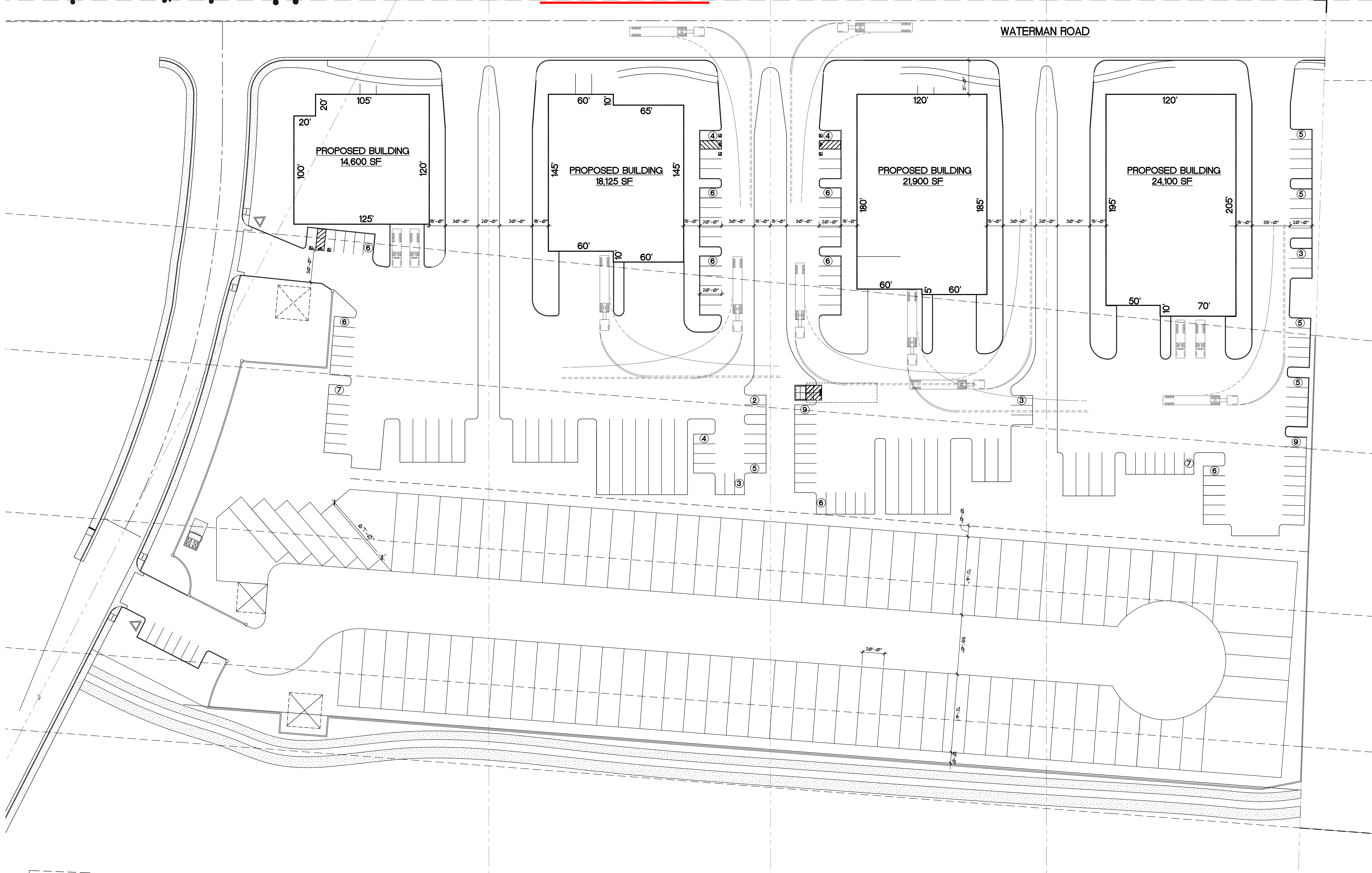
FIGURE 5.2
EXISTING AND PROPOSED
CLASS I BIKEWAYS (MULTI-USE TRAILS)



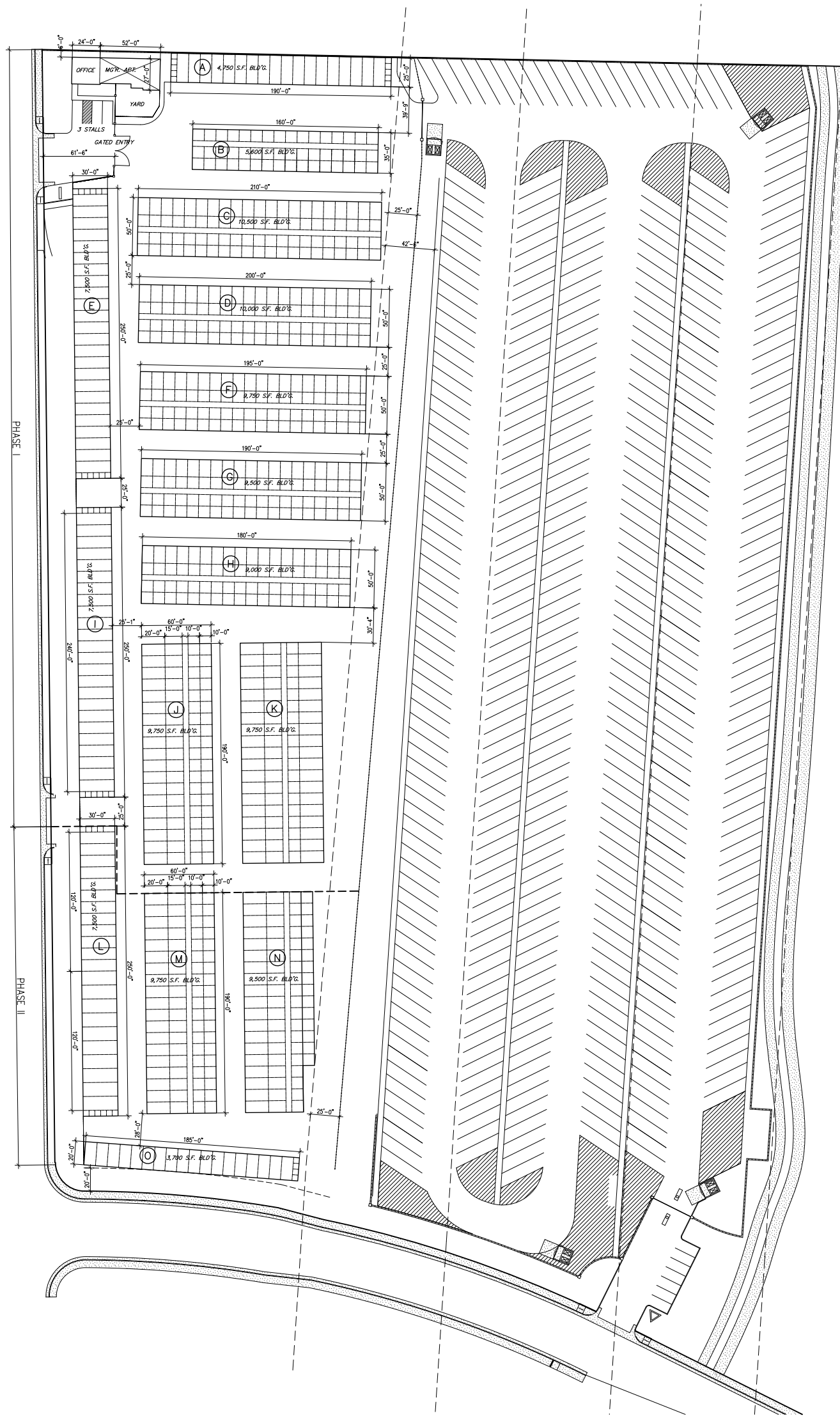
SAMPLE PLAN



SAMPLE PLAN



124,050 APPROX. S.F.
GROSS STORAGE BLD'G.





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