

Residential Land for Sale

31639 - 31650 McCray Road, Cloverdale, CA



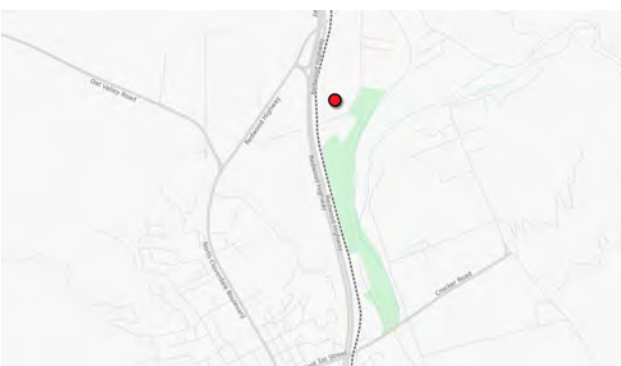
FEATURES

- ◆ Approximately 16.69± acres for the three parcels
- ◆ All parcels have underlying General Plan zoning of Medium Density Residential subject to city annexation
- ◆ All parcels are in the City of Cloverdale “Sphere of Influence” and urban growth boundaries

SALE PRICE

\$2,340,000

- ◆ Note: There is a 16.3 acre parcel adjacent to this site available through Russ Mayer - See attached flier on next page



Vicinity Map

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
POPULATION	11,642	13,776	73,006
AVG. HH INCOME	\$80,407	\$81,854	\$75,656

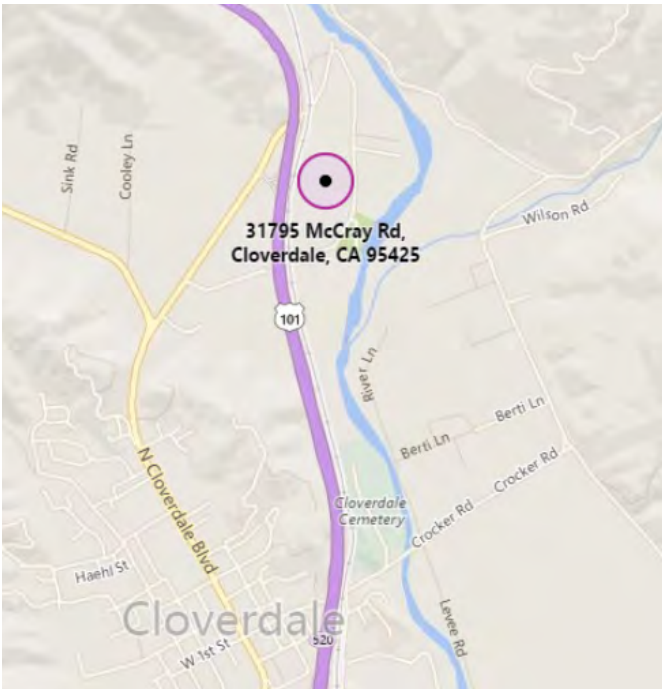


**KEEGAN & COPPIN
COMPANY, INC.**
ONCOR INTERNATIONAL

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Residential Development Land for Sale

31795 McCray Road, Cloverdale, CA



- 16.47± Acres Parcel # 115-150-067
- Alexander Valley World-Class Wine Region
- Walking Distance to New SMART Station
- Near the Cloverdale River Park and just a short drive to the Downtown Plaza
- Zoning Potential for up to 132 Single Family Residential Units
- Adjacent Properties are Offered for Sale
- Fastest Growing City in Sonoma County

SALE PRICE:
\$2,850,000

vicinity map



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

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DETAILS ON LAND AREA "A"

SALE PRICE

\$2,340,000

PARCELS

Approx. 16.69± Acres

115-150-007 : 7.48± Acres

115-150-068 : 7.21± Acres

115-150-074 : 2.00± Acres

COUNTY ZONING

RR-B8

General Plan Designation "Medium Density Residential" maximum 8 units/acre subject to annexation with the City of Cloverdale.

SIZE

16.69± Acres

DESCRIPTION OF AREA - FEATURES

This land is located directly off of Highway 101 and runs along McCray Road. The larger parcels have general plan designation with the City of Cloverdale as "Medium Density" residential, which allows a maximum of 8 residential units per net acre. The smaller 2 acre parcel has a general plan designation for "Low Density" residential, allowing 4 units per net acre. However, this parcel is in a flood plain and may only have use as "mitigation" lands.

These parcels will have to be annexed into the City of Cloverdale to be eligible for the application of these zoning designations.

DESCRIPTION OF LOCATION - AREA

This area is north of Downtown Cloverdale where Route 128 crosses Highway 101 and proceeds east to McCray Road. It is close to the future "Smart Train" depot (the depot already exists) across the street from the Cloverdale River Park and a short drive to downtown Cloverdale.



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Cloverdale is located in the picturesque Alexander Valley wine region of Sonoma County, just off Northern California Highway 101 about 15 miles north of Healdsburg. With good proximity to urban centers (30 miles north of Santa Rosa and within easy driving distance to Marin County/San Francisco and north to Arcata/Eureka), Cloverdale is evolving as a smart growth city with small town charm.

An Exceptional Place to Live

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Housing Characteristics

The number of housing units in Cloverdale has increased steadily since 1998. Today, Cloverdale has a balanced housing stock that includes first time buyer to luxury homes, active adult and senior living, apartment and townhome rentals and affordable housing.

Proactive Local Government

Cloverdale's business-friendly city council/city manager form of government, a proactive Chamber of Commerce and an engaged community have made well-planned growth and economic development a priority. The City is committed to the revitalization of its historic downtown and has completed a downtown Plaza, Performing Arts Center, History Center, and SMART Train Depot. The approved 2009 General Plan Update provides and encourages development opportunities and land sites for employers, retailers and mixed use projects in downtown and within the city's urban growth boundary and sphere of influence, a total area of approximately 7.0 square miles.

Growth and Trends

The city of Cloverdale is the fastest growing city in Sonoma County, with an annual average population increase of nearly 4 percent between 1998 and 2008.

