



HAZEL RIDGE

6422 Hazel Avenue | Orangevale, California

Prime California Infill
Development Opportunity



OFFERED AT \$3,500,000

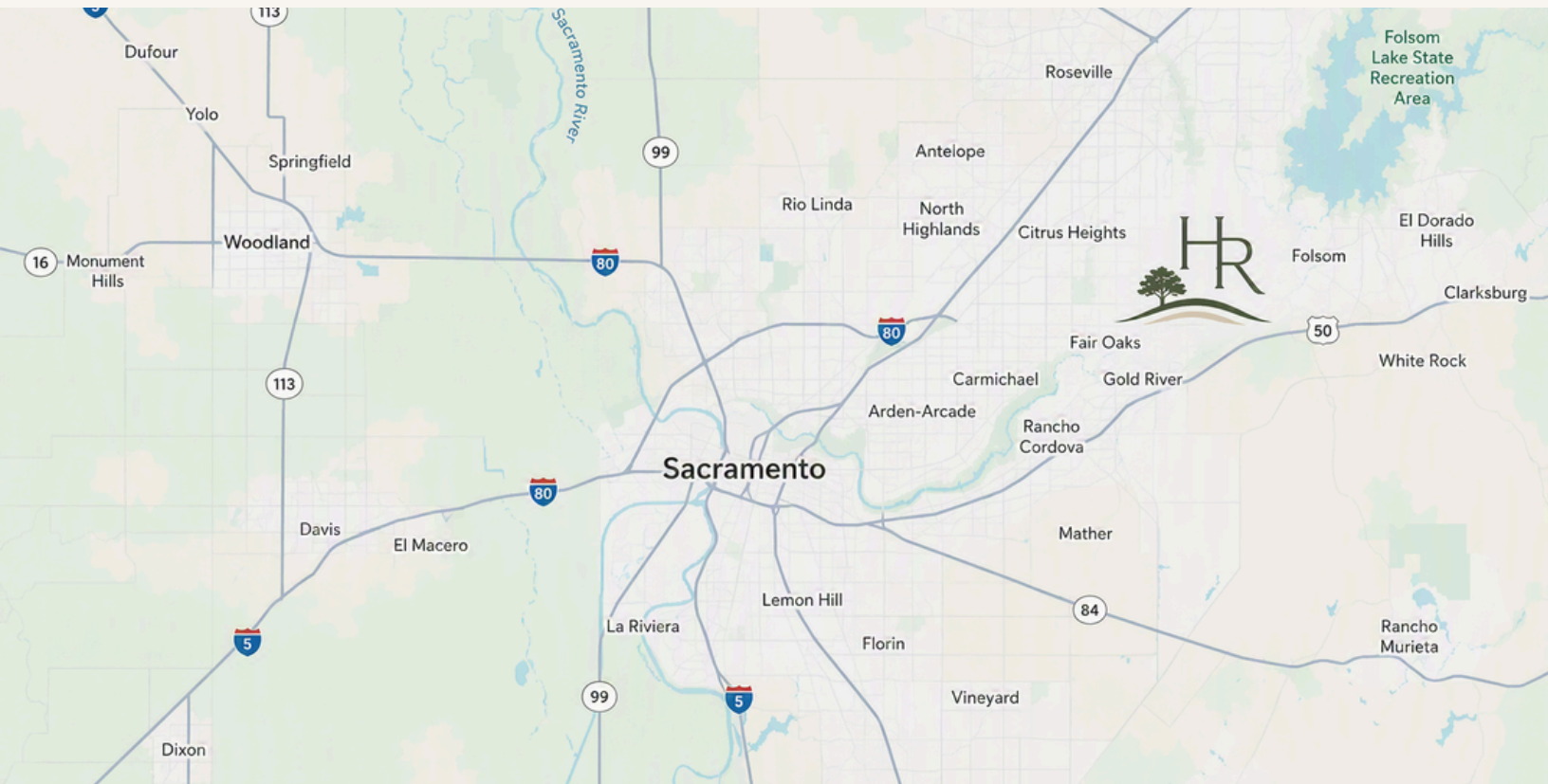
Approved Tentative Subdivision Map with CEQA
Approval as of July 15, 2024

- 35 planned lots, 12 to be halfplexes
- RD-10
- ±4.63 Acres with entitlements, zoning and conditions
- APNs: 223-0012-053, 060, 061
- The existing home was demolished 3/25/2025
permitted by Sacramento County



HAZEL RIDGE

Hazel Ridge Location



Ideal Northern California Location

- No flood insurance required; low risk for earthquake and fire hazard
- Minutes to Folsom, Granite Bay and Roseville
- 4 miles to Highway 50
- 7 miles to Interstate 80
- 30 miles to Downtown Sacramento
- 30 minutes to Sacramento International Airport
- 2 hours to Lake Tahoe
- 90 miles to the Napa Valley

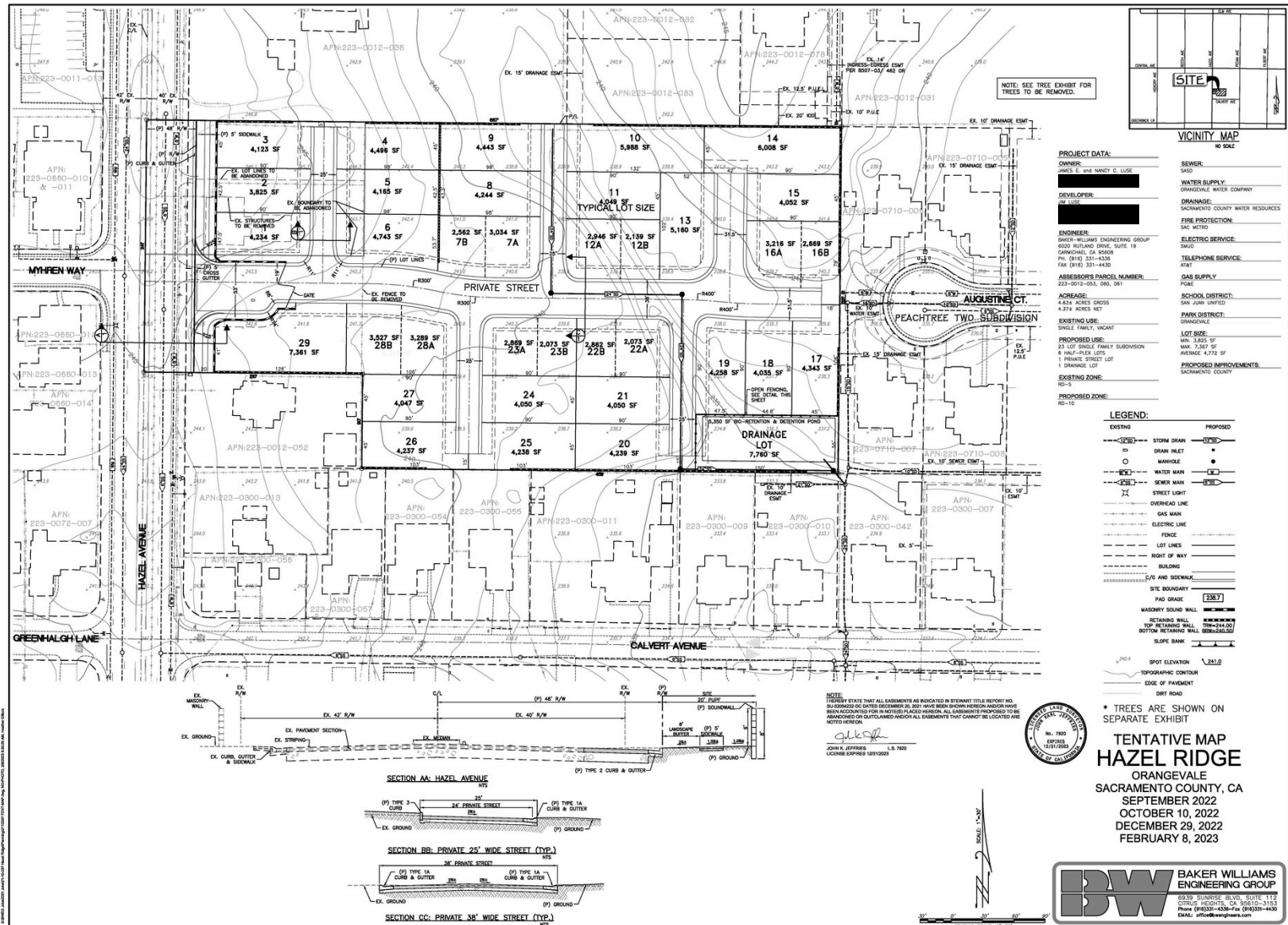


Hazel Ridge Community Information

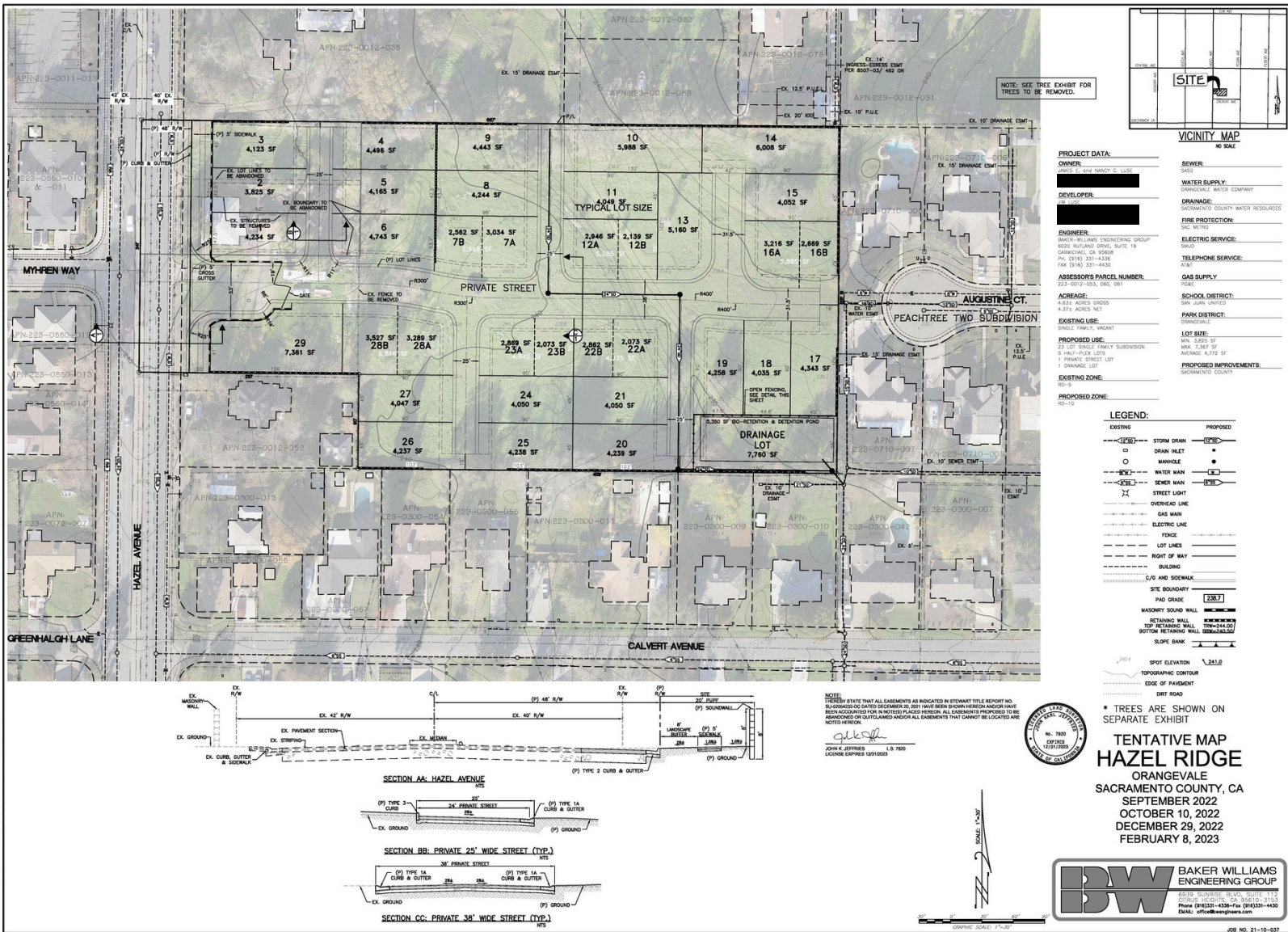
Hazel Ridge is situated in a family-friendly suburban area, renowned for its proximity to parks, green spaces, and recreational areas. The community is served by highly rated schools, making it an ideal location for families. Residents enjoy convenient access to nearby shopping centers and restaurants, as well as a variety of local events and activities. Additionally, Hazel Ridge offers easy access to hiking trails, bike paths, and outdoor activities near Folsom Lake, perfect for nature



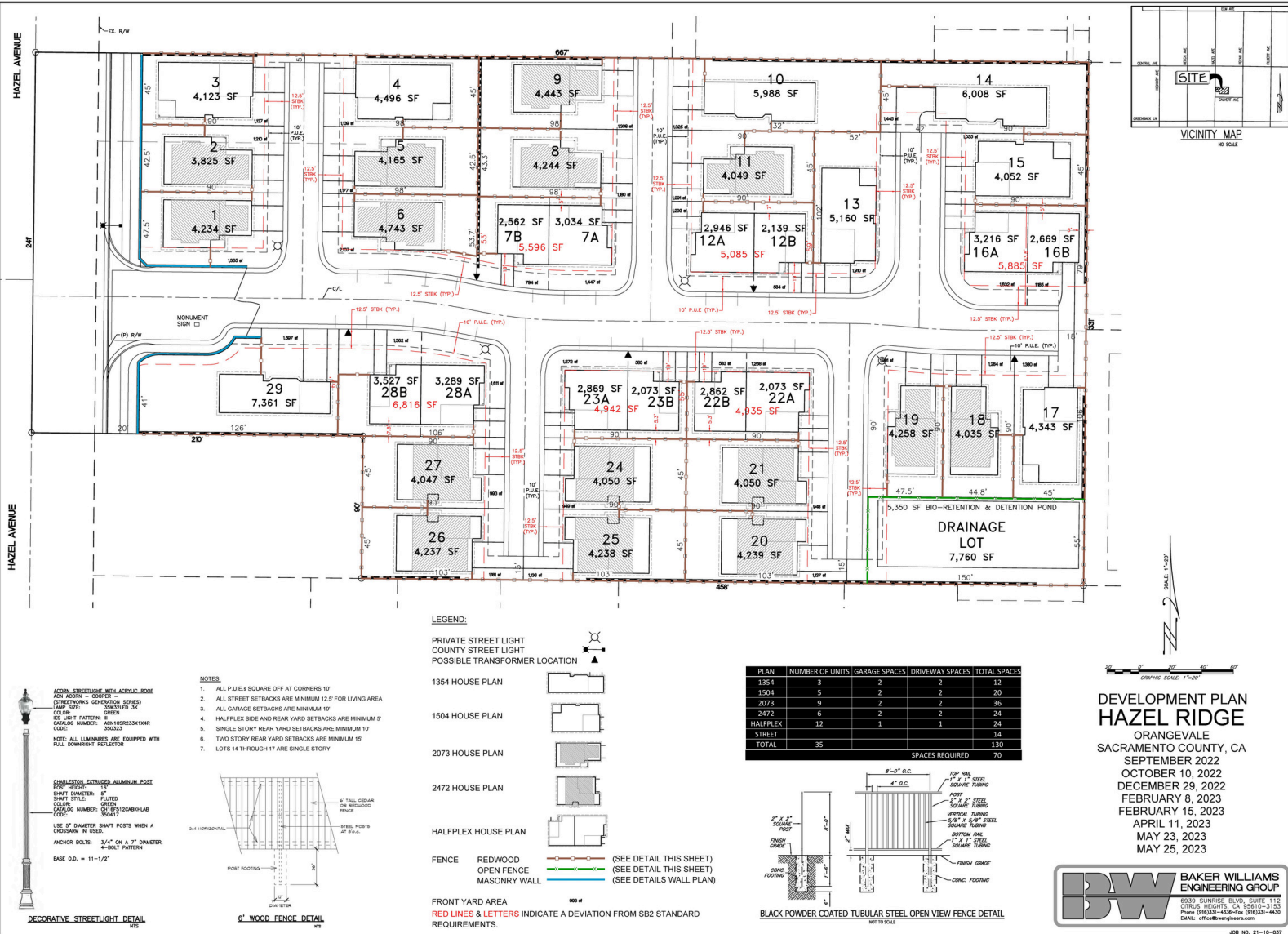
Hazel Ridge Tentative Map



Hazel Ridge Tentative Map



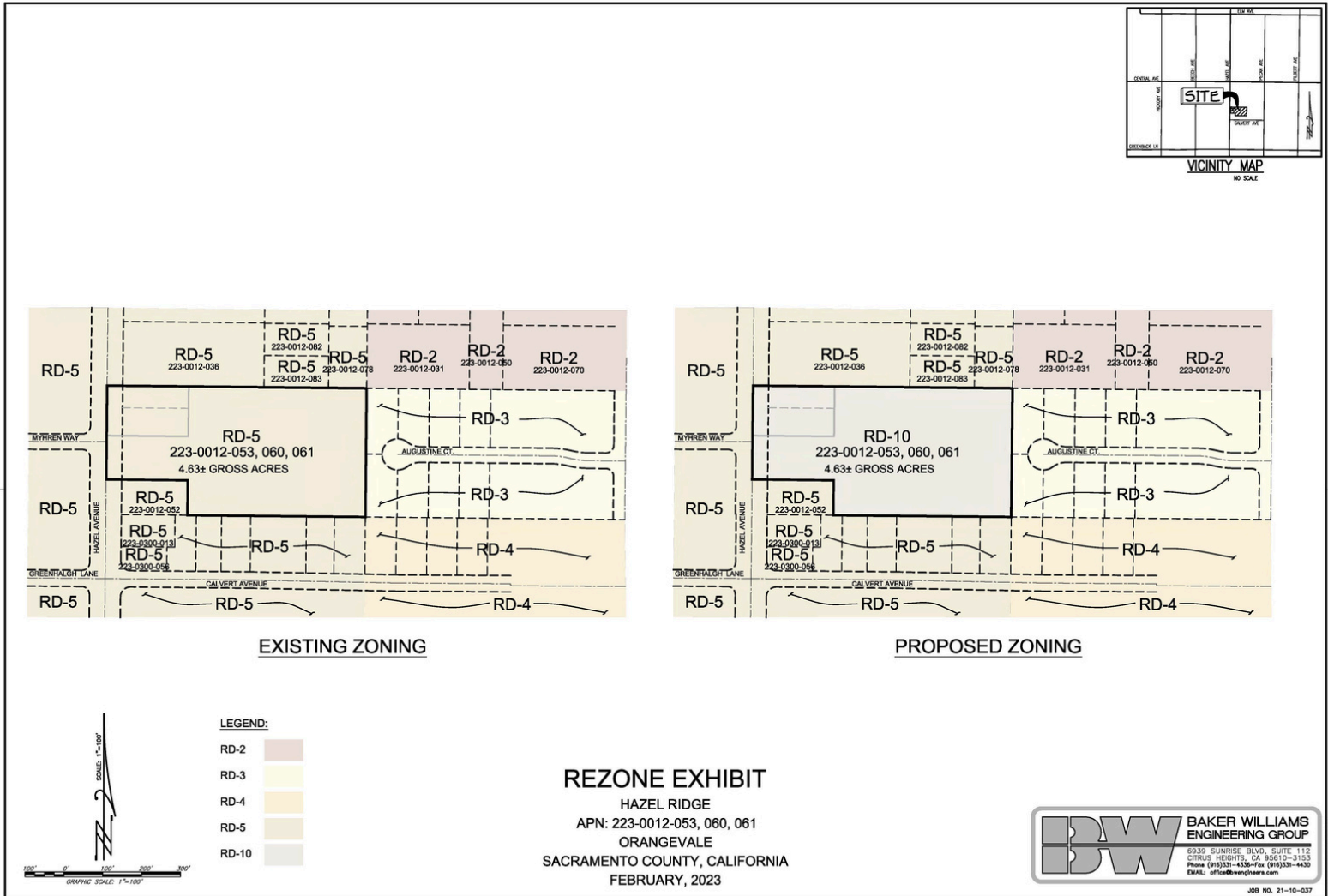
Hazel Ridge Site Plan



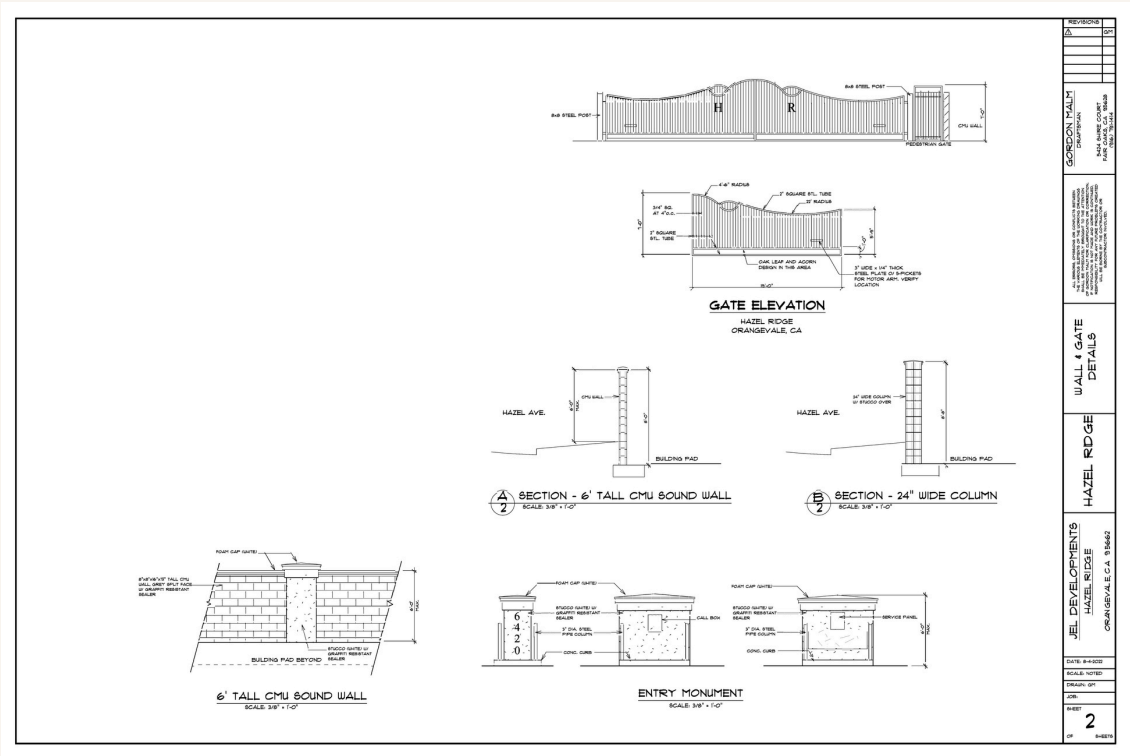
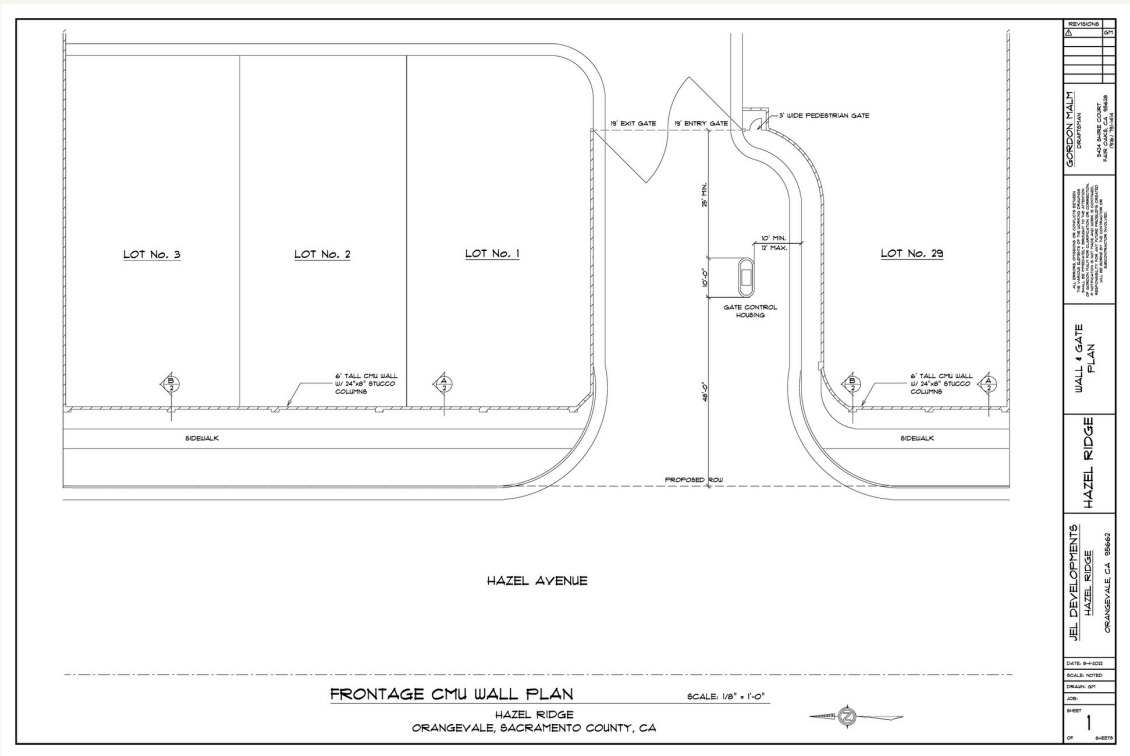
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Hazel Ridge Rezone Exhibit



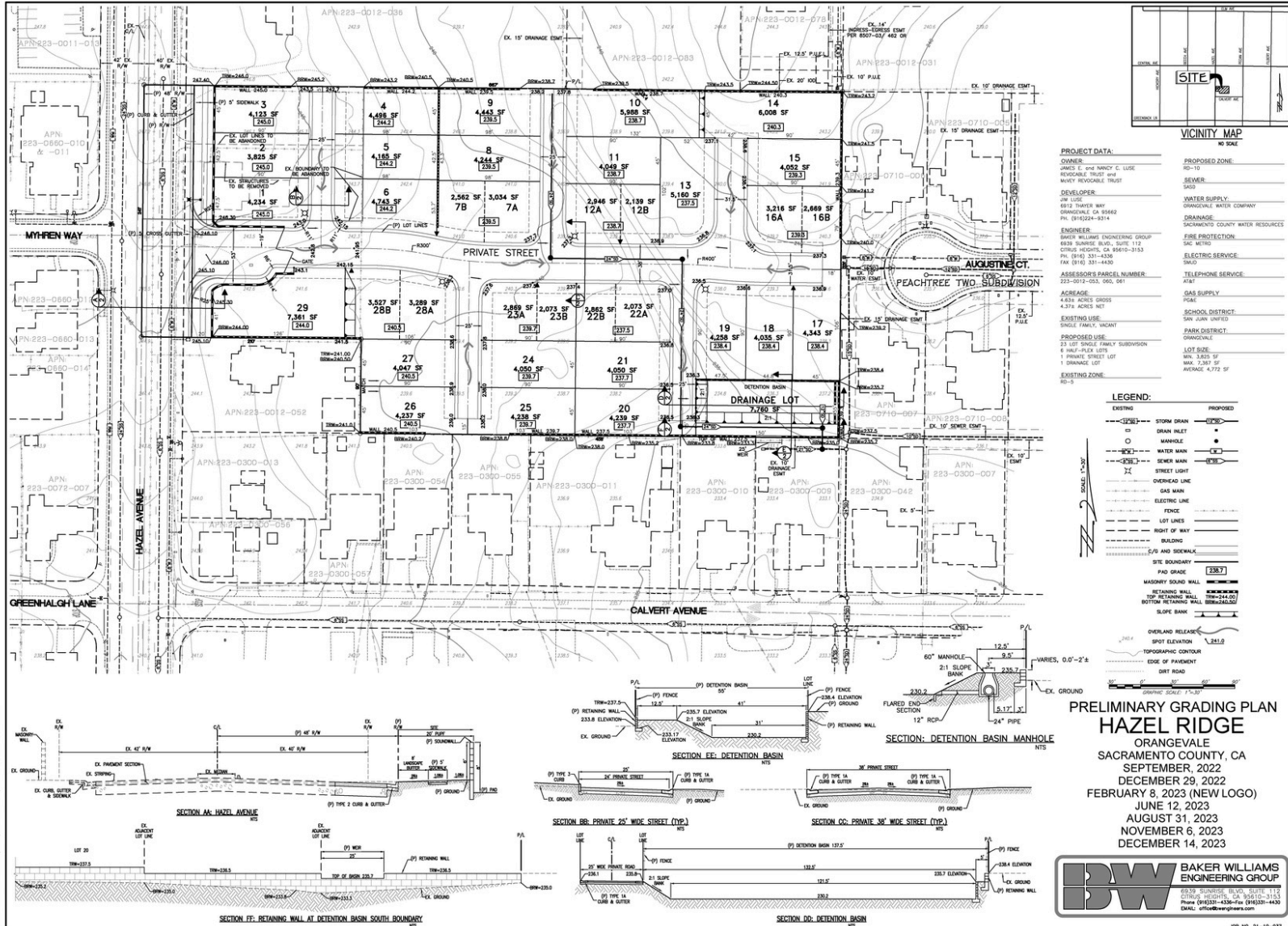
Hazel Ridge Gate and Wall Plan



Hazel Ridge Gate and Wall Plan



Hazel Ridge Grading Plan



**PRELIMINARY GRADING PLAN
 HAZEL RIDGE**
 ORANGEVALE
 SACRAMENTO COUNTY, CA
 SEPTEMBER 2022
 DECEMBER 29, 2022
 FEBRUARY 8, 2023 (NEW LOGO)
 JUNE 12, 2023
 AUGUST 31, 2023
 NOVEMBER 6, 2023
 DECEMBER 14, 2023

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Additional Information

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