

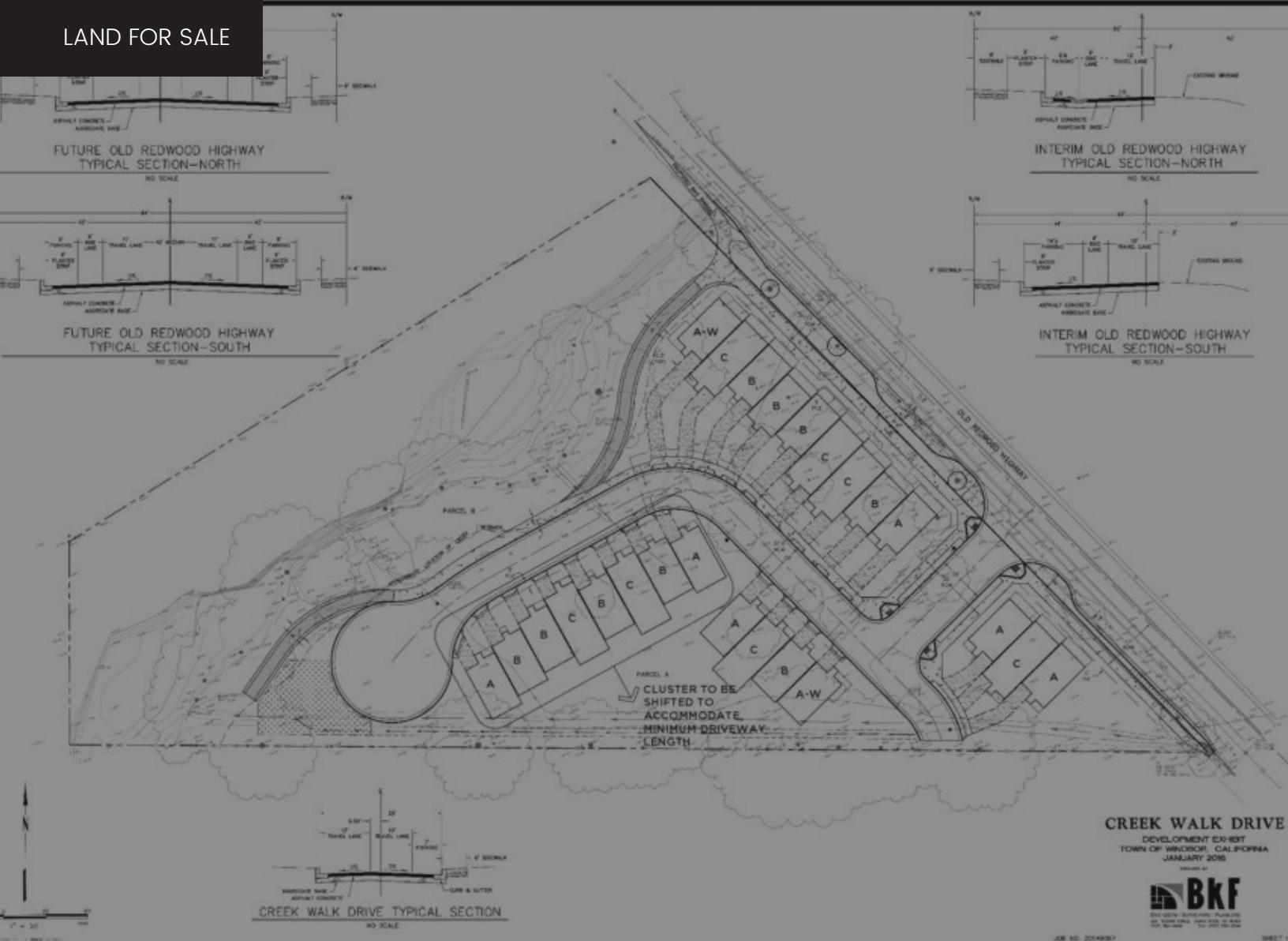


# CREEKWALK DEVELOPMENT OPPORTUNITY

## 6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WREALESTATE.NET

LAND FOR SALE



PRESENTED BY:

TODD SCHAPMIRE

GARY NEGRI

707.570.9855

707.975.0321

TODD@WREALESTATE.NET

GARYNEGRI@GMAIL.COM

BRE #01414195

BRE #01472076

# TABLE OF CONTENTS

**6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403**

LAND FOR SALE

PROPERTY INFORMATION	<b>3</b>
PLANS	<b>6</b>
SITE PLANS	<b>11</b>
LOCATION INFORMATION	<b>14</b>
DEMOGRAPHICS	<b>18</b>

All materials and information received or derived from W Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither W Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. W Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. W Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. W Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by W Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

**Todd Schapmire**, REALTOR®/Team Leader

**Gary Negri**,



SECTION: 1

# PROPERTY INFORMATION

**SECTION: 1**

500 BICENTENNIAL WAY  
SUITE 310  
SANTA ROSA, CA 95403  
WREALESTATE.NET

**PRESENTED BY:**

**TODD SCHAPMIRE**

707.570.9855

TODD@WREALESTATE.NET

**BRE #01414195**

**GARY NEGRI**

707.975.0321

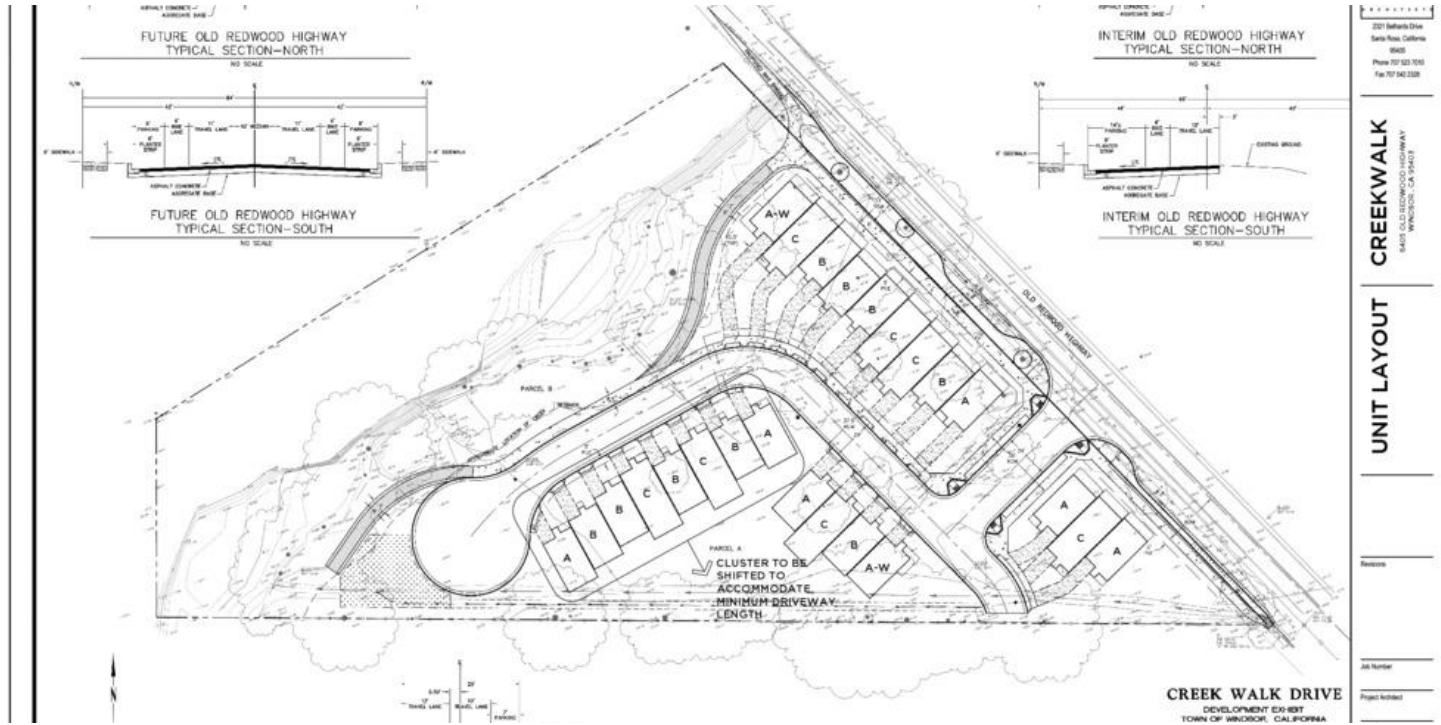
GARYNEGRI@GMAIL.COM

**BRE #01472076**

# EXECUTIVE SUMMARY

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE



## OFFERING SUMMARY

**Sale Price:** \$1,800,000

**Price / Acre:** \$399,113

**Lot Size:** 4.51 Acres

**Zoning:** CITYWI

## PROPERTY OVERVIEW

Development opportunity for residential subdivision in great Windsor area. Tentative plans and maps already available for townhome development with common area.

## LOCATION OVERVIEW

Conveniently located in Windsor off Old Redwood Highway with easy Highway 101 access.

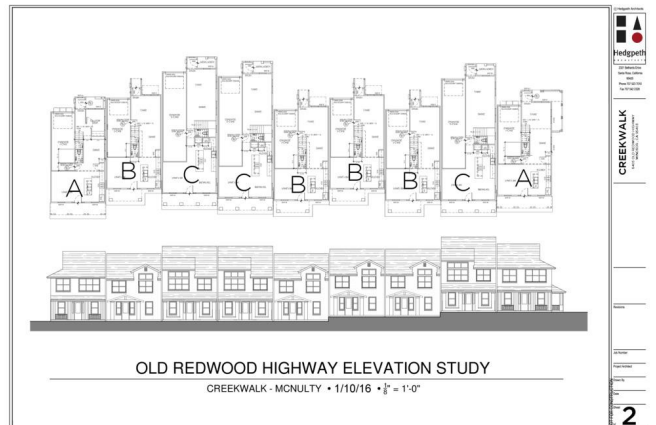
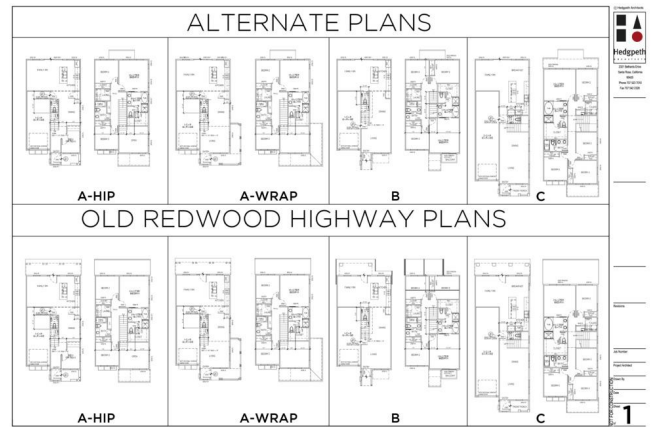
# COMPLETE HIGHLIGHTS

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE

## PROPERTY HIGHLIGHTS

- Tentative plans for residential subdivision
- 24 two-story units
- Approximately 1,400' to 1,800' townhomes with garages
- Public water and sewer
- Planning Commission has provided preliminary approval based on tentative map
- Great central location
- Access from Old Redwood Highway





SECTION: 2

# PLANS

**6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403**

500 BICENTENNIAL WAY  
SUITE 310  
SANTA ROSA, CA 95403  
WREALESTATE.NET

**PRESENTED BY:**

**TODD SCHAPMIRE**

707.570.9855

TODD@WREALESTATE.NET

**BRE #01414195**

**GARY NEGRI**

707.975.0321

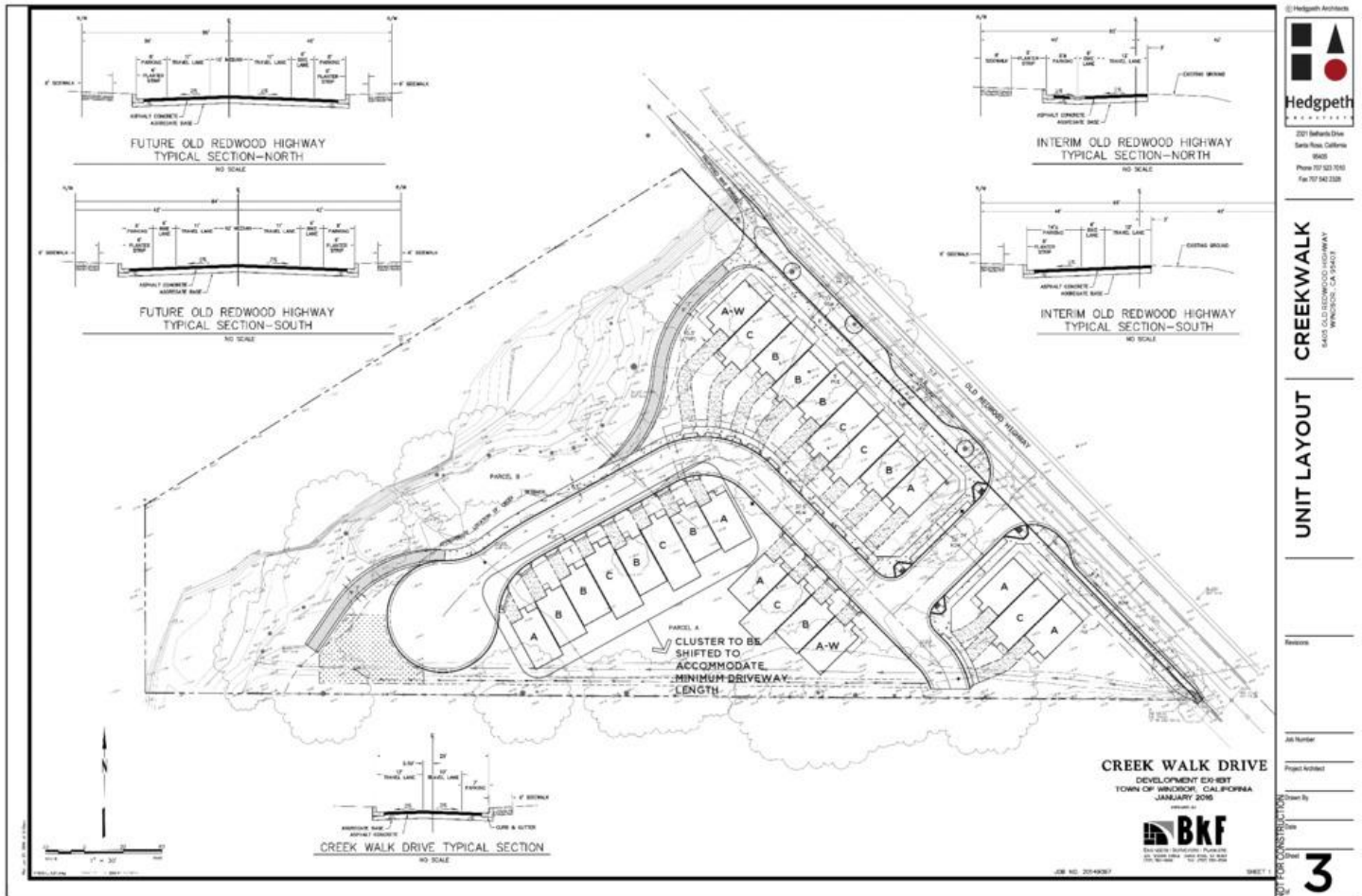
GARYNEGRI@GMAIL.COM

**BRE #01472076**

# UNIT LAYOUT

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE



# ELEVATION STUDY

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE

The image displays an architectural elevation study. The top portion consists of a series of floor plans for a building, with sections labeled A, B, and C. Section A is located at the far left and far right ends, while sections B and C are distributed in the middle. Below the floor plans is a perspective rendering of the building's facade, showing a two-story structure with multiple windows and a central entrance. The drawing is enclosed in a rectangular border.

**OLD REDWOOD HIGHWAY ELEVATION STUDY**  
CREEKWALK - MCNULTY • 1/10/16 •  $\frac{1}{8}'' = 1'-0''$

**Hedgpeth Architects**  
221 Roberts Drive  
Santa Rosa, California  
95403  
Phone 707 523-7168  
Fax 707 542-3328

**CREEKWALK**  
ARCHITECTS  
1400 OLD REDWOOD HIGHWAY  
WINDSOR, CA 95403

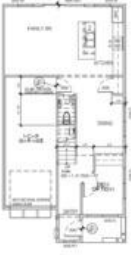



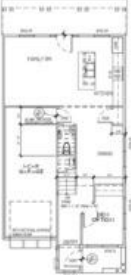



Job Number \_\_\_\_\_  
Project Address \_\_\_\_\_  
Drawn By \_\_\_\_\_  
Date \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_

**2**

# ALTERNATE PLANS

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE

ALTERNATE PLANS			
 <b>A-HIP</b>	 <b>A-WRAP</b>	 <b>B</b>	 <b>C</b>
OLD REDWOOD HIGHWAY PLANS			
 <b>A-HIP</b>	 <b>A-WRAP</b>	 <b>B</b>	 <b>C</b>

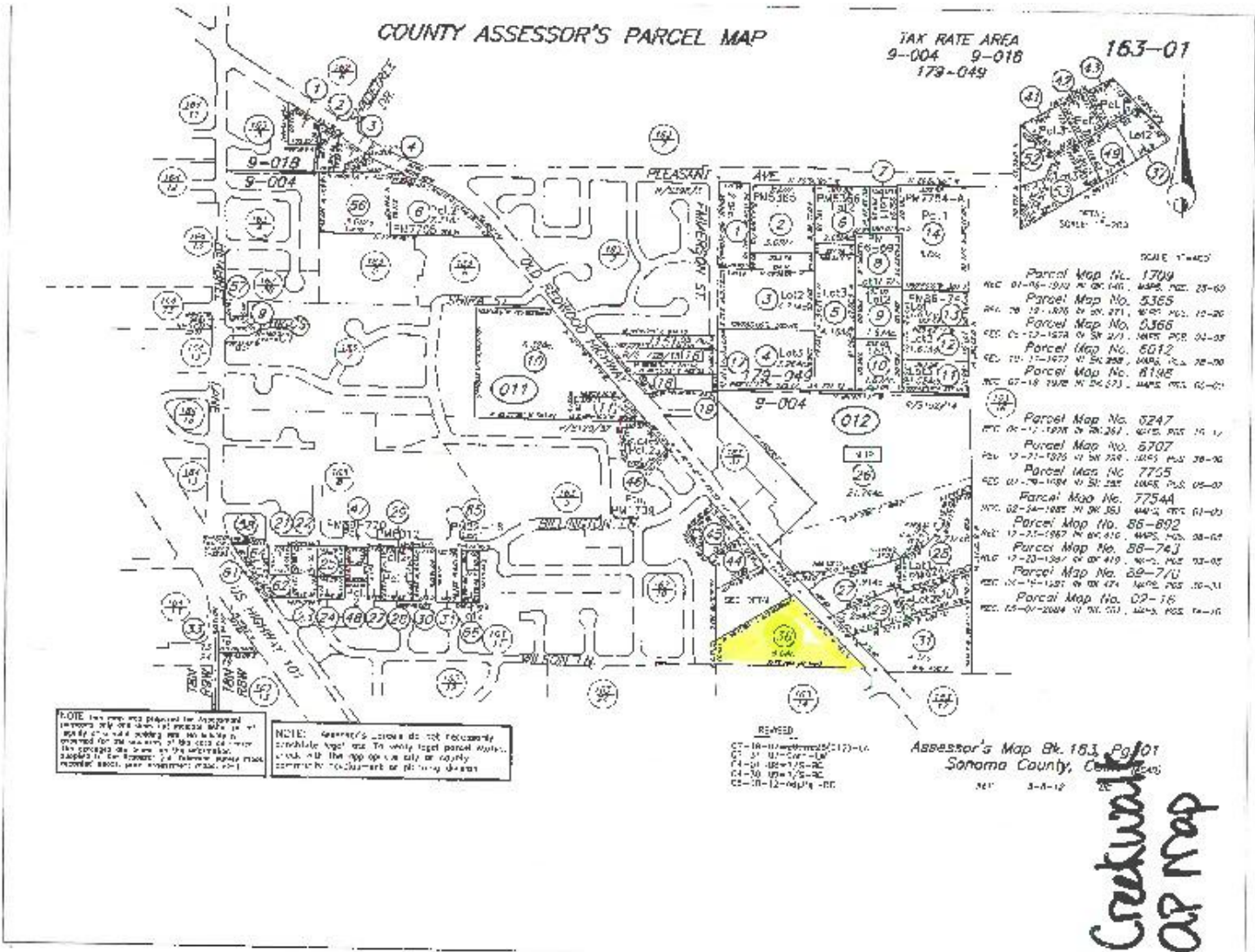
Hedgpeth Architects  
2271 Redwood Drive  
Santa Rosa, California  
95403  
Phone 707 533-7163  
Fax 707 542-3328

Revisions  
Job Number  
Project Address  
Drawn By  
Date  
Checked By  
Date  
**1**

# ASSESSOR'S PARCEL MAP

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE





SECTION: 3

## SITE PLANS

**6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403**

500 BICENTENNIAL WAY  
SUITE 310  
SANTA ROSA, CA 95403  
WREALESTATE.NET

**PRESENTED BY:**

**TODD SCHAPMIRE**

707.570.9855

TODD@WREALESTATE.NET

**BRE #01414195**

**GARY NEGRI**

707.975.0321

GARYNEGRI@GMAIL.COM

**BRE #01472076**

# SITE PLAN

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

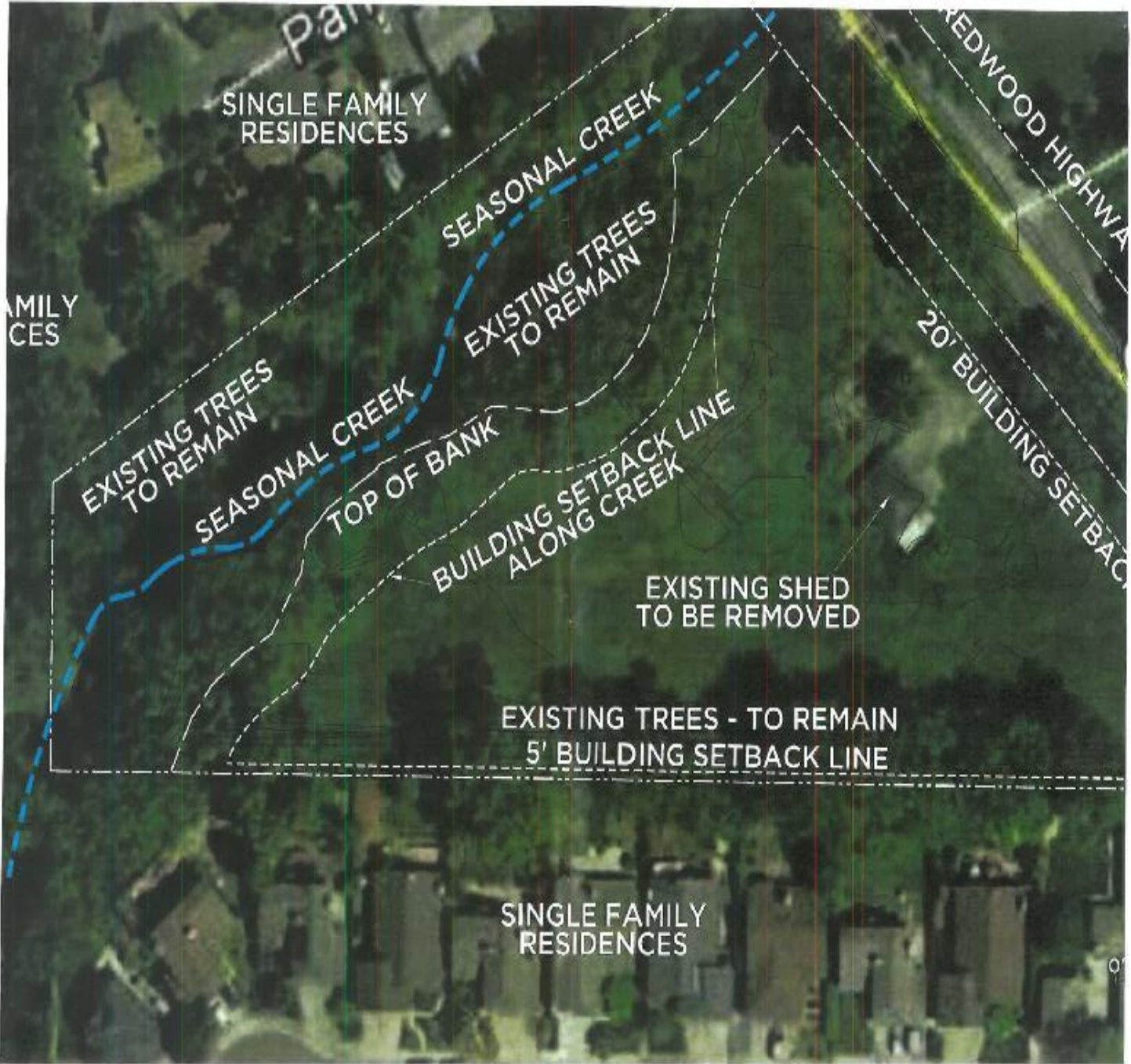
LAND FOR SALE



# SITE PLAN

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE





SECTION: 4

## LOCATION INFORMATION

**6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403**

500 BICENTENNIAL WAY  
SUITE 310  
SANTA ROSA, CA 95403  
WREALESTATE.NET

**PRESENTED BY:**

**TODD SCHAPMIRE**

707.570.9855

TODD@WREALESTATE.NET

**BRE #01414195**

**GARY NEGRI**

707.975.0321

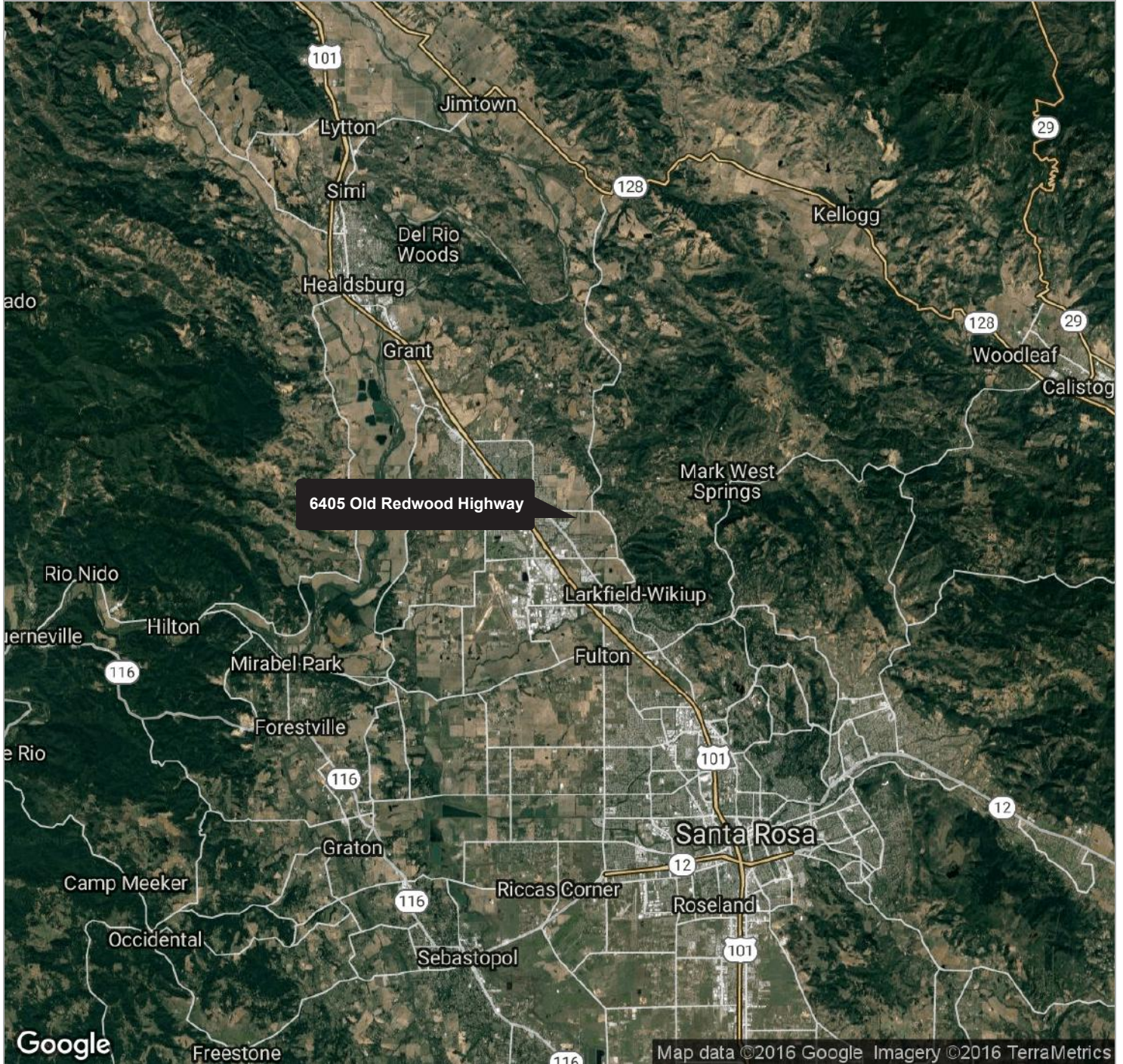
GARYNEGRI@GMAIL.COM

**BRE #01472076**

# REGIONAL MAP

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

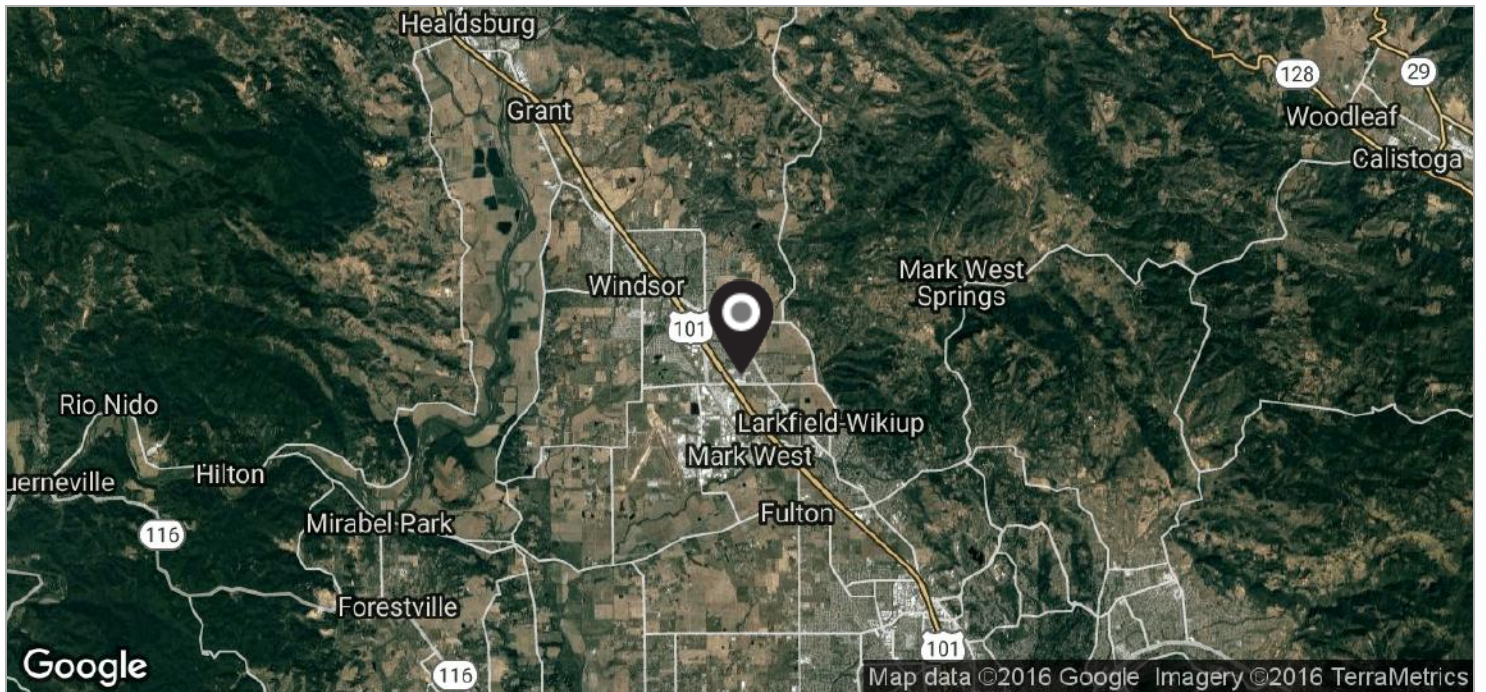
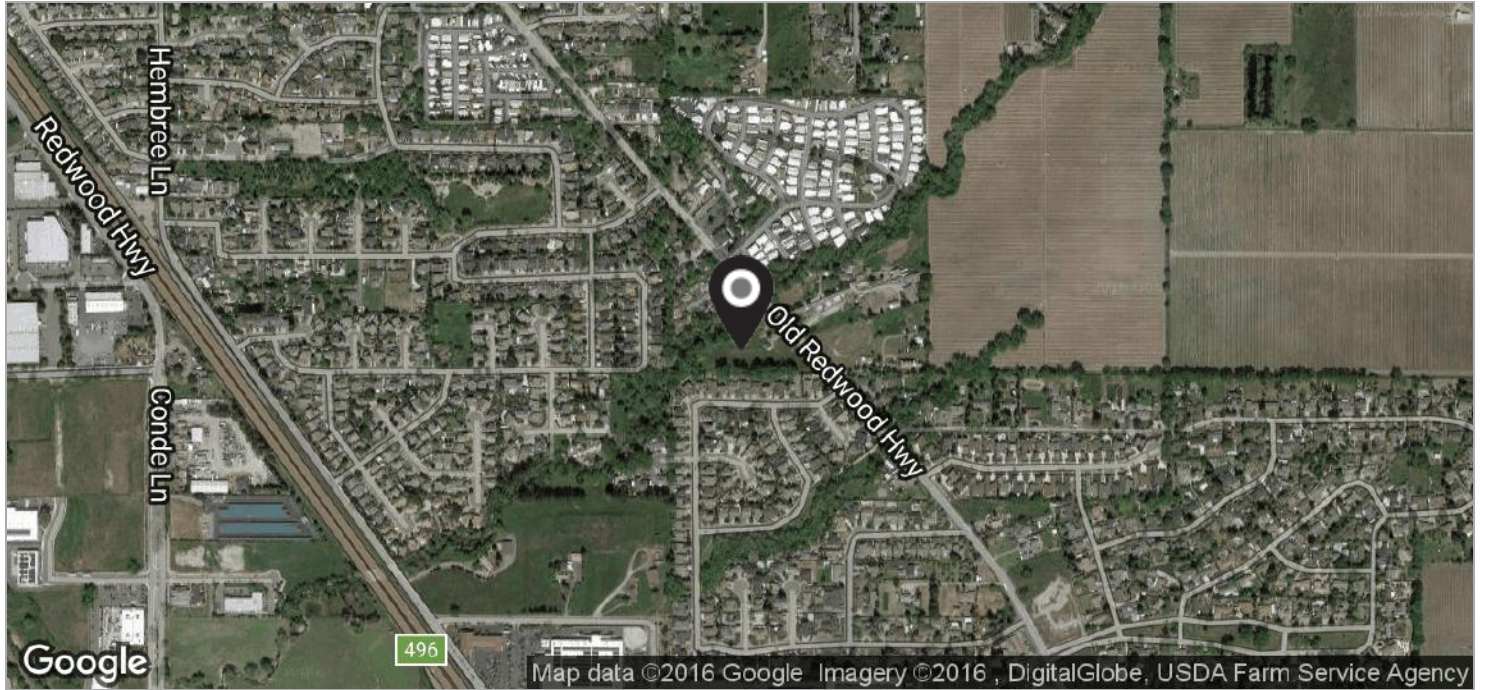
LAND FOR SALE



# LOCATION MAPS

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

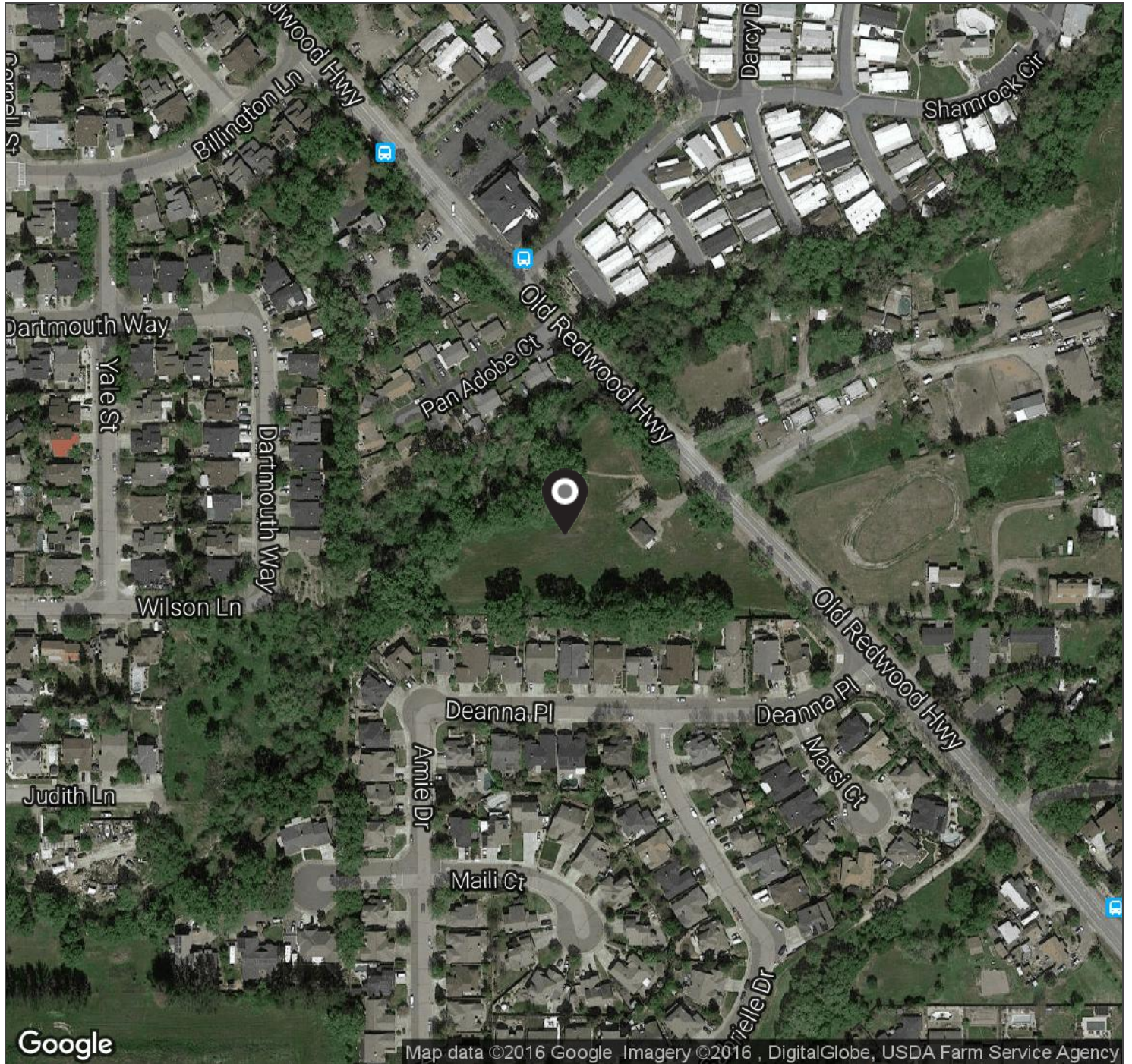
LAND FOR SALE



# AERIAL MAP

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE





SECTION: 5

## DEMOGRAPHICS

**6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403**

500 BICENTENNIAL WAY  
SUITE 310  
SANTA ROSA, CA 95403  
WREALESTATE.NET

**PRESENTED BY:**

**TODD SCHAPMIRE**

707.570.9855

TODD@WREALESTATE.NET

**BRE #01414195**

**GARY NEGRI**

707.975.0321

GARYNEGRI@GMAIL.COM

**BRE #01472076**

# DEMOGRAPHICS REPORT

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE

	1 MILE	3 MILES	5 MILES
<b>Total households</b>	2,135	10,535	22,467
<b>Total persons per hh</b>	2.8	2.7	2.7
<b>Average hh income</b>	\$77,941	\$81,253	\$84,990
<b>Average house value</b>	\$515,201	\$521,670	\$555,216

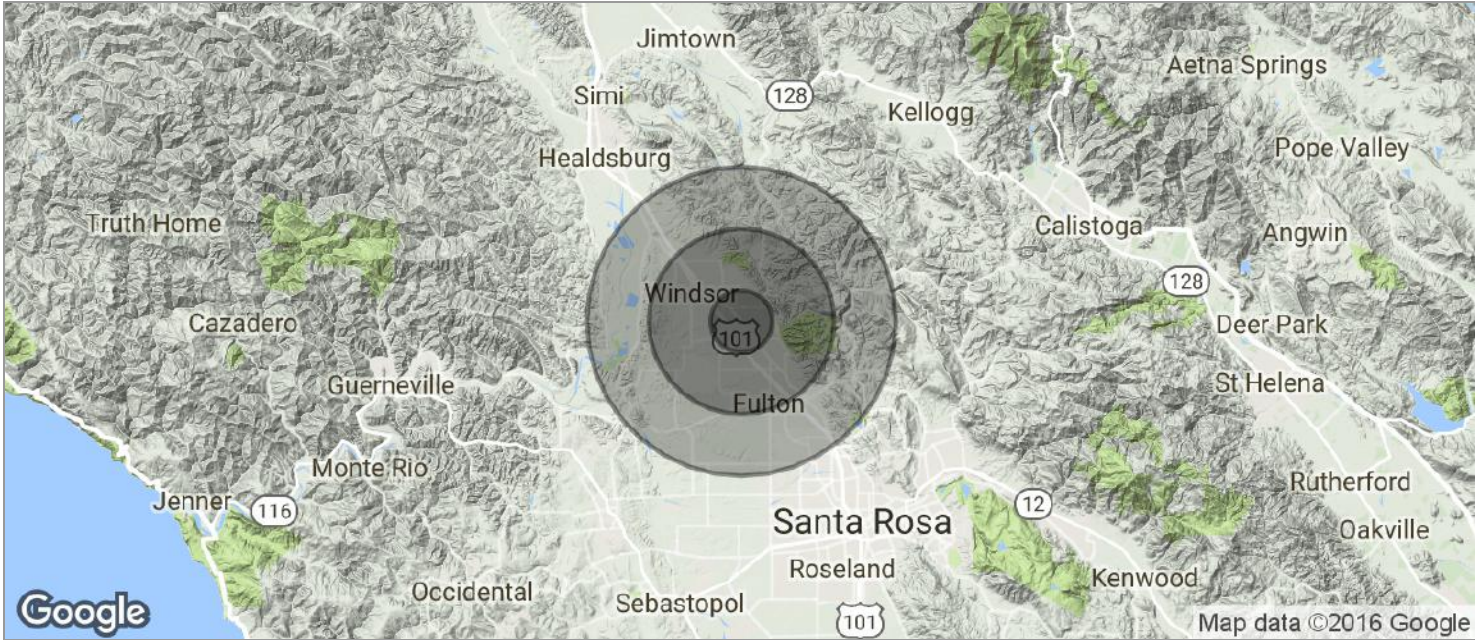
	1 MILE	3 MILES	5 MILES
<b>Total population</b>	5,932	28,834	60,623
<b>Median age</b>	37.3	38.3	38.2
<b>Median age (male)</b>	36.9	36.6	37.0
<b>Median age (female)</b>	38.1	40.5	39.8

*\* Demographic data derived from 2010 US Census*

# DEMOGRAPHICS MAP

6405 OLD REDWOOD HIGHWAY, WINDSOR, CA 95403

LAND FOR SALE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,932	28,834	60,623
MEDIAN AGE	37.3	38.3	38.2
MEDIAN AGE (MALE)	36.9	36.6	37.0
MEDIAN AGE (FEMALE)	38.1	40.5	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,135	10,535	22,467
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$77,941	\$81,253	\$84,990
AVERAGE HOUSE VALUE	\$515,201	\$521,670	\$555,216

\* Demographic data derived from 2010 US Census