

9350 BOND ROAD

ELK GROVE, CA 95758

FOR SALE | ±7.90 ACRES
APPROVED FOR 15 LOT SUBDIVISION



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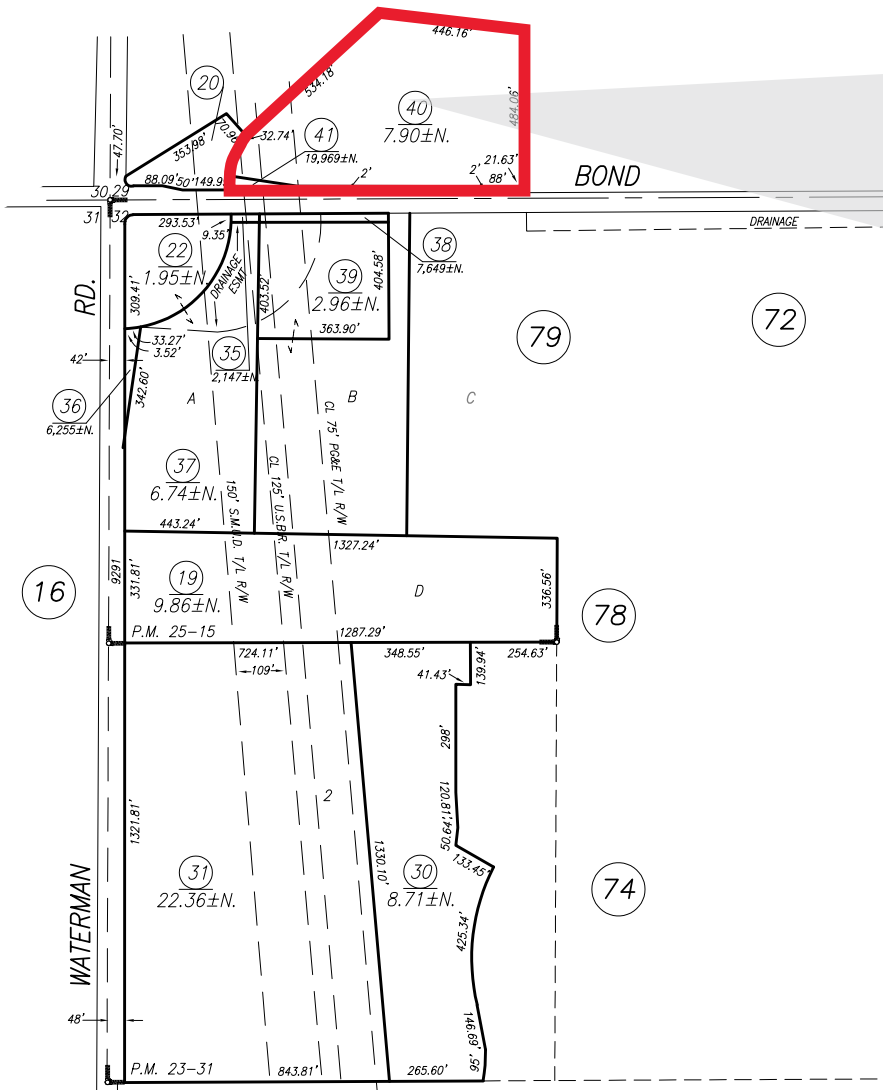
EXECUTIVE SUMMARY

9350 Bond Road presents a highly visible and strategically located redevelopment opportunity in the core of Elk Grove's established commercial corridor. Situated along Bond Road—one of the area's primary east-west arterials—the property benefits from strong daily traffic counts, excellent accessibility, and immediate proximity to dense residential neighborhoods, schools, and neighborhood-serving retail amenities.

The site is currently zoned AR-5 (Agricultural Residential - 5 Acre Minimum); however, it has already secured entitlement approvals for a planned transition to RD-4 (Low Density Residential). This entitlement progress significantly enhances the property's development potential, allowing a future investor or developer to capitalize on a more flexible and market-aligned residential zoning designation without the uncertainty typically associated with rezoning efforts.



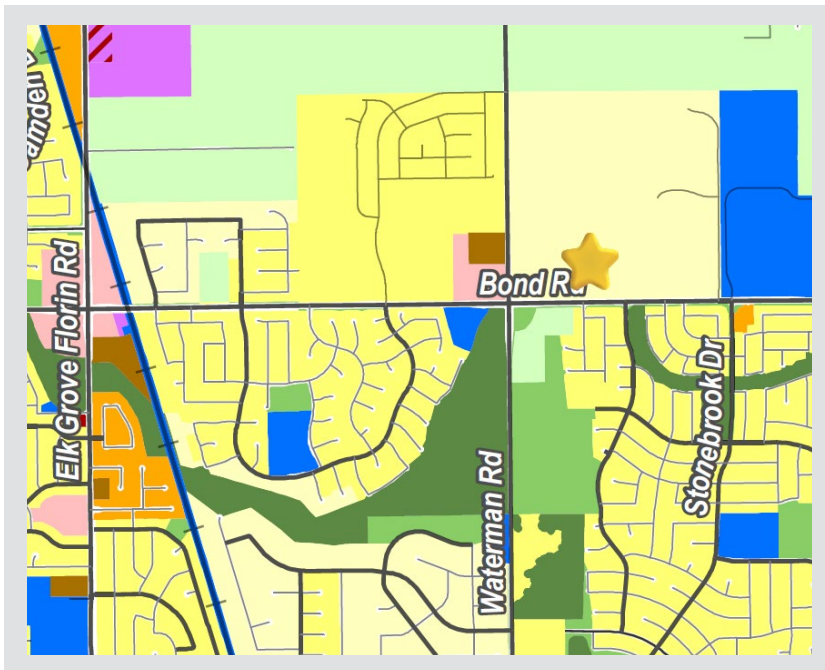
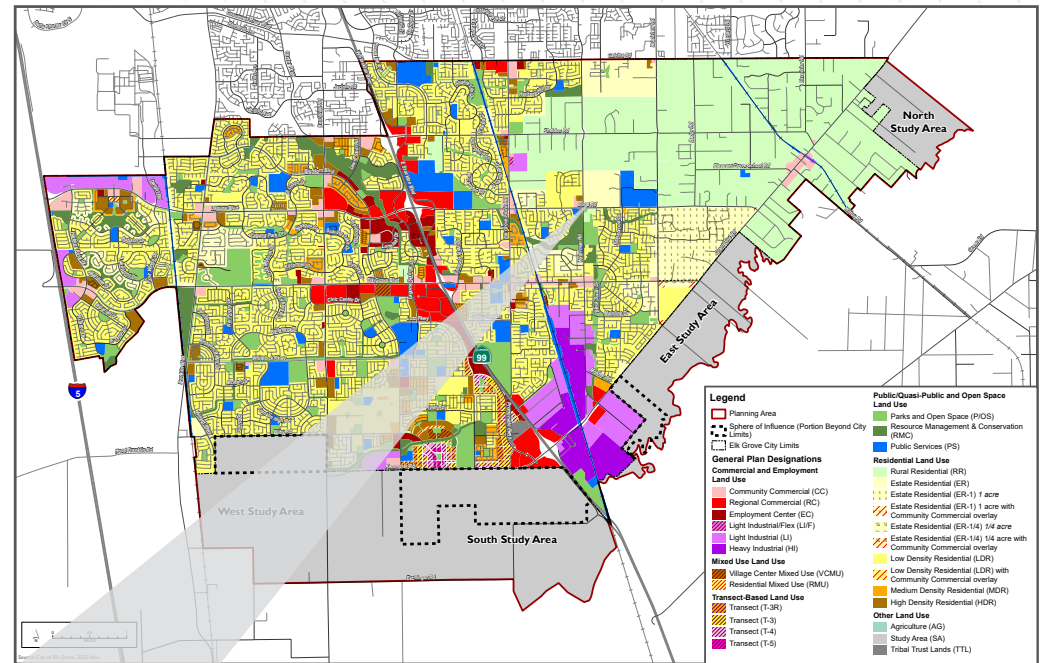
PARCEL MAP



PROPERTY ZONING

Land Use - Estate Residential (ER)

The 7.79-acre property at 9350 Bond Road (APN: 127-0140-040) is zoned AR-5 (Agricultural Residential - 5 acres). The property has an approved tentative map for 15 single family residential lots.

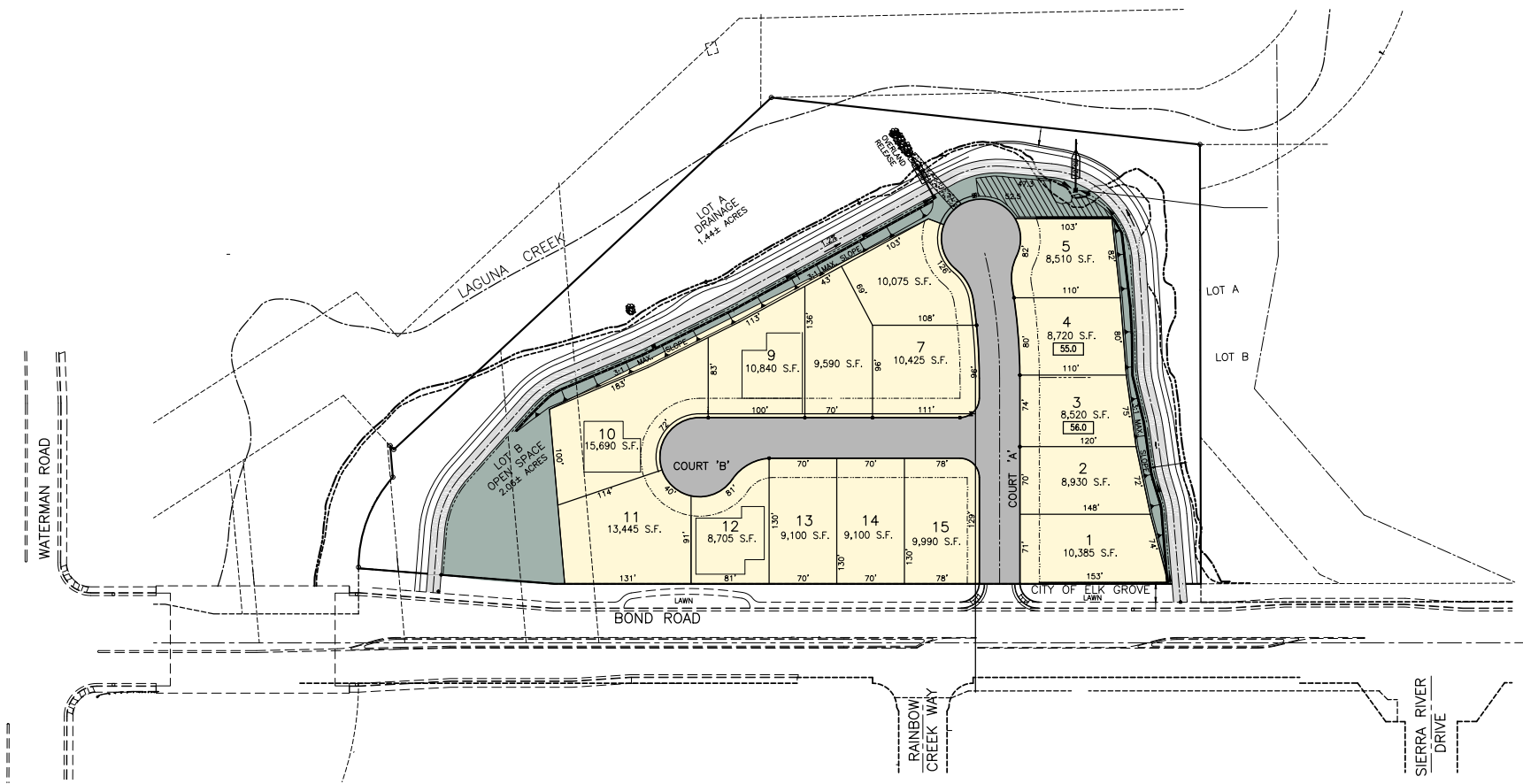


[CLICK TO VIEW CITY OF ELK GROVE ZONING MAP](#)

APPROVED MULTI RESIDENTIAL DEVELOPMENT



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SURROUNDING TRADE AREA



AREA DEMOGRAPHICS

ELK GROVE, CALIFORNIA

POPULATION

	1-Mile	3-Mile
Total Population	10,534	89,885
5-Year Population Growth	0.98%	1.21%

HOUSEHOLDS

	1-Mile	3-Mile
Total Households	3,023	27,078
5-Year Household Growth	1.06%	1.18%

INCOME

	1-Mile	3-Mile
Median Household Income	\$144,695	\$118,267

EMPLOYEES

	1-Mile	3-Mile
Daytime Employees	881	25,789

AGE

	1-Mile	3-Mile
Median Age	40.70	39.50





CONTACT

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