

**Hazel Station**

**Fast Facts**

**Station Overview**

Projected Daily Boardings 312  
 Park & Ride Capacity 430  
 Station Amenities:  
 Pedestrian shelters, information kiosks,  
 and telephones.

**Station Area Characteristics**

(¼ Mile Station Radius, 2000)

Resident Population 281  
 Median Age 44.8  
 Average Household Size 1.75  
 Population under 18 13.9%  
 Population 65 and older 22.1%  
  
 Median Household Income \$41,000  
 Median Family Household Income \$42,188  
 Per Capita Income \$29,510  
  
 Total Employment 894

**Station Area Population and Employment Projections 2000-2010**

Annual Population Growth Rate 0%  
 Annual Employment Growth Rate 0.5%

**Apartment Rents (January 2001)**

1-Bedrooms \$907/month  
 2-Bedrooms \$1,127/month  
 3-Bedrooms \$1,460/month

**Recent Property Sales (January – December, 2000)**

Vacant Land (1 sale) \$6/Sq. Ft.

**Asking Vacant Land Prices (January 2001)**

Light Industrial (1 lot) \$3.50/Sq.Ft.

**Planned Development Highlights**

Aerojet plans to sell 2,600 acres for residential development along Hwy 50.

**Auto Traffic Volumes (24 hour total)**

14,731 Folsom Blvd., west of Hazel Ave. (03/00)

Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., Sacramento County, SACOG, and BAE.

**STATION OVERVIEW**

RT will construct the Hazel Station on Folsom Boulevard, between Aerojet Road and Hazel Ave/Nimbus Road on Folsom Boulevard, north of the Aerojet property.



The Hazel Station will serve the new apartments across Folsom Boulevard, Aerojet employees, and commercial buildings along Folsom Boulevard. It will also likely attract park-and-ride commuters who would drive to the station from points further east along Highway 50.

Sacramento RT will own 5.3 acres south of the proposed station, which it intends to use for a park and ride lot. Sacramento RT also will need to purchase approximately 1.3 acres of right of way to build an access road from Nimbus Road to the park and ride lot. The lot could potentially be designed to allow for transit-oriented development.

Development within the Station Area is centered along Folsom Boulevard. Commercial and residential uses are located north of Folsom Boulevard, while industrial uses are to the south of Folsom Boulevard. The Station Area also includes vacant acreage that is part of the Aerojet property to the south. Aerojet recently received approval from federal court to sell a portion of its property (approximately 2,600 acres) for residential and commercial development. Other properties west of the Folsom Boulevard/Hazel intersection include a small fire station, a motel, a furniture retail store, and warehouse buildings.

Station Area residents tend to be older and live in smaller households than Folsom Corridor residents in general. In addition, the Hazel Station Area has the highest per capita income of any Folsom Corridor Station Area, at \$29,510 per person.

The Hazel Station area is one of the more active development locations within the Folsom Corridor. With the extensive Aerojet property on its south side, this Station Area also has a tremendous amount of development potential in its vicinity. With strong demographics, high residential rents, and overall strong demand for development in this part of Sacramento County, continuing strong demand should be expected for residential and office uses in this area both in the near and long-term. Residential product types could likely include upper-end apartments, and townhomes and condominiums for buyers who are priced out of the expensive City of Folsom market or who do not prefer single-family homes. Office uses will probably tend toward larger regional-oriented users while, at least in the near to mid-term, smaller local-serving office users may be more attracted to locations in the City of Folsom, where they would be closer to the primary population base that they would serve. Current retail leakage is modest and thus retail development potential is probably limited in the near term; however, as residential and office land uses continue to develop in the area, they will generate increasing opportunities for new convenience retail and services to serve residents and the daytime employee population over the long term.