

FOR SALE

±12.5 AC OF LAND WITHIN THE METRO AIR PARK

SACRAMENTO COUNTY, CA

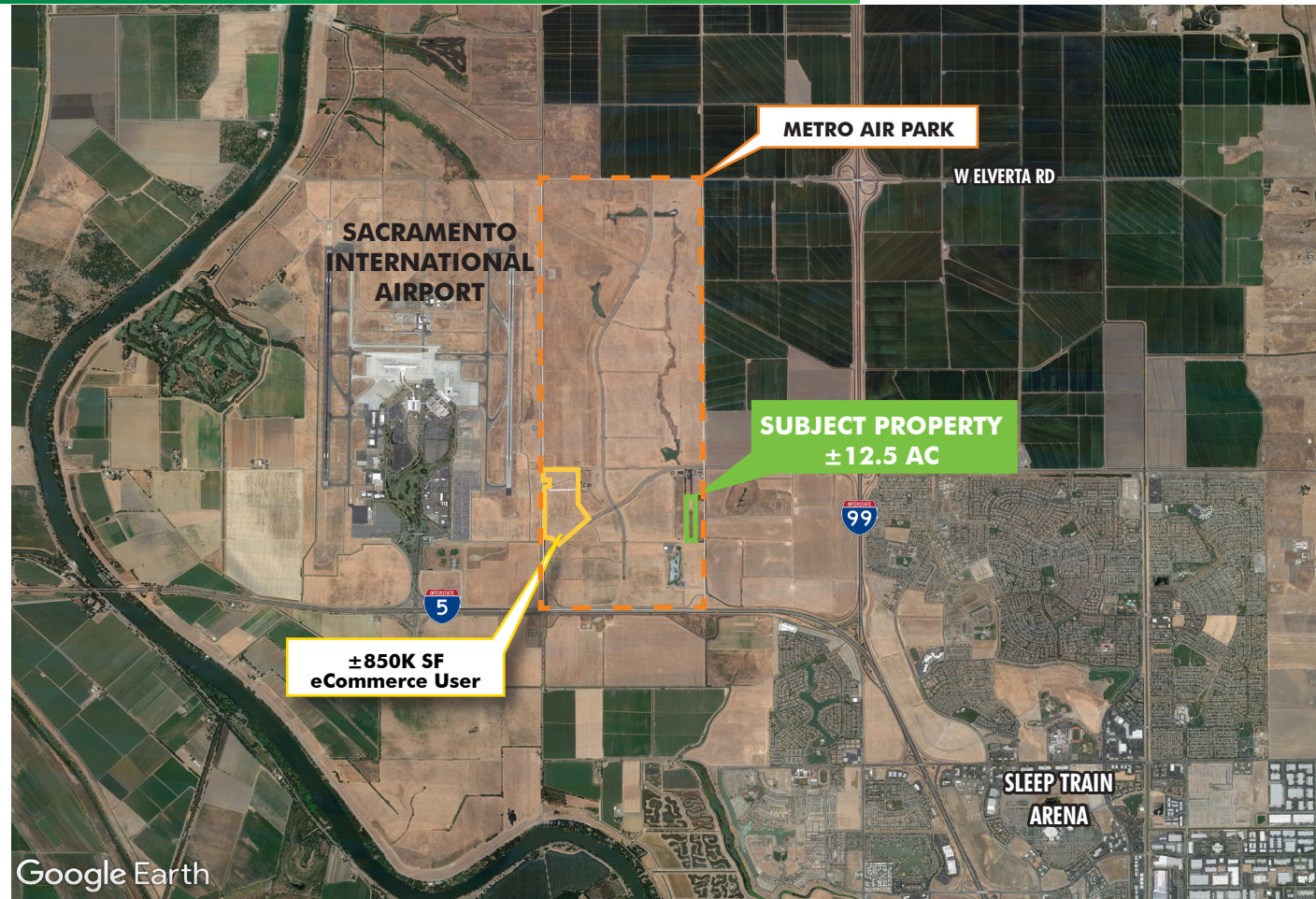


CONTACT US

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Sacramento County, CA

INVESTMENT OPPORTUNITY

Exclusive opportunity to purchase ±12.5 acres within the Sacramento Metro Air Park. The property is located adjacent to the Sacramento International Airport, one mile west of Highway 99, and four miles north of Interstate 80.

SALES PRICING

\$220,000 (\$17,600 per ac)

ABOUT METRO AIR PARK

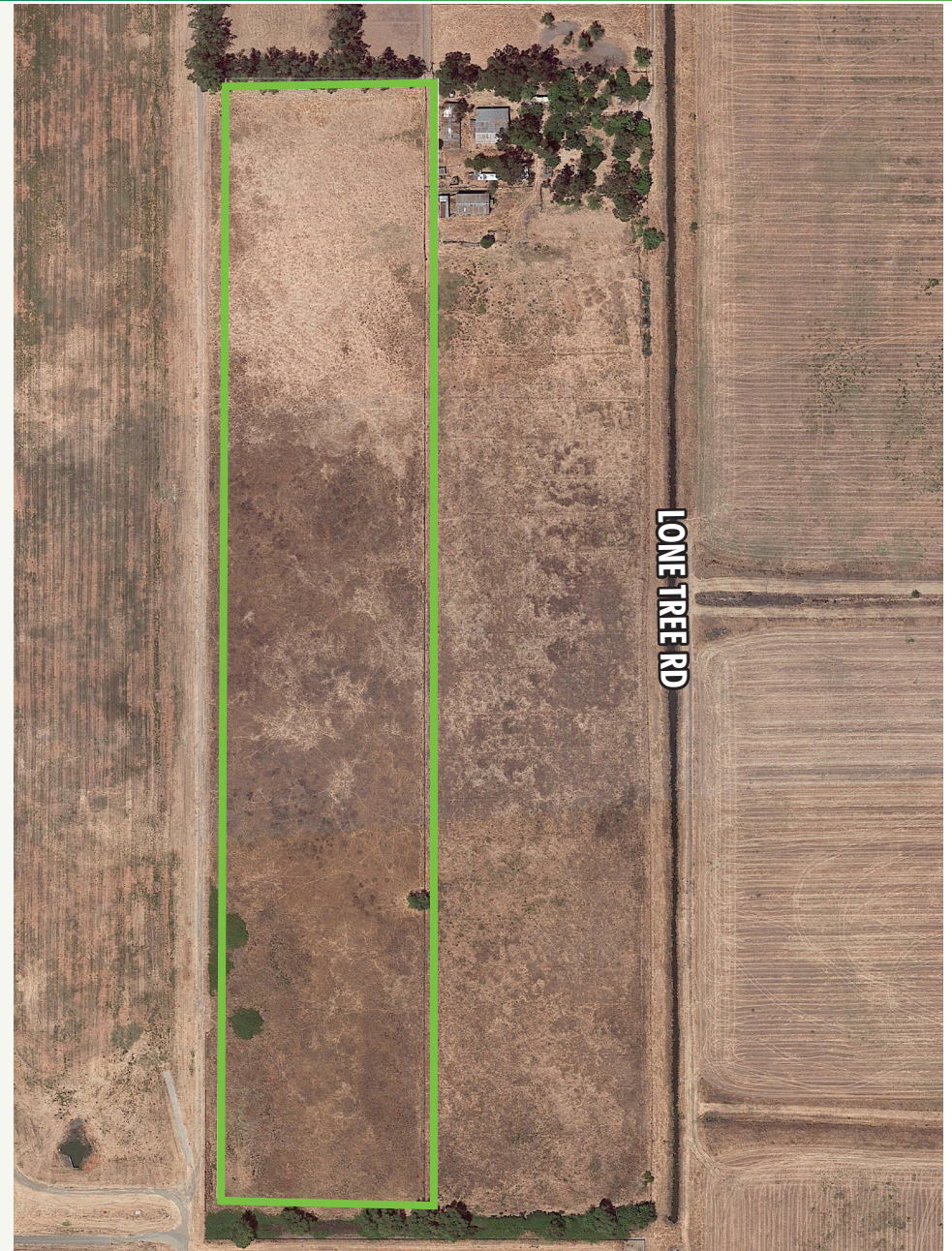
Metro Air Park is a master-planned office and industrial development located on 1,886 acres. The project consists of 518 acres of distribution and light manufacturing, 274 acres of airport-related commerce, 600 acres of office space, 161 acres of research, development, and high-tech operations, and 25 acres designated for hotel uses.

An Ecommerce user has purchased approximately 75 acres in the Metro Air Park and is building an 855,000 square-foot distribution center. This is the first major user in the air park since the flood moratorium was lifted.

METRO AIR PARK IMPROVEMENTS

The following improvements have been made by the Metro Air Park Landowners Association:

- Water allotments of 1 MGD and will purchase up to 9.3 MGD at full build-out.
- Initial backbone infrastructure is in place, including water, sewer, electric and natural gas.



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PROPERTY INFORMATION

Offering: ±12.5 Acres of Vacant Land within Metro Airpark

Zoning: SPA- Special Planning Area (Metro Air Park-505-30)

Usage: Light manufacturing and distribution

Flood Zone: A99 (special flood hazard area- inundated by 100-year flooding)

The Natomas basin is surrounded by two rivers, two canals and 42 miles of levees. For many years, Natomas was one of the hottest selling areas in the Sacramento region. Then in December 2008, concerned about flooding issues, the Federal Emergency Management Agency (FEMA) brought everything to a halt. Finally, after seven years, FEMA approved a new flood zone status for the area in June 2015 which allowed the City of Sacramento to lift the building moratorium. We expect Metro Air Park to be a hotbed for industrial development activity.

APN's: 201-0292-027

Annexation: The subject property is part of the Metro Air Park; however, it has been non-participating in the Metro Air Park Landowner's Association. In order to develop and obtain utilities, the subject property must be annexed.

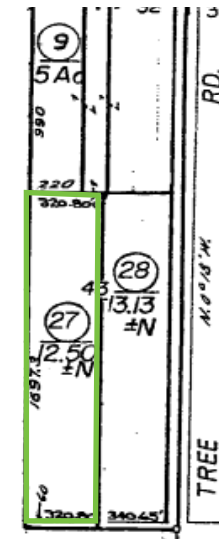
To achieve annexation, the property owner will need to pay the Facilities Special Tax amount that would have been levied had the property been included in CFD No. 2000-1 at the time the CFD was formed. The current catch-up fees are \$366,574, which includes four years of Facilities Special Tax Payments and accrued interest at 9% per anum.

For questions contact:: Robert Davidson, County Engineer
davisonb@sacounty.net
P: 916.874.6926

TYPICAL TAX BILL

First Instalment 2016		Second Instalment 2017	
Levy Name	Levy Amount	Levy Name	Levy Amount
Tax Rate 1.2398	\$2,035.34	Tax Rate 1.2398	\$2,035.34
RECLAMATION DISTRICT NO. 1000	\$215.64	RECLAMATION DISTRICT NO. 1000	\$215.64
CSA 1 LIGHTS SACUNINCORP ZONE 1	\$2.56	CSA 1 LIGHTS SACUNINCORP ZONE 1	\$2.56
NATOMAS BASIN LOCAL ASMT DIST	\$51.30	NATOMAS BASIN LOCAL ASMT DIST	\$51.30
METRO AIR PARK CFD 1998-1 PLANNING	\$6,167.72	METRO AIR PARK CFD 1998-1 PLANNING	\$6,167.72
CONSOLIDATED CAPITAL ASSESSMENT DIS	\$98.50	CONSOLIDATED CAPITAL ASSESSMENT DIS	\$98.50
SACRAMENTO AREA FLOOD CONTROL	\$154.56	SACRAMENTO AREA FLOOD CONTROL	\$154.56
WATER & DRAINAGE STUDIES - SCWA 13	\$86.48	WATER & DRAINAGE STUDIES - SCWA 13	\$86.48
TOTAL:	\$8,812.10	TOTAL:	\$8,812.10

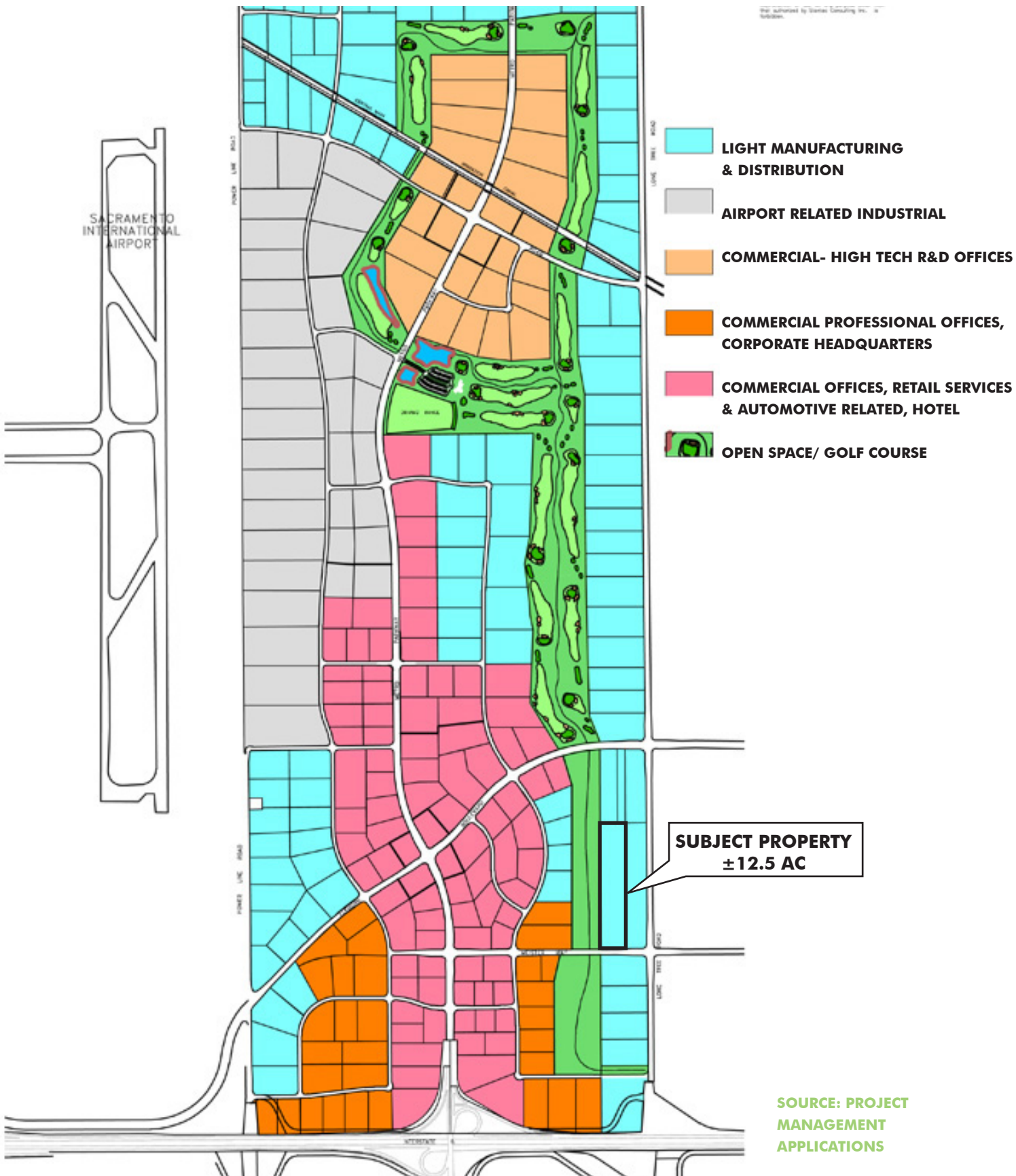
PARCEL MAP



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SOURCE: PROJECT
MANAGEMENT
APPLICATIONS

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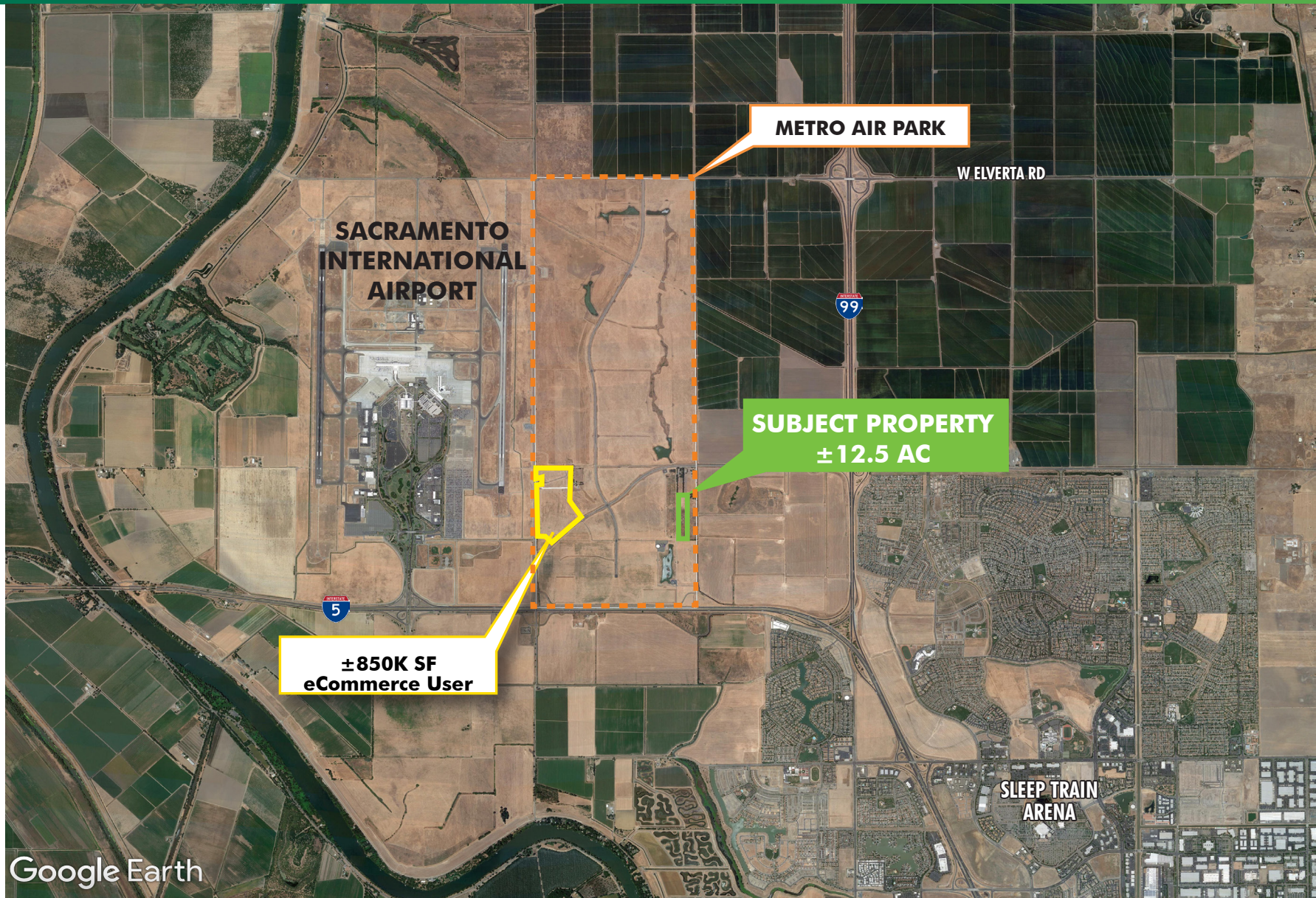


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DRIVING DIRECTIONS

FROM SACRAMENTO/
SAN FRANCISCO

- + I-5 N
- + Exit left onto Elkhorn Blvd
- + Left onto Metro Air Parkway
- + left at the 1st cross street onto Meister Way
- + Property will on left



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