



236.09 Acres For Sale Development Potential

2445 McCourtney Road
Lincoln, CA 95648



W WISE RD

GLADDING RD

MCCOURTNEY RD



PRICE:
\$7,695,000

SIZE:
236.09 Acres

PRICE PER ACRE:
\$32,593

ABOUT THIS PROPERTY:

The subject property represents two adjacent parcels of farm / residentially zoned land, positioned within the northeastern SOI (Sphere of Influence) of the City of Lincoln, in an area of prior and recent / active expanding residential subdivision community development.

PARCELS:

Western Parcel:

159 Acres (6,926,040 SF)

APN: 021-170-002

(no situs address),
Lincoln, CA 95648

Eastern Parcel:

77.09 Acres (3,358,040 SF)

APN: 021-180-001

2445 McCourtney Road, Lincoln, CA 95648

ZONING:

(F-B-X 10 Ac. Min.)

Farm / Min. Building Site Size 10 acres.

CURRENT USE: Pasture / Grazing Land for livestock.

PROPERTY PHOTOS





W WISE RD

GLADDING RD

WESTERN PARCEL
159 ACRES

EASTERN PARCEL
77.09 ACRES

MCCOURTNEY RD

AREA MAP



LINCOLN
REGIONAL
AIRPORT

LINCOLN BLVD



NEW DEVELOPMENT
Cresleigh Grove
Complete
83 Units

NEW DEVELOPMENT
Lincoln Meadows
Under Construction
148 Units

SPROUTS
FARMERS MARKET

TARGET THE HOME DEPOT PANDA EXPRESS CHINESE KITCHEN

SAFeway

STARBUCKS COFFEE CVS pharmacy

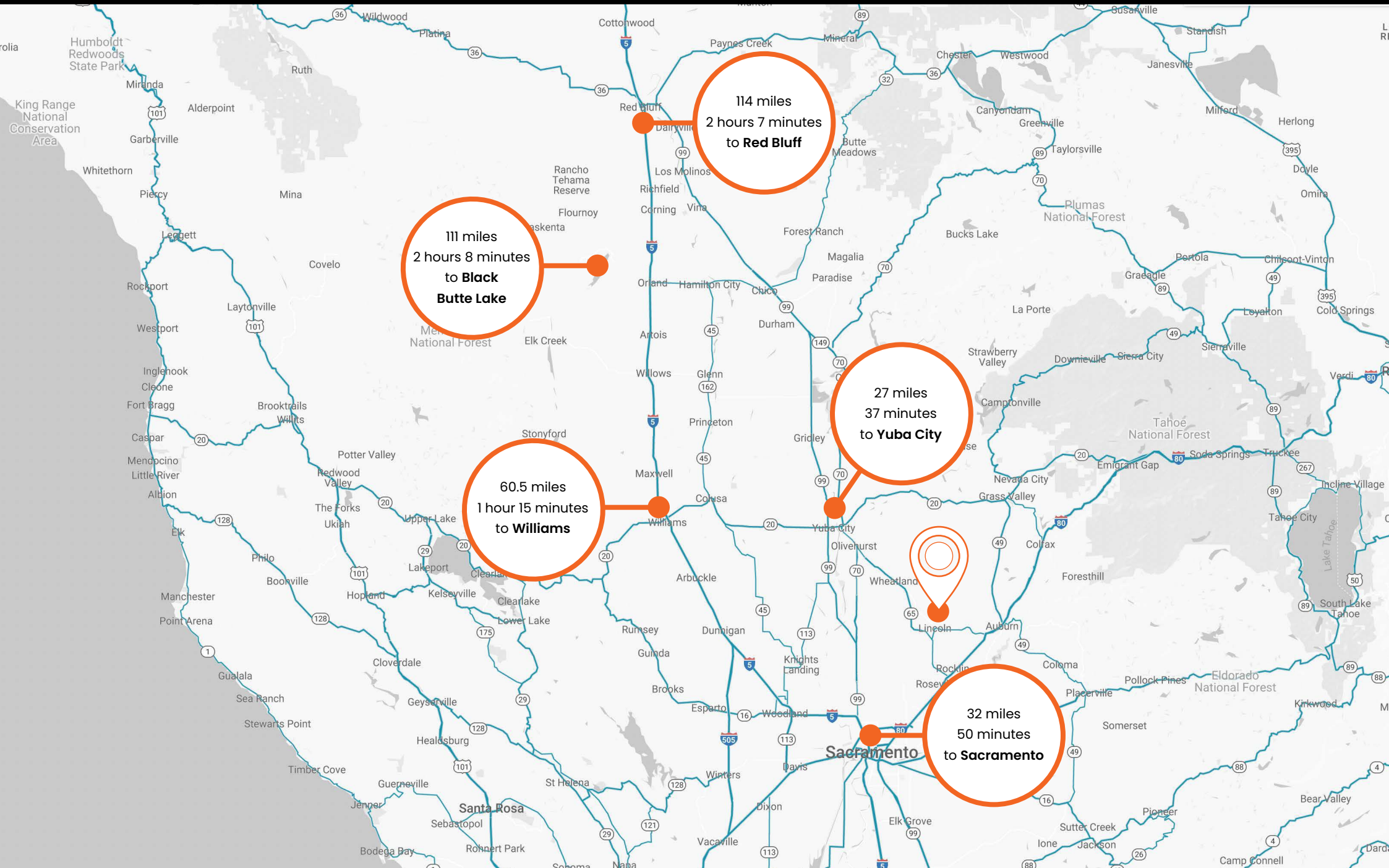
Raley's **LOWE'S**

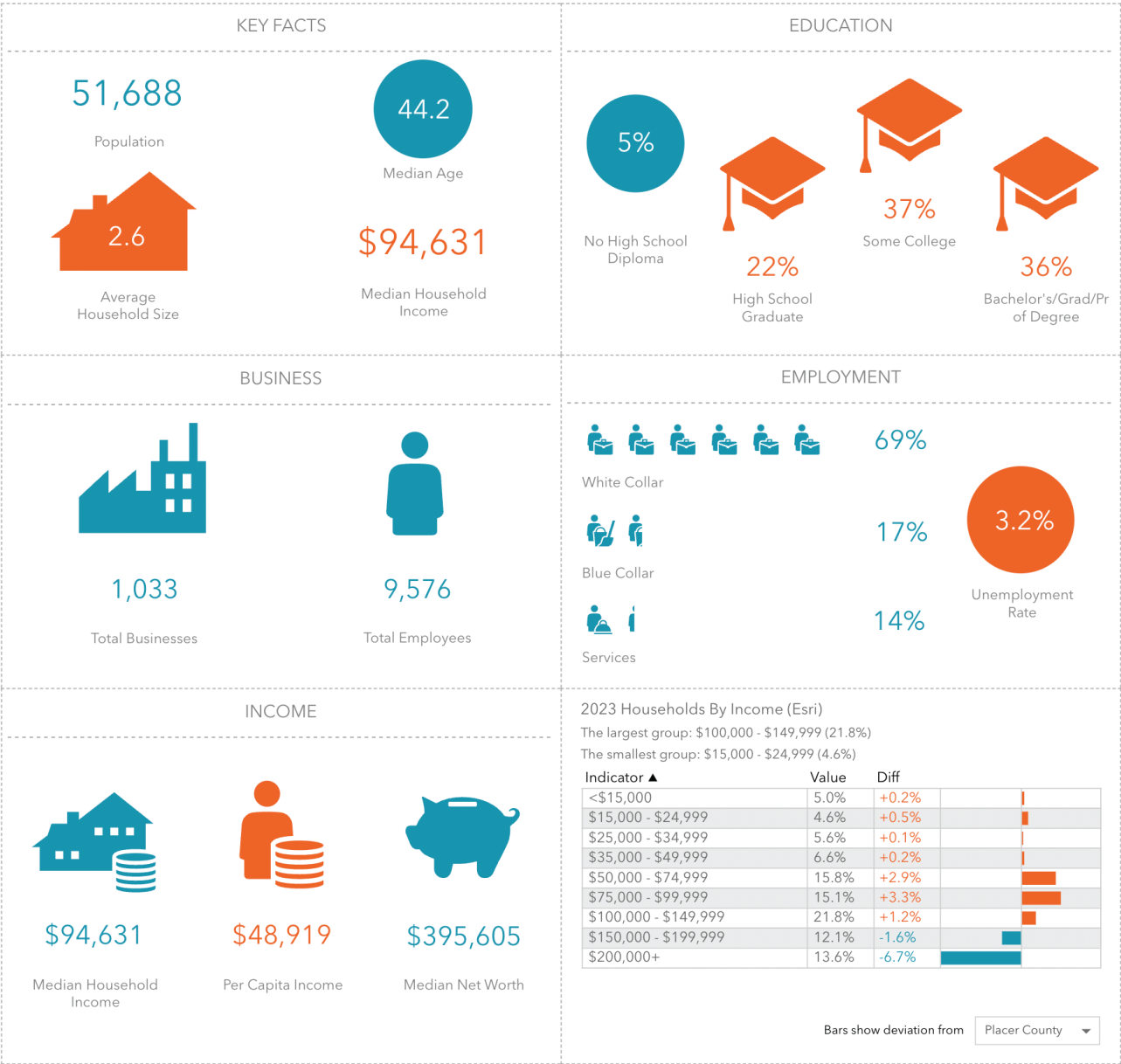
KFC MCDONALD'S TACO BELL

The subject property represents two adjacent parcels of farm / residentially zoned land, positioned within the northeastern SOI (Sphere of Influence) of the City of Lincoln, in an area of prior and recent / active expanding residential subdivision community development. In September, 2023 the Placer County LAFCO voted to adopt annexation of Village 5 and Village 7B into the City of Lincoln, significantly expanding the city with these portions of the former SOI. The subject property is positioned in an area of ongoing northward expansion located at the northern / northeastern portion of the City's existing SOI, and outside of the city limits. The subject parcels represent two of the larger blocks of land positioned at the northern end of the Village 2 planned development area that is situated north of the existing city limits for the City of Lincoln by approximately one (1) mile. Village 2 is bordered to the west / northwest by Village 1 (also positioned outside the city limits and within the SOI – and planned for future development), and to the northwest / north of Village 1 – an area of previously developed planned residential subdivision development that is also under active development and has already been annexed into the city limits.

Active development within the Village 2 has begun at the southeastern end of the plan area, within a 41 acre development known as "Lincoln Meadows Phase I" which will represent a total of 148 residential units upon completion. The development is positioned northeast of the intersection of Virginiatown Road and Hungry Hollow Road. In addition, Cresleigh Grove – an 83 lot subdivision – is under development and is located adjacent to the south of the Village 2 and positioned off the east side of Havenwood Drive to the north of Palo Verde Way in northeastern Lincoln. The path of development for Village 2 is in the process of expanding northward with properties having entitlements in place as development / infrastructure expands to the north from the existing city limits of Lincoln and annexation of this portion of the SOI is expected to occur at some point in the near-term future.



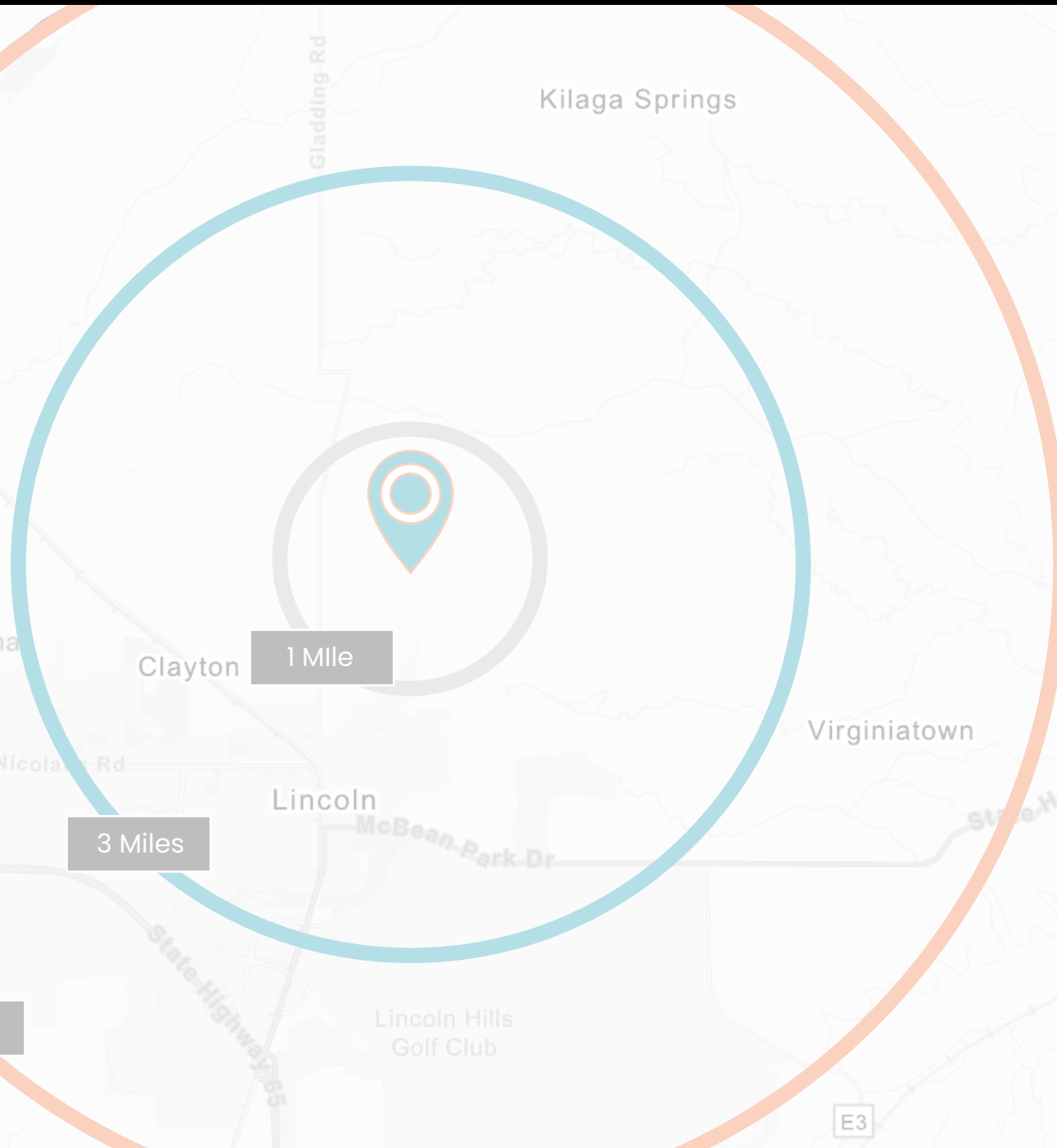
DEMOGRAPHICS (5 MILE RADIUS)



DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	238	23,655	51,688
Households	92	8,495	19,911
Families	71	6,153	14,240
Average Household Size	2.57	2.77	2.59
Owner Occupied Housing Units	90	6,155	16,169
Renter Occupied Housing Units	2	2,340	3,742
Median Age	44.3	38.6	44.2
Median Household Income	\$113,329	\$89,746	\$94,631
Average Household Income	\$141,785	\$112,106	\$126,874

2027 Summary	1 Mile	3 Miles	5 Miles
Population	344	26,117	55,819
Households	138	9,401	21,444
Families	107	6,677	15,156
Average Household Size	2.48	2.76	2.59
Owner Occupied Housing Units	136	6,989	17,491
Renter Occupied Housing Units	2	2,413	3,953
Median Age	45.2	39.0	44.4
Median Household Income	\$116,601	\$101,345	\$105,356
Average Household Income	\$159,288	\$130,185	\$146,028



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The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

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ALL Property showings are by appointment only and must be coordinated through Agent.

Dan Ashby
Agent

916.716.3015

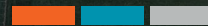
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