

# VACANT INDUSTRIAL LAND FOR SALE

Located on Dry Creek Road off of Hwy 49 | ±42.8 Acres | Auburn, CA



ED BENOIT, CCIM  
Land / Investments  
CA DRE #00992841  
(916) 712-1048  
ebenoit@gallrellire.com



GALLELLI REAL ESTATE  
(916) 784-2700  
www.GallrelliRE.com



## PROPERTY OVERVIEW

**LOCATED ON DRY CREEK ROAD OFF  
OF HWY 49, NEAR THE AUBURN  
MUNICIPAL AIRPORT.**

### PROPERTY HIGHLIGHTS

- Utilities to the Property
- Close to Services, Dining / Retail
- Close to Auburn Airport
- NID water through the property

**APN** 076-160-036

**TOTAL ACRES** ±42.8 Acres

**ZONING** Vacant Industrial (INP-Dc-A0)

### ALLOWABLE USES

- Small-scale manufacturing
- Food Production
- Storage Facility
- Warehouse/Distribution
- Last Mile Logisitcs

**PRICE** \$3,567,564.00  
(\$1.95 Per Square Foot)

*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.*



**SUBJECT PROPERTY**

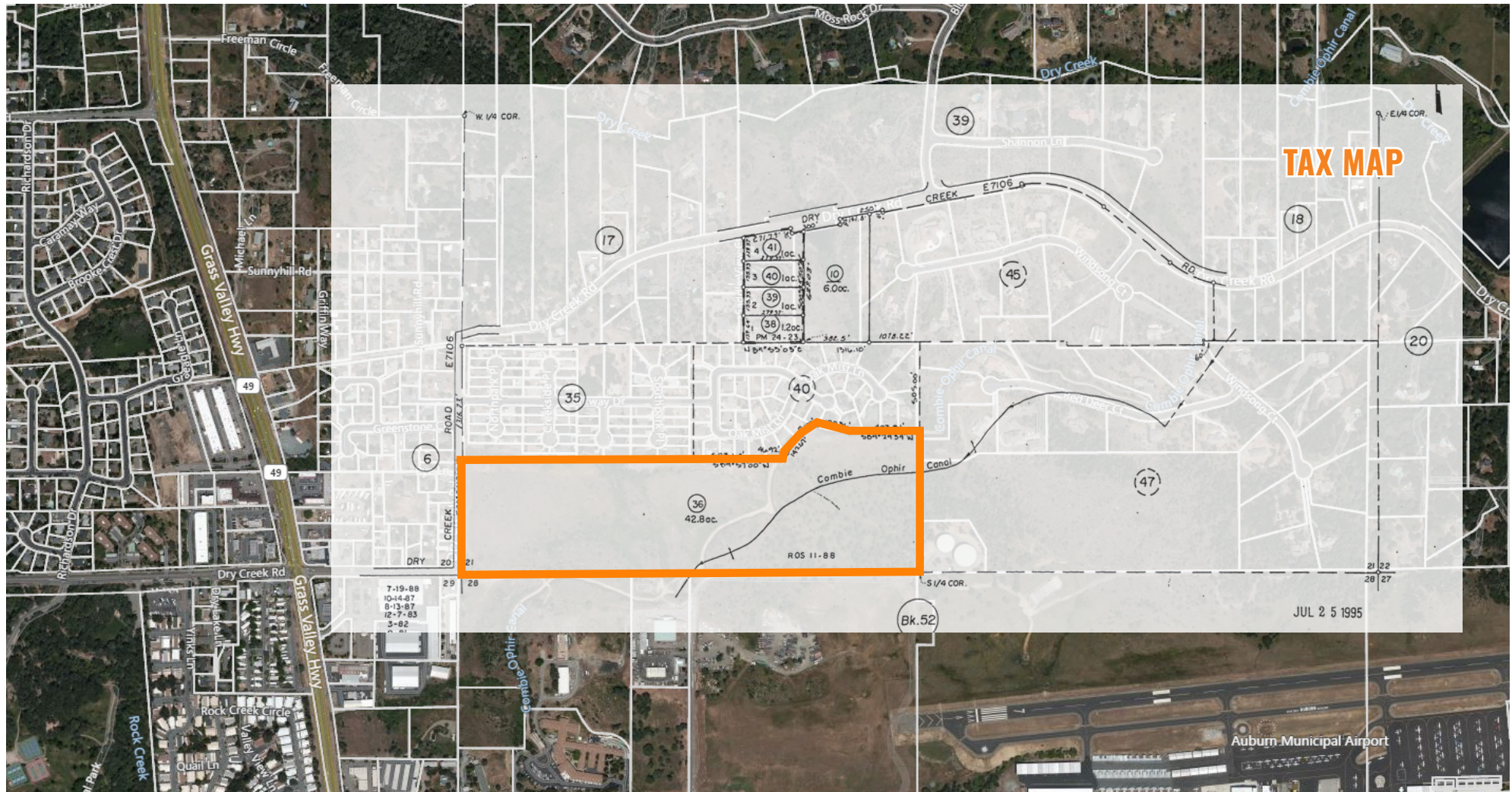


## LOCATION OVERVIEW

### AUBURN, CA

Auburn has gone from a quaint outpost for antiques to a vibrant city bubbling with outdoor enthusiasts and creative types making Auburn happen. A new generation has moved in, and now the remaining antiques stores mix with modern boutiques and award-winning breweries, wineries and restaurants.

Auburn is the seat of the Placer County government, and consists of four business districts - Old Town, Downtown, Highway 49 corridor and the Auburn Airport Business Park. The Auburn Municipal Airport and business park provides an opportunity for manufacturers, aviation-related industries and other businesses to thrive.





## LOCATION OVERVIEW

### AUBURN MUNICIPAL AIRPORT



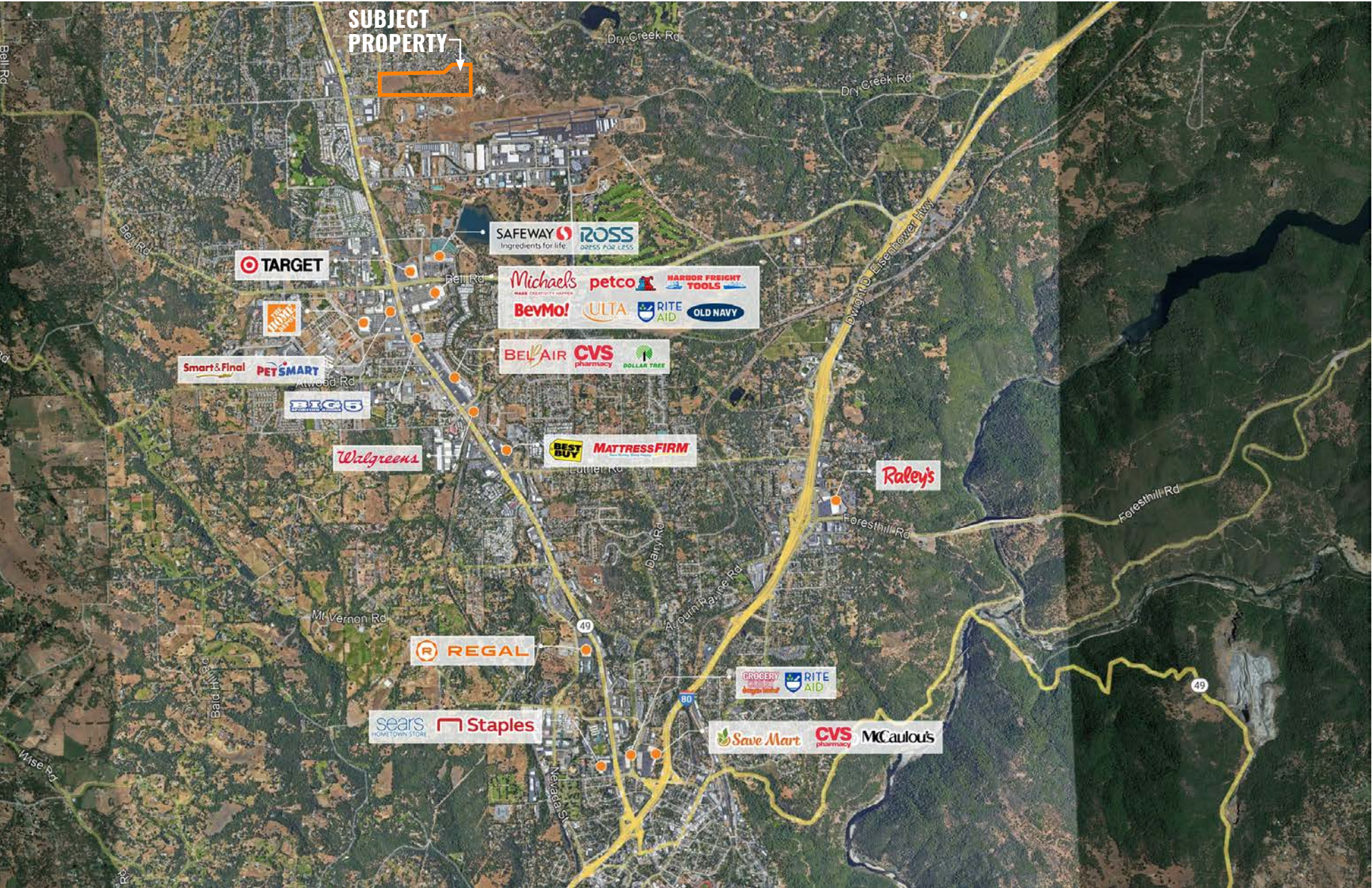
**AUBURN**  
**CALIFORNIA**  
MUNICIPAL AIRPORT **KAUN**



AIRPORT AND PATTERN INFORMATION	
	Departure Paths
	Fixed Wing Pattern
	Rotorcraft Pattern
	Ultralight Pattern



# AUBURN RETAIL AERIAL

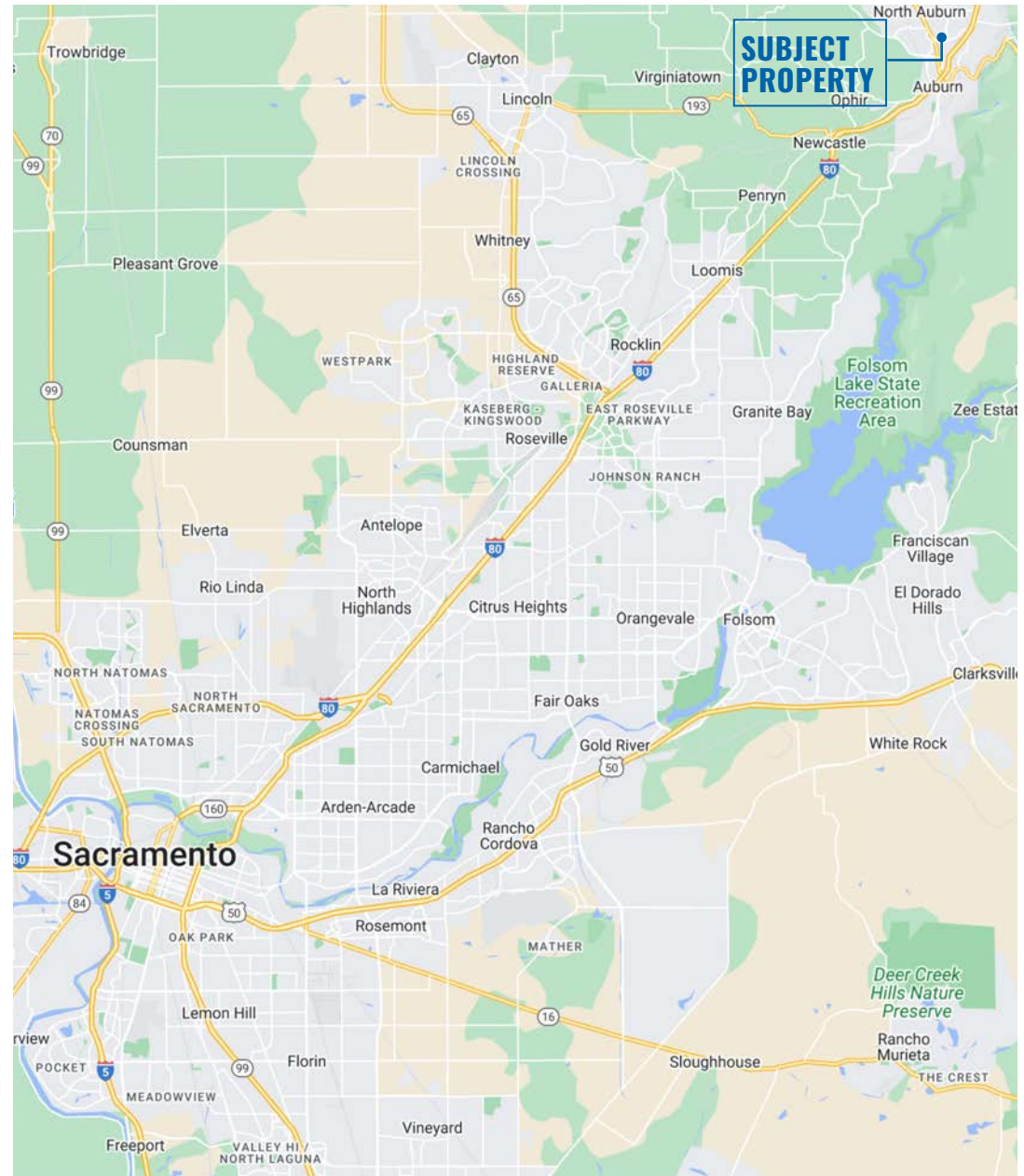




## DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
2020 POPULATION	6,015	13,282	22,561
2025 POPULATION	6,593	14,496	24,556
2020 AVG HH INCOME	\$68,879	\$98,399	\$107,039
2025 AVG HH INCOME	\$75,252	\$109,281	\$118,513
2020 TOTAL HOUSEHOLDS	4,469	5,397	9,038
2025 TOTAL HOUSEHOLDS	2,680	5,843	9,758
2020 MEDIAN AGE	45.7	46.9	47.2
2020 MEDIAN HOME VALUE	\$420,180	\$444,371	\$465,663

Source: ESRI, Dry Creek Road 1, 2, 3 Mile Radius





## FOR MORE INFORMATION PLEASE CONTACT

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**GALLELLI REAL ESTATE**

3005 Douglas Boulevard, Suite 200

Roseville, CA 95661

916-784-2700

[GallelliRE.com](http://GallelliRE.com)



Gary B. Gallelli, Broker  
CA DRE #00811881

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