THE LOCATION
The property is located in the growing community of Antelope, near the Placer County line and just south of the City of Roseville. The site is adjacent to the Barrett Ranch East Specific Plan which is the largest piece of undeveloped infill residential land in Antelope. Lennar Communities purchased the bulk of the Barrett Ranch Specific Plan in August of 2019 and site grading is now underway.

HISTORY
The property is zoned for multifamily residential with an underlying General Plan land use of low density residential. In 2006 the site was approved for a 122 unit condominium development project. The approved entitlements included a conditional use permit, an exception from the zoning code development standards to reduce the required 25-foot landscaped setback from the public street, a waiver from the requirement for a subdivision map and an affordable housing plan. Although the entitlements have since expired, Sacramento County would likely be supportive of a new multifamily development proposal on the site.

THE OPPORTUNITY
This property is one of the last remaining undeveloped parcels within northern Sacramento County along the Interstate 80 corridor. The location is ideal for higher density residential given its proximity to parks, schools and retail amenities. The previous entitlement included architectural and improvement plans that could potentially be updated and reinstated. Alternatively, the property could potentially be developed to congregate/senior care, church or other public/quasi public uses. The site is central to major employers in Sacramento, McClellan Park and South Placer County (Roseville/Rocklin).

SCHOOLS
The site is located within one mile of three highly rated schools; Barrett Ranch Elementary School, Antelope Crossing middle school, and Antelope High School. The newly built Antelope High School scored a CSR (California School Rating) of 9 out of 10.

HIGHLIGHTS
SACRAMENTO COUNTY ASSESSOR’S PARCEL NUMBER: 203-01 20-089

GENERAL PLAN LAND USE:
LOW DENSITY RESIDENTIAL

ZONING:
RD-20 RESIDENTIAL DEVELOPMENT 20 units per acre

Note: Although the Antelope Community Area Map indicates that the land use designation of the site is Business Park (BP), the RD-20 zoning supersedes the community plan designation. A project may require a community plan amendment to make the land use designation consistent with the General Plan and Zoning code.

UTILITIES
WATER:
SACRAMENTO SUBURBAN WATER DISTRICT
12” Water line stubbed to site
Source: Sacramento Suburban Water District (916)972-7171

SEWER:
SACRAMENTO AREA SEWER DISTRICT
8” sewer line stubbed to site
Source: Sacramento Area Sewer District (916)876-9991

PRICE: $2,000,000
- Street curb, gutter and street lighting in Antelope Road (north west segment) and Elverta Road (stub)
- Minimal Bonds and Assessments!

FEATURES
- Adjacent to the Barrett Ranch East Specific plan
- Close to local schools
- Excellent access to major arterials
- In-fill location
- In-lieu fee option available for affordable housing requirement
- Shopping and services nearby

POTENTIAL DENSITY BONUS
- A “Density Bonus” above 20 units per acre is potentially available for projects that qualify through programs such as Sacramento County’s Housing Incentive Program (HIP).

POTENTIAL USES (PARTIAL LIST)
- Congregate Care Facility
- Church
- Daycare / Preschool
- General Office
- Recreation Facility
- School (Public or Private)

*Note: All potential uses are subject to Sacramento County Approvals. Owners and Broker make no representation as to the ability to obtain Rezones, use permits or other entitlements.
"THE TRIANGLE" - ANTELOPE

PARCEL MAP
Property Demographics
3 mile radius

POPULATION

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2024</td>
<td>167,700</td>
</tr>
<tr>
<td>2019</td>
<td>156,642</td>
</tr>
<tr>
<td>2010</td>
<td>145,479</td>
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</tbody>
</table>

% ANNUAL POPULATION GROWTH

<table>
<thead>
<tr>
<th>Year</th>
<th>Study Area</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010-2019</td>
<td>0.8</td>
<td>0.81</td>
</tr>
<tr>
<td>2019-2024</td>
<td>0.76</td>
<td>0.83</td>
</tr>
</tbody>
</table>

RACE & ETHNICITY

- White: 63.3%
- Black/African American: 8.8%
- American Indian: 1.0%
- Asian: 9.0%
- Native Hawaiian/Other Pacific Islander: 0.9%
- Other Race: 8.7%
- Two or More Races: 8.3%

21.4% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

- Median Household Income: $56,167
- Per Capita Income: $25,116

HOME OWNERSHIP

- 59.6% Owner-Occupied Units

EDUCATION

- Master's/Professional/Doctorate: 5.3%
- Bachelor's: 14.6%
- Other: 80.1%

EMPLOYMENT

- 22,169 Employees
- 2,863 Businesses
- 6.0% Residential Unemployment Rate

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri ProjectID:449906
“THE TRIANGLE”
±9.69 ACRES

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