

**MORGAN ESTATES**  
SAUNDERS AVENUE LOOMIS, CALIFORNIA

±10 ACRES  
FOR SALE

PUBLIC  
WATER & SEWER  
ALREADY IN SAUNDERS AVENUE

# PRIME RESIDENTIAL LAND



**ROSEVILLE**

**ROCKLIN**

SIERRA COLLEGE BOULEVARD

SIERRA COLLEGE BOULEVARD

BRACE ROAD

PACIFIC STREET

**MORGAN  
ESTATES**

SAUNDERS AVENUE

INTERSTATE 80

**LOOMIS**

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## CONTACT US



**NEWCASTLE  
PROPERTIES  
GROUP**

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**ASKING PRICE:**  
**\$799,000**

**ZONING:**  
RR-Rural Residential

**GENERAL PLAN LAND USE:**  
RR- Rural Residential (1 acre/dwelling unit)

**PLACER COUNTY APN:**  
044-051-048 (±10 Acres)

**UTILITIES**  
**WATER:**

8" line in Saunders Avenue, just east of the parcel  
(Source: PCWA 530.823.1649)

**SEWER:**  
12" line adjacent to the western property line and an 8" line  
in Saunders Avenue  
(Source: SPMUD 916.756.8555)

## FEATURES

- Amenities Nearby
- Excellent access, Yet Private Location
- Rare In-fill Residential
- Scenic & Shaded Property
- Relatively Flat
- Short Distance to Downtown Loomis
- Strong Schools

## THE POSSIBILITIES

- Equestrian Facility
- Land Investment Opportunity
- Large Lot Subdivision
- Minor Lot Subdivision
- Recreation Facility
- Rural Private Estate

Note: All uses subject to Town of Loomis approval

## PUBLIC WATER AND SEWER GOOD NEWS!!!

PCWA and South Placer Fire have confirmed that a 4-lot or fewer project could connect to the existing water line in Saunders Avenue and not have to "loop" water - a significant cost savings. Additionally, there is a sewer manhole in Saunders Avenue just in front of the property that is believed to be adequate to serve the property. Public water and sewer are highly preferred services that enhance the resell value of the homes developed on the property.





## THE OPPORTUNITY

Morgan Estates is an in-fill residential opportunity for a private party to build a dream home on a beautiful property, as well as for a custom home-builder to create a high-end community.

Morgan Estates is a ±10 acre scenic parcel of land on the north side of Saunders Road, in the rural and affluent Sacramento suburb of Loomis, California. The Town of Loomis is a quaint, family-oriented community that incorporated in 1984. Loomis retains its rural character and charm with its large residential lots, custom homes, old-fashioned downtown, oak woodlands, and natural streams. Morgan Estates falls within the highly desirable Placer Union High School District. Del Oro High School is only ±1 mile from Morgan Estates and has a 10 out of 10 from California School Ratings (ratings information is derived from California's 2016 CAASPP Paper-based Test Results).

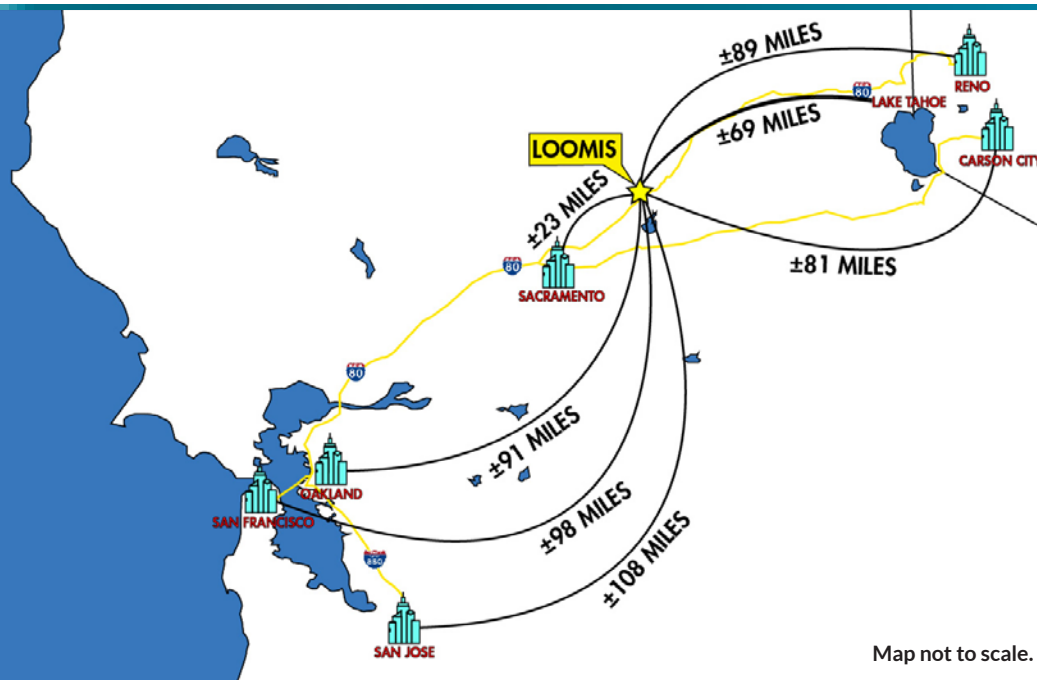
The name "Morgan Estates" was the project name to a previously approved, and now expired, eight-lot tentative map (paper lot) subdivision. However, a range of potential residential alternatives exist. The site can potentially be utilized as a single large estate lot, divided via a four-lot minor subdivision, or a buyer can seek re-approval of the expired eight lot project. Morgan

Estates could be potentially developed as a traditional detached single-family subdivision or a clustered community with shared amenities.

The Saunders road acreage is relatively flat land heavily treed, with minimal street traffic. At the same time, Morgan Estates is a short distance from Loomis's revitalized downtown core, with easy access to I-80. Loomis itself is generally above both the fog and the traffic of Sacramento while convenient to the abundant recreation of south Placer County.

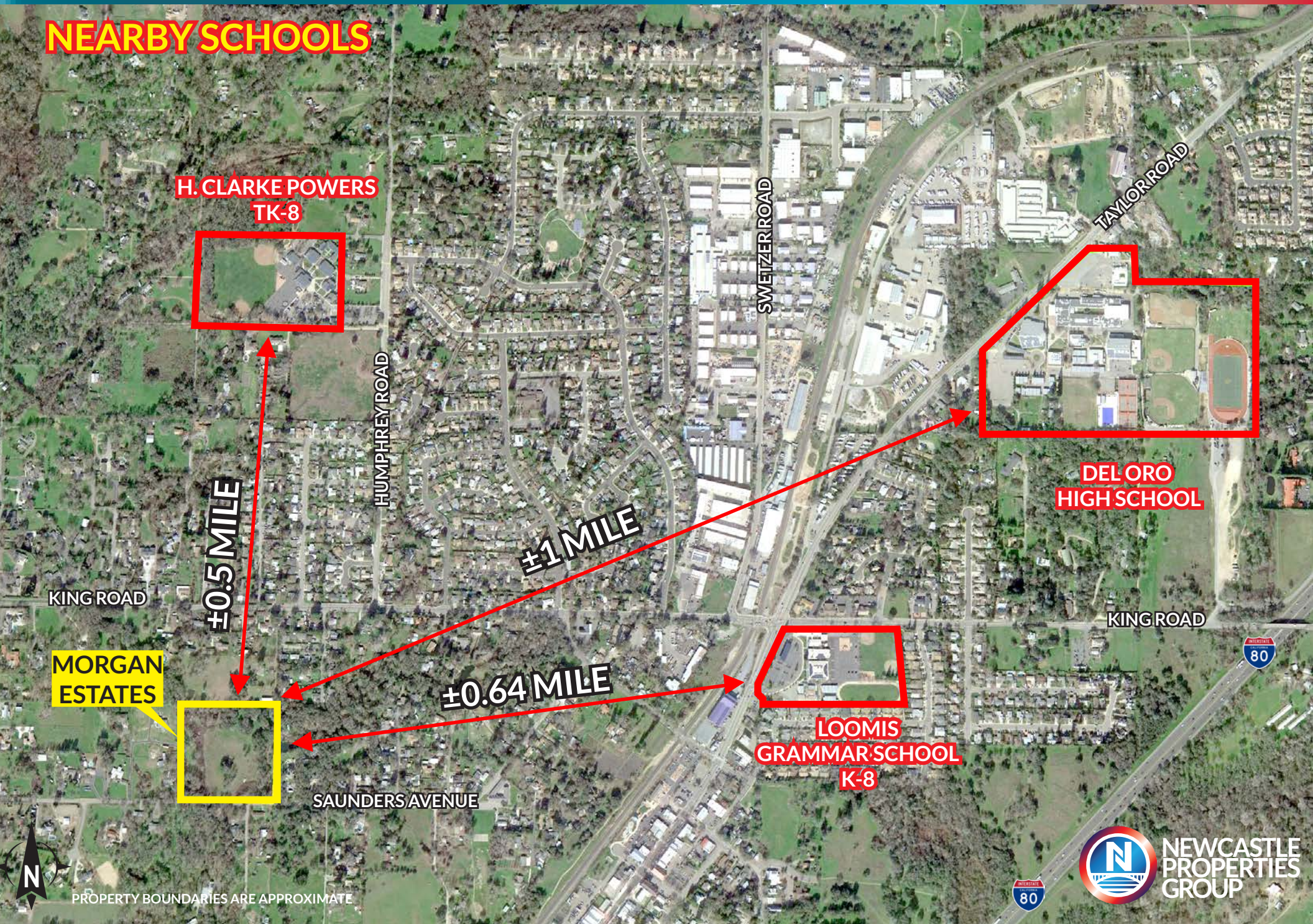
## THE LOCATION

Morgan Estates is located in the Loomis Basin, adjacent to California's Sierra Nevada foothills between the communities of Rocklin and Auburn in the Town of Loomis. The property has access to the Interstate 80 corridor via Sierra College Boulevard. Morgan Estates offers a reasonable commute to downtown Sacramento (±25 miles) and the renowned recreation of Lake Tahoe (Squaw Valley is ±85 miles). The neighboring South Placer communities of Lincoln, Roseville and Rocklin are only a ±10 minute drive from the property. Auburn and Lincoln both have their own airports, while the nearest major airport is Sacramento International, ±30 miles to the west. Shopping, services and amenities are all within a short driving distance.





## NEARBY SCHOOLS



**H. CLARKE POWERS  
TK-8**



**DEL ORO  
HIGH SCHOOL**



**LOOMIS  
GRAMMAR SCHOOL  
K-8**

**MORGAN  
ESTATES**

**±0.5 MILE**

**±1 MILE**

**±0.64 MILE**

SAUNDERS AVENUE

KING ROAD

HUMPHREY ROAD

SWITZER ROAD

TAYLOR ROAD

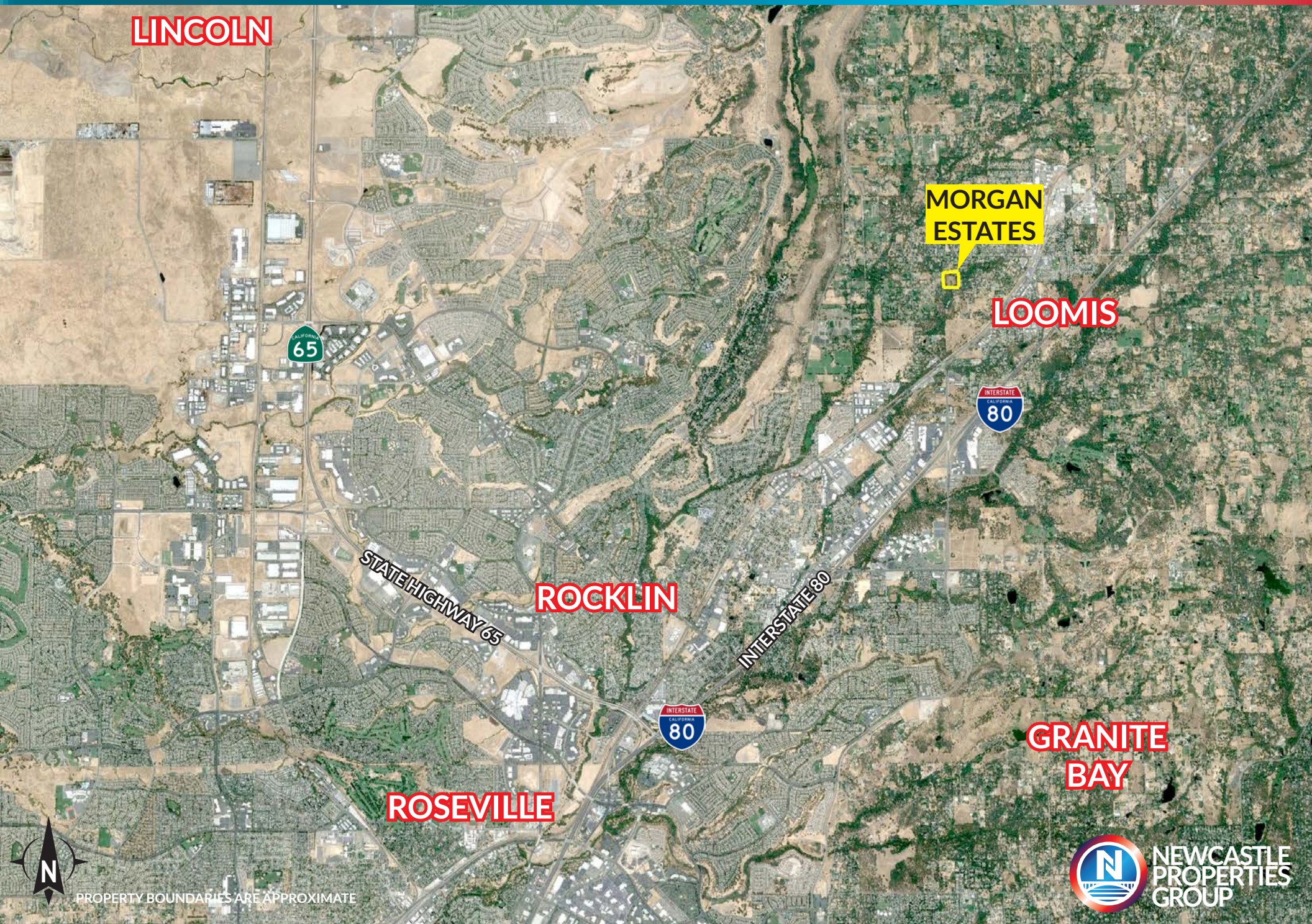
KING ROAD



**NEWCASTLE  
PROPERTIES  
GROUP**

PROPERTY BOUNDARIES ARE APPROXIMATE





**LINCOLN**

**MORGAN  
ESTATES**

**LOOMIS**

**ROCKLIN**

STATE HIGHWAY 65

INTERSTATE 80

**ROSEVILLE**

**GRANITE  
BAY**

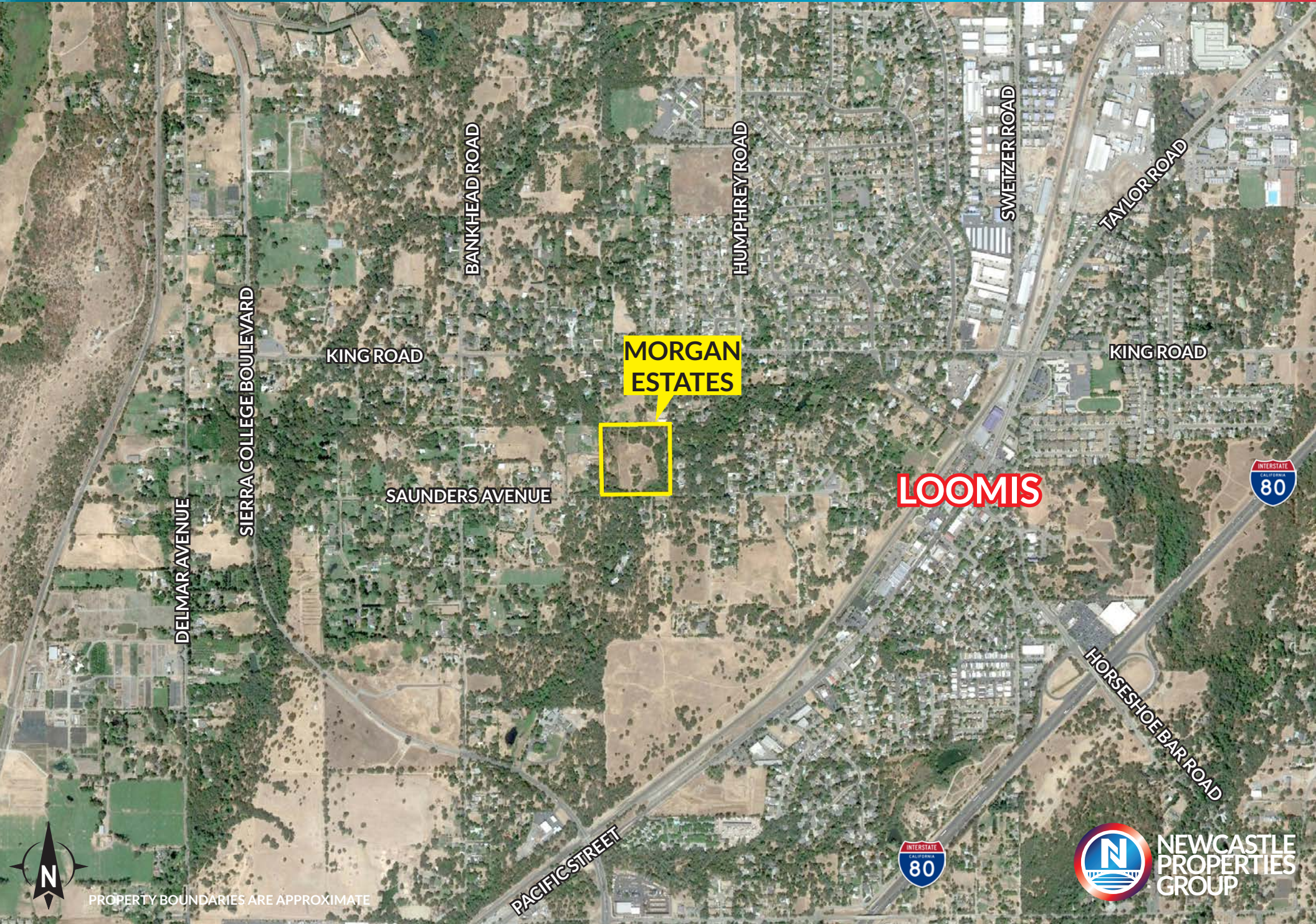


PROPERTY BOUNDARIES ARE APPROXIMATE



**NEWCASTLE  
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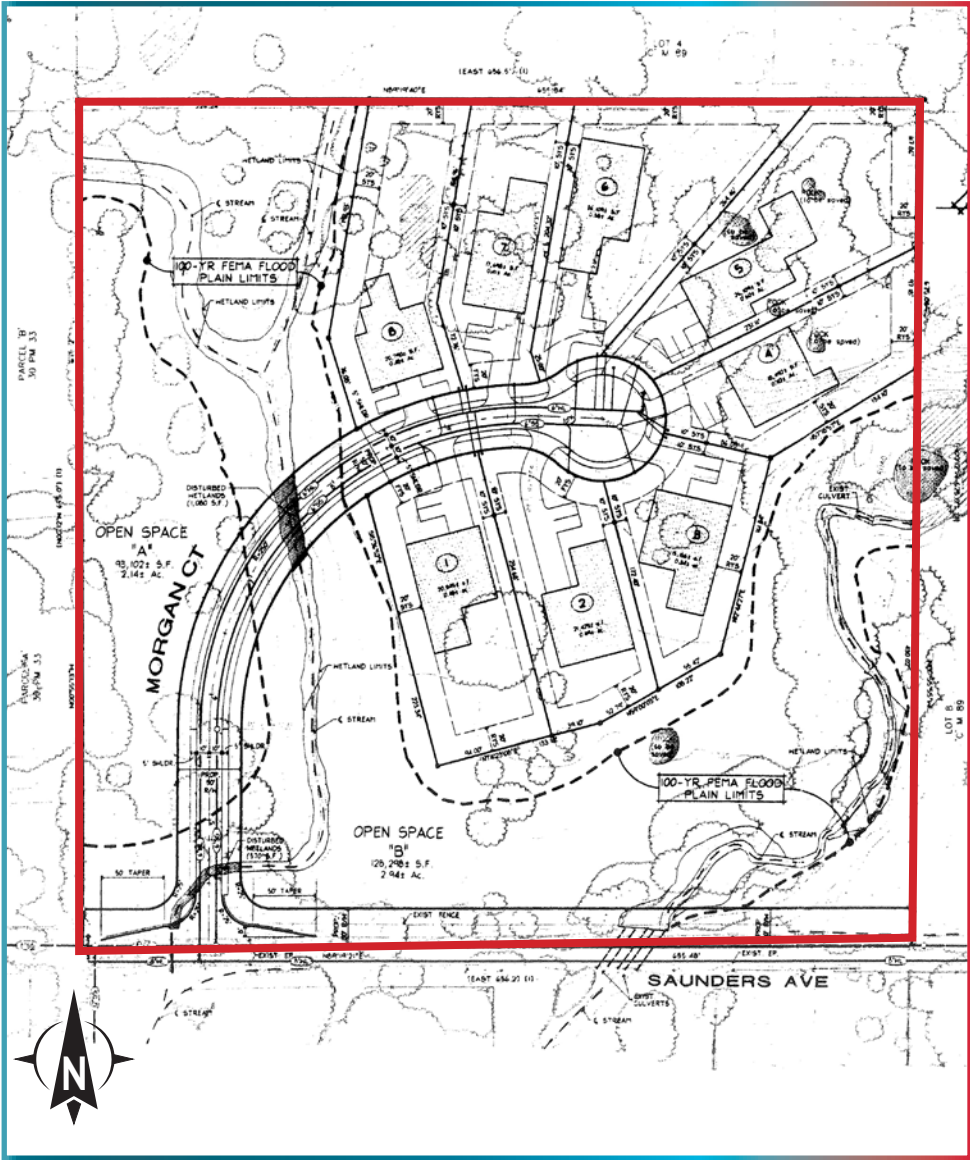


PROPERTY BOUNDARIES ARE APPROXIMATE





EXPIRED TENTATIVE MAP



AERIAL



PROPERTY BOUNDARIES ARE APPROXIMATE



## WELCOME TO LOOMIS

Welcome to the beautiful Loomis Basin, one of the best places to live and visit in the State of California! Nestled in the foothills of the Sierra Nevada, Loomis, Penryn, and Newcastle offer a lifestyle reminiscent of a friendly, old-fashioned community.

While South Placer County is one of the fastest growing areas in the state, Loomis and the surrounding area has been able to maintain its rural atmosphere and keep growth to a minimum.

Loomis is located ±20 minutes east of Sacramento, along the I-80 corridor. Loomis has excellent schools, a library, churches, youth activities, challenging golf courses, and many trails for biking and hiking. The downtown area offers food venues ranging from fine dining to sandwiches, while the local businesses offer a unique shopping experience. Stop by to enjoy our original, old-fashioned soda fountain located in Main Drug on Taylor Road.

Welcome to Loomis, where “A Small Town is like a Big Family.”



Engage. CONNECT. Grow.

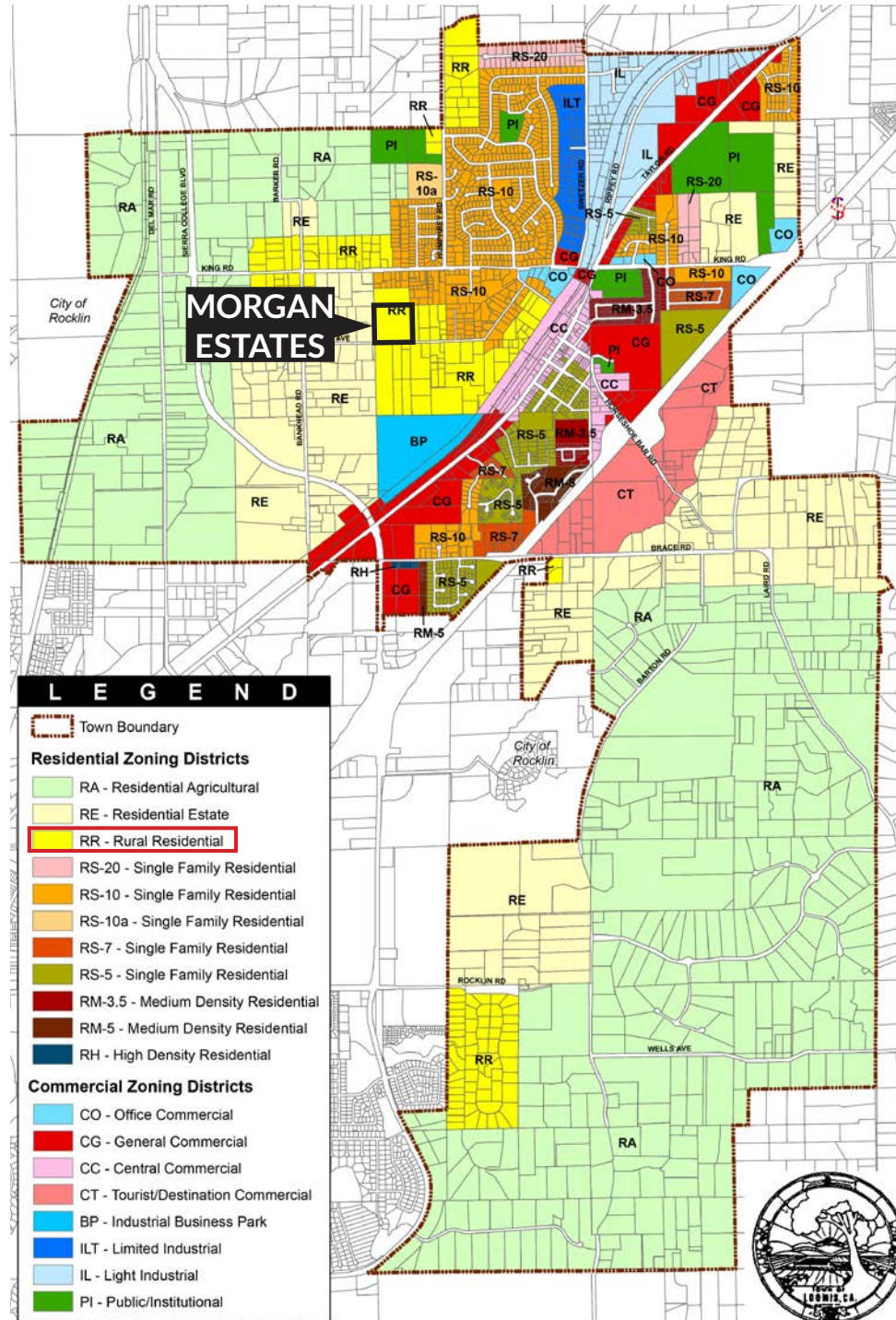
Loomis Basin Chamber

Source: Loomis Basin Chamber of Commerce  
(some text changes)





**TOWN OF LOOMIS  
ZONING MAP**





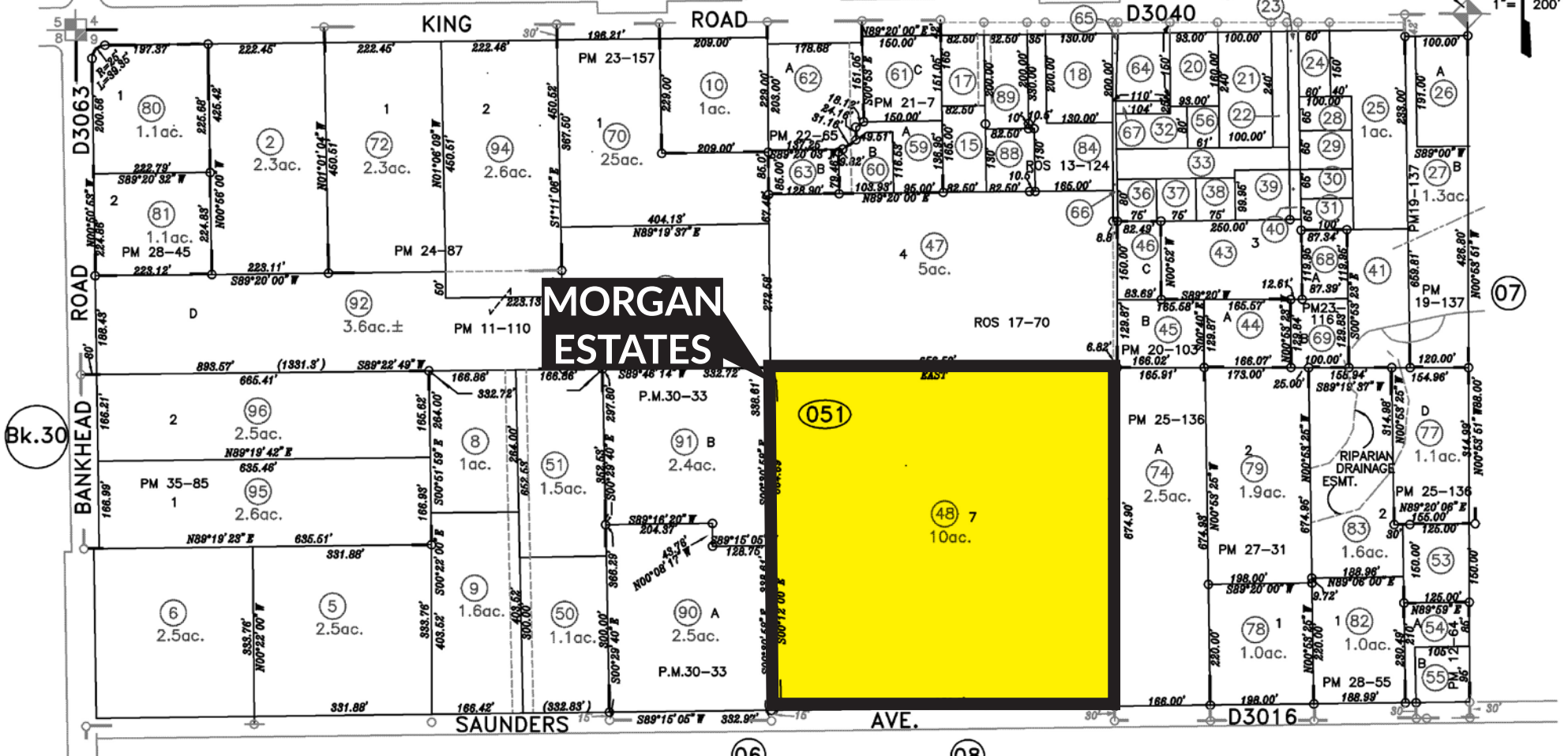
**PARCEL MAP**

PLACER COUNTY APN: 044-051-048

POR. N.1/2 SEC. 9, T.11N., R.7E., M.D.B. &M.

44-05

Parcel M.O.R. Bk.24, Pg.87	Saunders Colony M.O.R. Bk. C, Pg. 89	Parcel M.O.R. Bk. 20, Pg. 103
Parcel M.O.R. Bk.25, Pg.136	Survey M.O.R. Bk. 6, Pg. 103	Parcel M.O.R. Bk. 21, Pg. 7
Parcel M.O.R. Bk.28, Pg.45	Parcel M.O.R. Bk. 11, Pg. 110	Parcel M.O.R. Bk. 22, Pg. 65
Parcel M.O.R. Bk.27, Pg.31	Parcel M.O.R. Bk. 12, Pg. 64	Parcel M.O.R. Bk. 23, Pg.116, 157
Survey M.O.R. Bk. 13, Pg. 124	Parcel M.O.R. Bk. 19, Pg. 137	Parcel M.O.R. Bk. 24, Pg. 87
Parcel M.O.R. Bk.28, Pg.55	Parcel M.O.R. Bk. 30, Pg. 33	Parcel M.O.R. Bk. 35, Pg. 85



Survey M.O.R. Bk. 17, Pg. 70, NO.2433

**NOTE**

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.44 Pg.05  
County of Placer, Calif.

**NOTE**

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

**NOTE**

All distances on curved lines are chord measurements.



### AVAILABLE STUDIES, REPORTS & INFORMATION

- Placer County Water Agency Water Correspondence & Maps – March 2017
- South Placer Municipal Utility District letter dated April 5, 2017 & Aerial Map
- Northfork Associates Tree Resources Assessment dated September 12, 2005
- Northfork Associates Biological Resources Assessment Dated November 2, 2005
- Northfork Associates Wetland Delineation dated December 14, 2005
- Town of Loomis Summary of Important Facts and Conclusions & Tentative Map, June 17, 2008 RE Resolution No. 08-05
- Town of Loomis zoning code section 13.24.080 – Clustered Residential Development
- Loomis Planning Commission Morgan Estates Resolution No. 08-05 RE CUP & Tentative map Conditions dated June 17, 2008
- PCWA Email dated July 1, 2019 with maps and water connection charges sheet
- South Placer Fire Department - Chief Ritter July 2, 2019 Email RE GPM flow rates with minor land division application

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