

W. WISE ROAD VILLAGE 3 | LINCOLN, CA

LAND FOR SALE | ± 268 ACRES | LOCATED AT THE SOUTHEAST CORNER OF W. WISE ROAD & LINCOLN BLVD.



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EXECUTIVE SUMMARY

LINCOLN VILLAGES | GENERAL PLAN

The Subject Property is located in V-3 (Village Three) of the General Plan for the City of Lincoln.

To provide flexibility while ensuring new developments meet the quality and mix of land uses desired by the City, the General Plan uses two designation types for the larger, undeveloped portions of the Planning Area. These larger areas are designated as either a Village (V) or a Special Use Districts (SUD).

Within the Planning Area, the Land Use Diagram shows seven Villages (identified as V-1 through V-7) and three SUDs (identified as SUDA, SUDB, and SUDC).

LOCATION	Located at the southeast corner of W. Wise Rd. & Sheridan Lincoln Blvd.
APNS	021-152-003 021-152-004 021-152-009
ACRES	± 268
ZONING	RR (Rural Residential) I (Industrial)
SALE PRICE	\$10,000,000 Sellers will consider an option as well as cash.



PROPERTY INFORMATION

VILLAGE THREE (V-3) OVERVIEW | CITY OF LINCOLN GENERAL PLAN

Village 3 is located on the northern boundary of the City, generally bounded by the Gladding-McBean clay mine on the south, SR65 on the west, Coon Creek on the north, and Gladding Road on the east. The area is generally flat agricultural lands with a floodplain along the northern edge (Coon Creek). SR 65, a major north/south highway, and provides regional access to and from this village. Village 3 is approximately 2,040 acres.

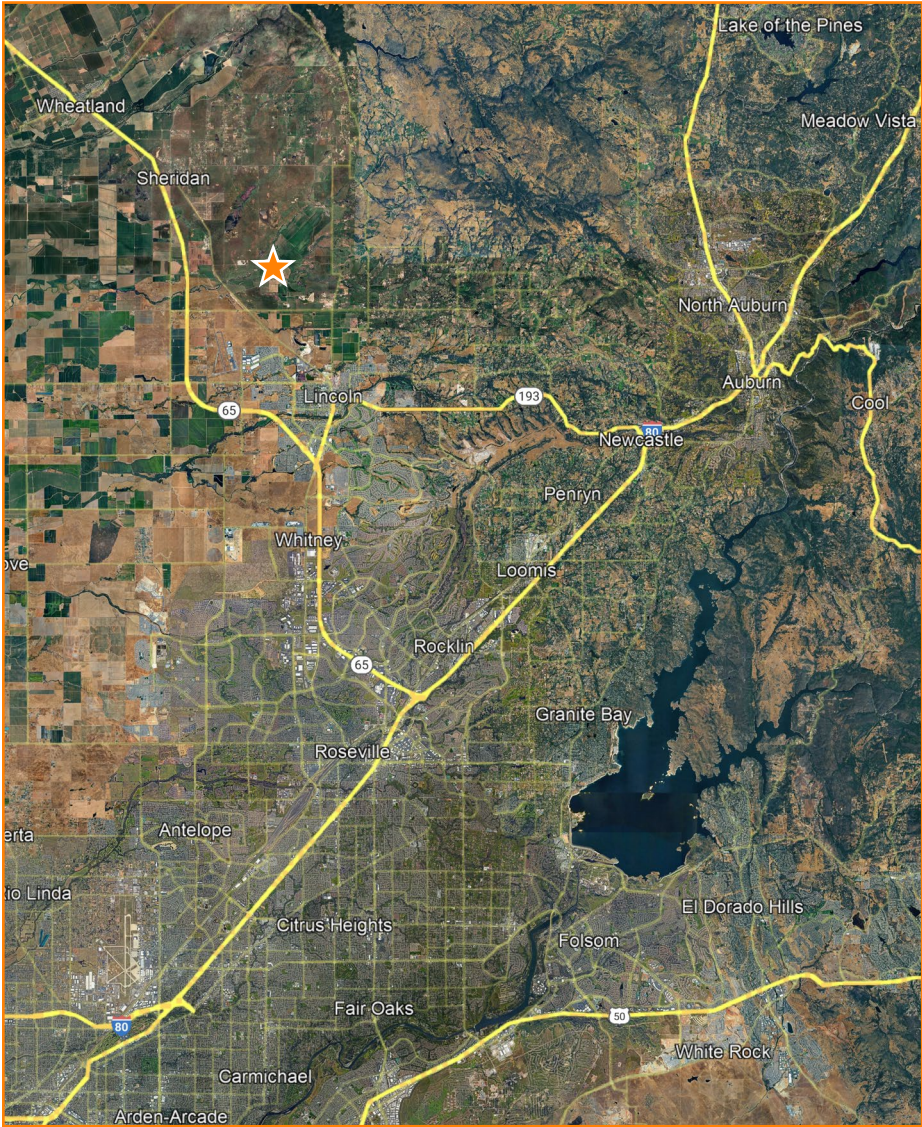
The General Plan proposes to expand the existing City's SOI boundary north to Coon Creek and on the east to Gladding Road. The General Plan proposes a new east-west arterial street on the southern edge of the village that runs from SR 65 on the west and continuing into Village 1 and eventually connecting with Oak Tree Lane and SR 193. This new arterial would provide northern loop circulation for this village as well as for Villages 1 and 2 without adding traffic on SR 65 through the existing downtown area.

Wise Road would still be an east/west arterial although the alignment would be shifted to the north to allow the construction of an over crossing perpendicular to SR 65 and the Union Pacific Railroad.

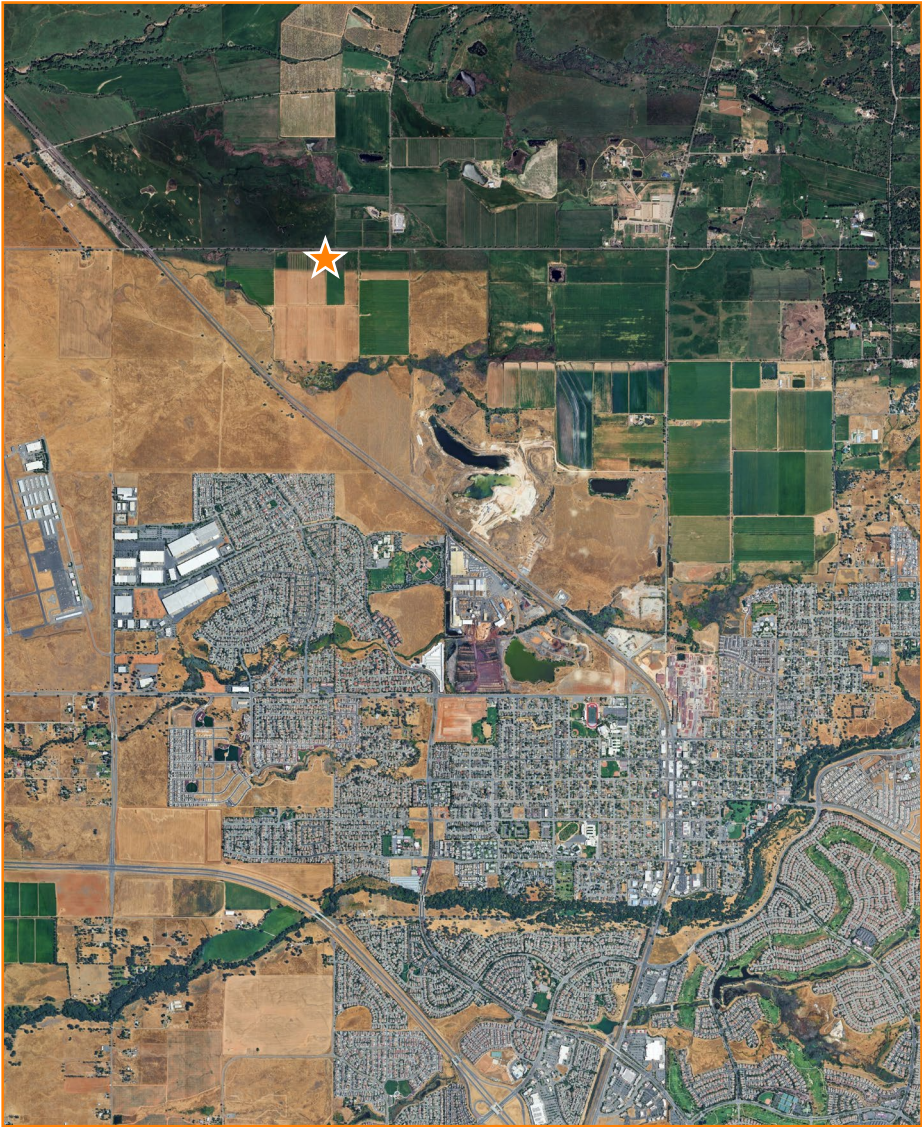
Village 3 is envisioned to be an urban village based on its location and good access with SR 65 and Wise Road. The General Plan conceptually places the Village Core on the north side of Wise Road in the middle of the village. A 30-acre Highway Commercial site is also envisioned on the east side of SR 65 and Wise Road.



REGIONAL / LOCAL MAP

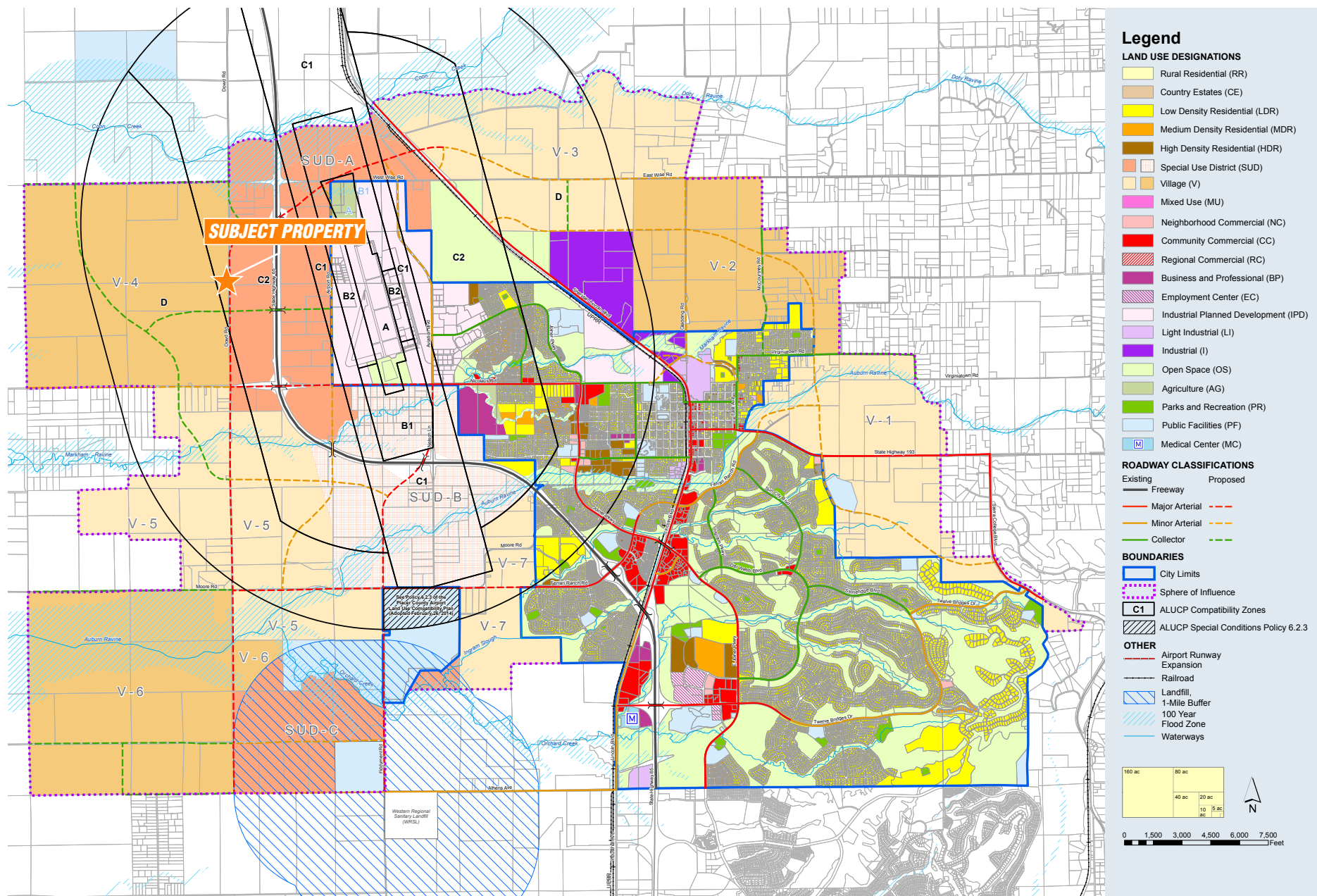


Regional Map



Local Map

LAND USE AND CIRCULATION DIAGRAM GENERAL PLAN FOR THE CITY OF LINCOLN, CA



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

LINCOLN DEMOGRAPHICS

Since the mid-1990s, the City of Lincoln, California has been expanding rapidly. Between 2000 and 2010, the city experienced an impressive growth rate of over 282%, which categorized Lincoln as the fastest growing city in the United States over the course of that decade. Lincoln gained further acclaim in 2004 when it opened the first casino in the greater Sacramento Metropolitan Area, Thunder Valley Casino Resort. What's more, Lincoln was the only California city to be named an All-American City in 2006. Currently, the City of Lincoln has been experiencing a new period of growth, which has attracted builders for new development projects.



PLACER COUNTY DEMOGRAPHICS



433,822
Population



2.62
Average Household Size

HOUSING STATS



155,422
2023 Households

\$144,337
Average Household Income

\$658,800
Median Home Value

25.7%
% Renter Occupied Housing Units

COMMUTERS



2.0%
Used Public Transportation



90.00%
Drove Alone to Work

EMPLOYMENT



28.9%
Blue Collar

166,993
Total Employees



71.1%
White Collar

EDUCATION



94.9%
High School Graduate

24.4%
Some College

42.9%
Bachelor's Degree Plus

South Placer County Development Pipeline

Address	City	Project Type	Total Square Footage	Status	Est. Completion	Est. Job Creation
3225 Venture Drive	Lincoln	Industrial	176,000	U/C	Apr 2025	50
Hearthstone Lodge Senior Care	Auburn	Assisted Living Facility	91,000	U/C	Apr 2025	40
1101 Galleria Blvd	Roseville	Restaurant	8,346	U/C	May 2025	60
11650 Education Street	Auburn	Retail	4,250	U/C	Jun 2025	25
2151 Freedom Way	Roseville	Industrial	80,850	U/C	Aug 2025	25
2251 Freedom Way	Roseville	Industrial	8,500	U/C	Aug 2025	15
Eureka! Restaurant & Pickle Ball Courts	Roseville	Retail	10,000	U/C	Sep 2025	45
212 Tahoe Avenue	Roseville	Retail	6,800	U/C	Sep 2025	30
Whitney Ranch Shopping Center	Rocklin	Grocery Store (Nugget)	43,074	U/C	Oct 2025	100
249 Hidden Fort Court	Roseville	Retail	15,000	U/C	Dec 2025	60
4185 Turpie Avenue	Lincoln	Retail	8,000	U/C	Dec 2025	40
2750 Westbrook Boulevard	Roseville	Sports & Entertainment	25,500	U/C	Dec 2025	40
720 Twelve Bridges Drive	Lincoln	Office	8,914	U/C	Jan 2026	35
Ferrari Pavilion	Lincoln	Retail	36,500	Final Planning	2026	75
Costco Baseline Marketplace	Roseville	Retail	165,000	Final Planning	Dec 2025	200
Baseline Marketplace	Roseville	Retail	366,692	Final Planning	2026	400
Placer Commerce Center Bldg 13	Lincoln	Industrial	1,503,120	Proposed	2026	300
Placer Village Shopping Center C	Roseville	Retail	12,000	Proposed	2026	25
Panattoni Industrial Park	Roseville	Industrial	162,250	Proposed	2026	90
TopGolf Adjacent Restaurant	Roseville	Restaurant	6,000	Proposed	2026	25
2251 Freedom Way	Roseville	Industrial	109,970	Proposed	2026	50
3840 Prosperity Drive	Roseville	Industrial	10,800	Proposed	2026	20
751 Roseville Parkway	Roseville	Industrial	206,833	Proposed	2026	100
Fast Food @ Center at Secret Ravine	Rocklin	Restaurant	4,800	Proposed	2026	20
Freedom Point	Roseville	Medical Office	11,000	Proposed	2026	50
Rocklin Commons	Rocklin	Retail	7,725	Proposed	2026	20
Stone Point Corporate Center A	Roseville	Office	130,000	Proposed	2026	300
Stone Point Corporate Center C	Roseville	Office	130,000	Proposed	2026	300
University Square	Rocklin	Retail	10,000	Proposed	2026	20
350 Conference Center Drive	Roseville	Restaurant	5,000	Proposed	2026	30
Roseville Square	Roseville	Retail	7,694	Proposed	2026	40
Homewood Suites by Hilton	Roseville	Hotel	115 Room	Final Planning	2027	20
Kaiser Permanente Hospital Expansion	Roseville	Hospital	278,000	U/C	2028	2,000

Total

4,650

FOR MORE INFORMATION PLEASE CONTACT

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