

VIENNA WOODS ESTATES — AUBURN, CA



RE/MAX Gold Commercial
2998 Douglas Blvd, #125
Roseville, CA 95661

Greg Diodati, CCIM
Broker Associate
(916) 538-3399 Mobile
DRE #00831160
greg@eleven11cre.com

OVERVIEW

18-lot entitled residential subdivision on 7.06 acres on Dairy Road in Auburn, Placer County. Final maps for Phase II and Phase III recorded June 12, 2018, in Book EE, Pages 15 and 16. Lots range from 5,095 to 26,531 SF, averaging 12,454 SF. A year-round stream crosses the site, with terrain running from level building pads to gently sloped lots. Current entitlements allow 18 single-family homes; zoning may support up to 4 units per lot, duplex, single-family, or single-family plus ADU, subject to City of Auburn approval.

PROPERTY HIGHLIGHTS

18 entitled single-family lots, final maps recorded 2018
Lot sizes 5,095-26,531 SF (avg 12,454 SF)
Year-round stream on site
Density upside to 4 units/lot, subject to City of Auburn approval

PROPERTY SUMMARY

Asking Price: \$1,800,000
Property Type: Vacant residential lots
Gross Site: 7.06+/- Acres
Total Lots: 18

LOCATION HIGHLIGHTS

Inside Auburn city limits, Placer County
Direct I-80 access to Sacramento and the Bay Area
Sierra foothill setting, historic downtown Auburn
Auburn Union Elementary / Placer Union High School District



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REPRESENTATIVE HOME DESIGNS



Representative architectural renderings from the approved plan set. Illustrative only, not a commitment to specific product, finish, or builder.



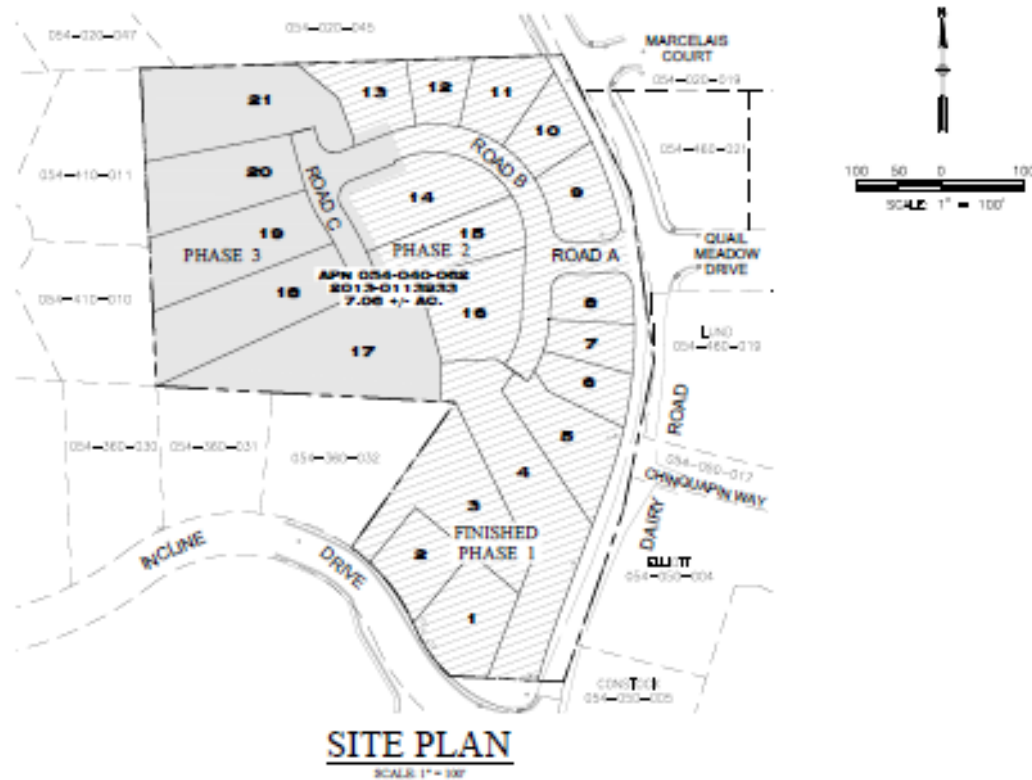
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SITE PLAN

VIENNA WOODS SUBDIVISION

APN 054-040-062
CITY OF AUBURN, CALIFORNIA



Phase 2 & Phase 3 combined, 18 lots offered. Phase 1 (bottom) previously developed and sold, not included in this offering.



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AREA DESCRIPTION

Auburn is the Placer County seat, sitting at the junction of I-80 and Historic Highway 49 in the western Sierra Nevada foothills, roughly 35 miles northeast of Sacramento. The city has about 13,800 residents and a median household income near \$82,700. It's bordered by the American River Canyon and built around a working historic downtown, not a manufactured one.

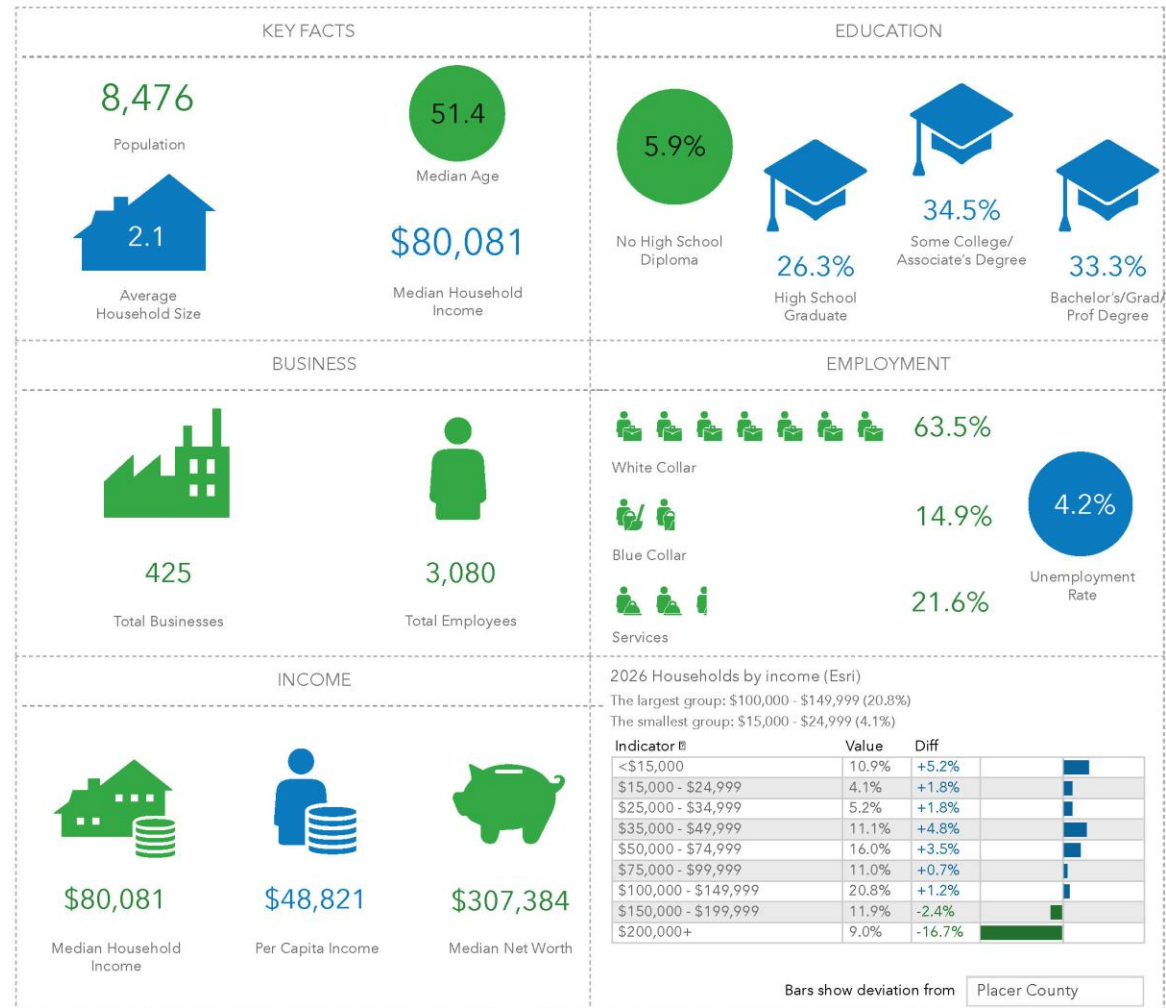
Gold Country tourism and steady in-migration from Sacramento keep single-family demand steady in the foothill corridor. Auburn has grown more slowly than Rocklin, Roseville, and Lincoln over the last decade, keeping existing inventory tighter. Figures below are Esri 2026 estimates, 1/2/3-mile rings.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	8,476	17,142	27,032
AVERAGE HH INCOME	\$108,607	\$115,982	\$117,468
MEDIAN AGE	51.4	48.3	47.4
HOUSEHOLDS	3,855	7,755	11,691

Key Facts

12190 Dairy Rd
Ring of 1 mile



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri



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COMPANY SUMMARY

RE/MAX Gold Commercial is a full-service commercial real estate brokerage serving the greater Sacramento region. The firm combines local market knowledge with the reach of the RE/MAX network to represent buyers, sellers, landlords, and tenants across all commercial property types.



Greg Diodati, CCIM

Broker Associate

greg@eleven11cre.com

916.218.7490 Office

916.538.3399 Mobile

DRE #00831160

Greg Diodati has been active in California commercial real estate since 1982 and has held the CCIM designation since 1985. He is a Broker Associate with RE/MAX Gold Commercial in Roseville, specializing in commercial investment property. Greg works as a trusted advisor to his clients, not a transaction broker, guiding owners and investors through every stage of a deal.



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18 ENTITLED LOTS AVAILABLE — AUBURN, CA

REMAX
COMMERCIAL

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