

\$2,500,000 - Sierra Oaks Drive, Colfax

MLS® #223097923

\$2,500,000

Bedroom, Bathroom, 561,924 sqft
Land on 12.90 Acres

N/A, Colfax, CA

Homebuilders & Developers, opportunity is knocking! 37 entitled paper lots for sale in Colfax, CA. This community backs up to the well-established, beautiful Sierra Oaks Community. Major work has already been done for you! All off-site work has been completed. The sewer has been stubbed into the site. PCWA water main line installed. Electrical stubbed into site. Construction drawings completed and APPROVED by City, CalFire and PCWA. SWPPP has been completed. You can start site work IMMEDIATELY. Two Retention basins have been constructed. Zoned 10 units per acre. Don't miss this opportunity! Site is approximately 12.8 acres. Zoning of 10 units per acre, 128 units could be approved with required City processing. Approved map with approved site construction drawings consists of 37 lots. The Negative Dec EIR covered 72 apartment units pursuant to a prior plan. Could build multi units on the approved 37 lots, in a configuration of duplexes, triplexes or fourplexes without additional entitlement approvals, subject to design review of the structures, and subject to the 72 unit Neg Dec limitation. For more than 72 total units, additional entitlement approvals would be required. All development options are subject to governmental agency approval.



Essential Information

MLS® #	223097923
Listed Price	\$2,500,000
Square Footage	561,924
Acres	12.90
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	Sierra Oaks Drive
Area	12303
Subdivision	N/A
City	Colfax
County	Placer
State	CA
Zip Code	95713

Amenities

Utilities	Cable Available,Underground Utilities,Water Available,Natural Gas Not Available
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Exterior

Lot Description	Corner,Cul-De-Sac,Security Gate,Shape Irregular,Shape Regular,Flag,Greenbelt,Subdivided
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School Information

District	Placer Union High
Elementary	Colfax Elementary
Middle	Colfax Elementary
High	Placer Union High

Lot Information

Septic Fields	Public Sewer,Sewer Available
Water	Public,Meter Required
Development Status	Site Plan Approved,Surveyed,Improvement Plans Available,Tentative Map Approved,Topography Map Available

Additional Information

Date Sold	October 6th, 2023
Zoning	Residential,Single-Family

HOA Fees Freq. See Remarks

Listing Details

Listing Office The Advantage Group

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MetroList All measurements and all calculations of area (i.e., Sq Ft and Acreage) are approximate. Broker has represented to MetroList that Broker has a valid listing signed by seller authorizing placement in the MLS. Above information is provided by Seller and/or other sources and has not been verified by Broker. Copyright 2024 MetroList Services, Inc.

Listings marked with V* indicate the seller is willing to entertain offers within a Listing Price range. For example, a Price of \$140,000-\$170,000 indicates the seller will entertain offers from \$140,000 to \$170,000.

Listing information last updated on May 17th, 2024 at 1:32am PDT

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