

AVAILABLE LAND FOR SALE

1333 HURLEY & BELL, SACRAMENTO, CA 95825



EXCELLENT
DEVELOPMENT
OPPORTUNITY

SALE PRICE \$770,500

Bell Street & Hurley Way

Hurley North Apartments

Sterling Pointe
Apartments

FOR MORE INFORMATION

DANIEL MUELLER

Executive Director

916.704.9341

915 Howe Ave

Sacramento, CA 95825

dmueller@muellercommercial.com

CalBRE # 01829919

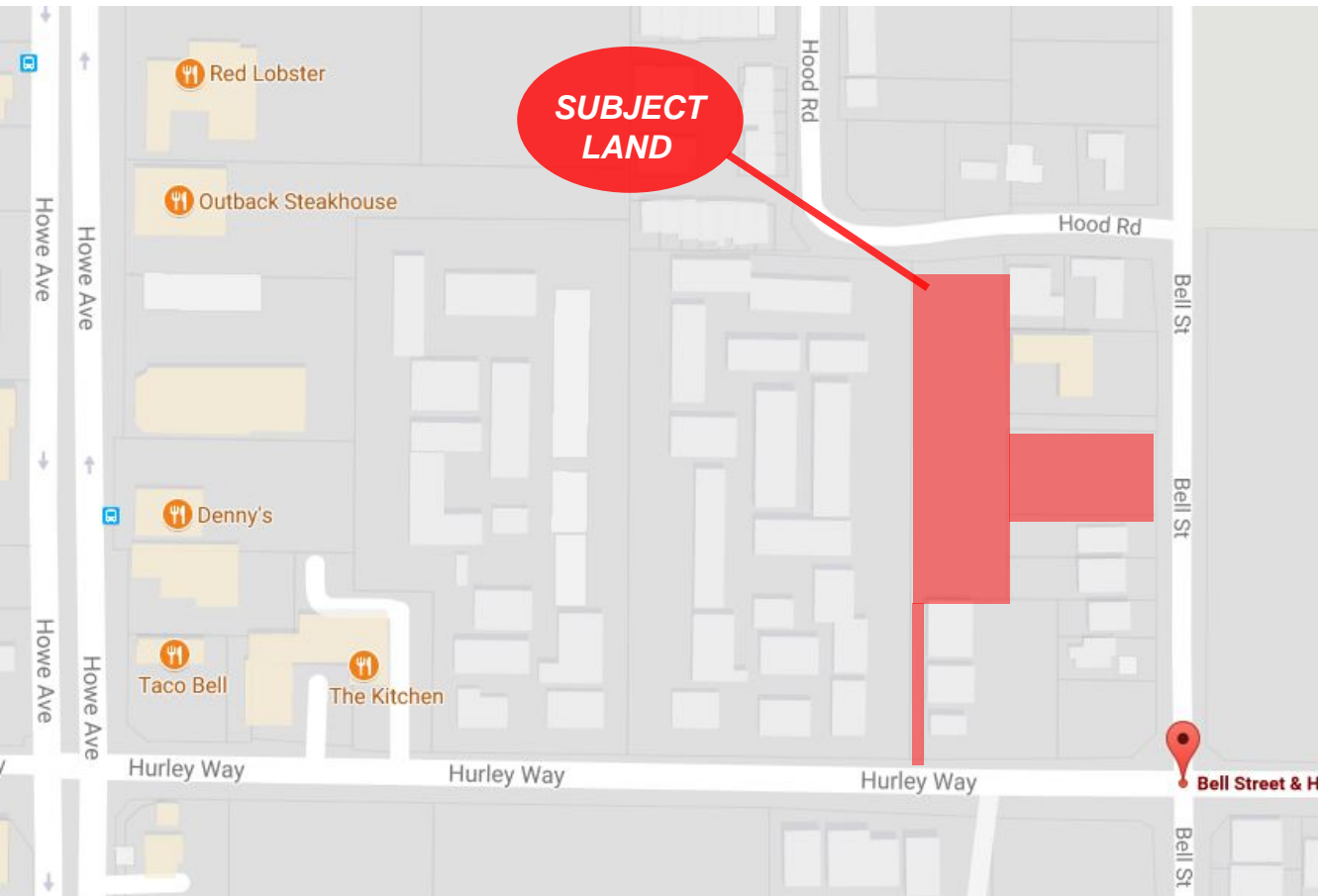


M&M AND ASSOCIATES

AVAILABLE LAND FOR SALE

1333 HURLEY & BELL, SACRAMENTO, CA 95825

LOCATION



MORE HIGHLIGHTS

- Land for Sale. Two combined parcels
- 1.20 Acres Hurley parcel and 0.41 Acres Bell parcel
- Sale price \$770,500/ \$10.98 Per SF
- Main entrance to property faces Bell Street, with two exits onto Hurley Way and Hood Road
- Zoned RD/20 and RD/30
- Across the street from Encina High School
- Perfect for apartments or senior housing
- Major shopping and restaurants are walking distance from property

AVAILABLE LAND FOR SALE

1333 HURLEY & BELL, SACRAMENTO, CA 95825

DEMOGRAPHICS

TRAFFIC COUNT REPORT

Street	Cross Str.	Cross Str Distance	Year	Avg Daily Volume	Distance
Bell St	Hood Rd	0.03 N	2012	7,428	.05
Hurley Way	Howe Ave	0.08 W	2012	14,618	.13
Hurley Way	Wayland Ave	0.05 E	2012	13,384	.19
Howe Ave	Hurley Way	0.08 S	2012	33,176	.20
Howe Ave	McGowen Way	0.02 S	2012	35,845	.35
Hurley Way	Ethan Way	0.05 W	2012	20,866	.40
Howe Ave	Village Dr	0.04 N	2012	47,689	.41
Howe Ave	Arden Way	0.06 N	2012	34,883	.42
Howe Ave	Arden Way	0.06 N	2010	33,587	.42
Wayland Ave	Arden Way	0.05 N	2012	612	.43

Populations	1 mile	3 mile	5 mile
Population - 2019 Projection	24,306	142,170	389,145
Population - 2014 Estimate	22,623	134,839	352,600
2010 Census	19,945	127,105	352,600
Pop Growth 2014 - 2019	7.44%	5.44%	5.11%
Pop Growth 2010 - 2014	13.43%	6.08%	5.00%

Households	1 mile	3 mile	5 mile
Population - 2019 Projection	11,488	62,752	159,515
Population - 2014 Estimate	10,685	59,504	151,742
2010 Census	9,404	56,084	144,602
Pop Growth 2014 - 2019	7.52%	5.46%	5.12%
Pop Growth 2010 - 2014	5.75%	0.99%	0.04%
Owner Occupied	2,024	26,126	68,219
Renter Occupied	8,661	33,379	83,523

AVAILABLE LAND FOR SALE

1333 HURLEY & BELL, SACRAMENTO, CA 95825



FOR MORE INFORMATION

DANIEL MUELLER

Executive Director
916.704.9341
915 Howe Ave
Sacramento, CA 95825
dmueller@muellercommercial.com
CalBRE # 01829919



M&M AND ASSOCIATES