

FOR GROUND LEASE

2565 Iron Point Road, Folsom, CA 95630

1.34 Acres



Folsom Ranch
+/- 10,000 New Home
Master Planned Community
(Under Construction)

UC DAVIS

Under Construction



East Bidwell

BevMo!



Iron Point Road

SITE



JOHN BRECHER
+1 916 440 1826
john.brecher@jll.com
RE License #01897931







DAVE WHITE
+1 916 440 1831
dave.white@jll.com
RE License #01759894

TORREN RAGAN
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828





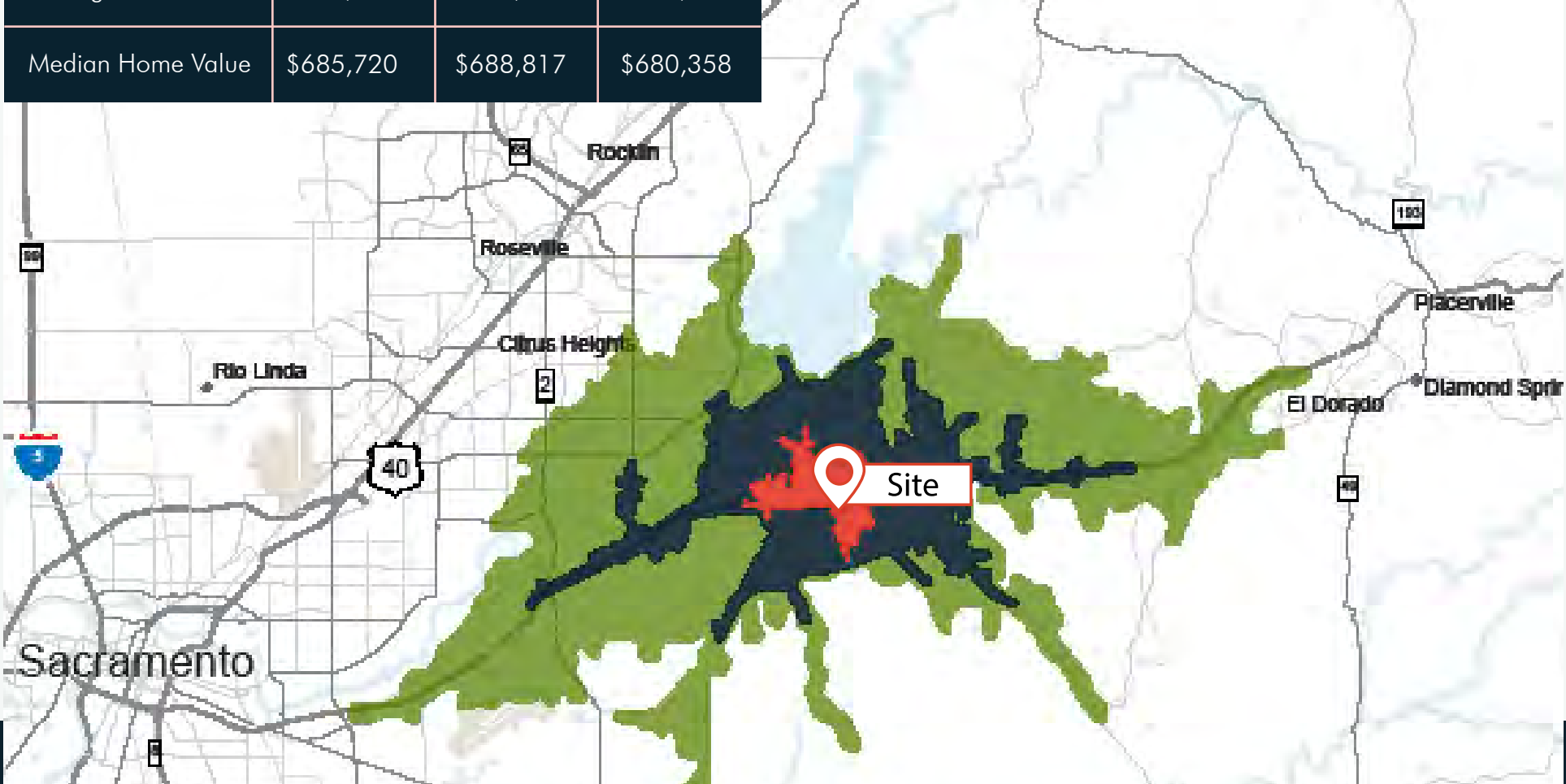
Property Info

- **Address**
2565 Iron Point Road
- **APN**
072-1190-062-0000
- **Parcel Size**
1.34 AC
- **Zoning**
C-3
- **Condition**
Off-site infrastructure completed
- **Link to City Zone**
[Country zoning](#)



Drive Time Map

Drive Time	5 Min	10 Min	15 Min
Population	12,046	79,291	195,141
Households	4,389	28,707	71,258
Average HH. Income	\$215,627	\$203,180	\$183,802
Median Home Value	\$685,720	\$688,817	\$680,358



Drive Time

5 Min

10 Min

15 Min

FOR GROUND LEASE

2565 Iron Point Road, Folsom, CA 95630

1.34 Acres



FOLSOM RANCH
Folsom Ranch
+/-10,000 New Home
Master Planned Community
(Under Construction)

UC DAVIS
Under Construction

JOHN BRECHER

+1 916 440 1826

john.brecher@jll.com

RE License #01897931

DAVE WHITE

+1 916 440 1831

dave.white@jll.com

RE License #01759894

TORREN RAGAN

+1 916 440 1827

torren.ragan@jll.com

RE License #02046828

