

EAGAL LAKES RESORT

SAN JOAQUIN VALLEY



Your Private Estate or Private Membership Club

The
CHICKERING
Company, Inc.

Ranch & Recreational Property Broker



Executive Summary

Eagal Lakes Resort is a remarkable 113-acre riverfront recreational oasis located in the San Joaquin Valley.

Over the past twenty-seven years, the current owners have developed a private recreation club and corporate event site featuring lakes for water sports, miles of trails, a Tuscan-style outdoor pavilion, food service facilities, and much more.

With more than a mile of frontage on the beautiful San Joaquin River, this unique property is turnkey for continued operation as a private members club, or could be recast as a private estate thanks to a host of building permits that have been grandfathered in as well as pre-1914 riparian water rights.

The gated property offers true privacy and that “getting away from it all” feeling yet is conveniently situated just an hour from San Francisco, San Jose, and Sacramento.

The area’s population has grown by nearly 40% since 2000 thanks in large part to the arrival of Amazon, Sutter Health, Kaiser Permanente, FedEx, Tesla and others. This rapid growth coupled with abundant natural resources and beauty offer an excellent investment opportunity.



Property Description

Eagal Lakes Resort includes a large 20 +/- acre man-made water sport lake for beaching, swimming, water skiing, wake boarding, kayaking, windsurfing, sailing, paddle boarding, and more.

A 3,600-square-foot building overlooks the property and is currently used as an office with guest restroom facilities. Plans are underway for the addition of a bar/bistro, storage and two more office spaces along with outdoor deck. Construction is scheduled for spring with a completion date in early summer 2020 pending county approval.

This building could be converted into a home, guest lodge, or additional office space with a county permit occupancy change. A second future building site is permitted for a 7,500-square-foot structure of choice. Construction permit start valid until 2027 (call for permit information).

A beautiful redwood sun deck, lake-front lawn, and 250 feet of beach provide a relaxing setting near the water for resort members and guests. (The current adjacent bar/bistro is being moved and expanded to the main building described above.) A large boat dock with shade cover, deck, outdoor shower, boat slip, and launch ramp provides easy access to the sport lake.

A 1.5-acre front lawn is perfect for concerts, large corporate events or outdoor play, and a nearby 15-acre open space provides parking for events with up to 3,000 attendees. The resort's

primary parking area accommodates over 100 cars and a paved parking lot fits approximately 30 vehicles.

A mile-long stretch of riverfront along the San Joaquin River offers opportunities to enjoy the natural beauty of this historic river as it winds its way from the Sierra Nevada mountains to the San Francisco Bay. Relax in privacy along the majestic riverfront with sand beach and beautiful lawn area with adjacent basketball and sand volleyball courts, fish or pull your recreational vehicles up on your own private beach away from the main resort activities.

The southeast area of the resort property has a 13-acre catch-and-release natural riparian big-mouth bass fishing lake stocked with large mouth black bass, crappie all surrounded with miles of trails for hiking, biking, and running.

The 113-acre property also features camping locations with fire rings, a competition size horseshoe pit, dog beach, and nine-hole disc (frisbee) golf course.



Locale

The property is located near Tracy, California and is surrounded by farmland and the San Joaquin River.

The resort is easily accessible by car from Highway 5 and Interstate 205 and is just one hour away from San Francisco, San Jose, and Sacramento. Downtown Tracy, population 90,000+/-, is 10 miles away. Along with all major retail stores, Tracy is home to distribution centers for Amazon, Costco, FedEx, Safeway, Crate and Barrel and others, which underscores the resort's excellent location.

The resort is just over the Altamont Pass and 30 minutes away is the Tri-Valley area, which includes Livermore, Pleasanton, Dublin, San Ramon, Danville, Alamo, Blackhawk and Diablo.

San Francisco International Airport is just over an hour away from the property, Stockton Metro Airport is 30 minutes, and Tracy Municipal Airport is just 13 miles. There is also a private airport across the street from the property, room to land a helicopter on the 15-acre open space area, and a lake landing is possible with a floatplane.



Improvements, Equipment & Amenities

This turnkey property has been operating for approximately ten years as a members-only private resort and corporate event site. Further development was planned and permitted by the owners who have decided to retire. The following are descriptions of the property assets that are included with the sale.

Main Building

The resort's headquarter building is 3,600 square feet. It includes restrooms and office space. There are plans and permits for completion of a full catering kitchen, bar, storage and two additional office spaces which are currently in plan check to begin construction in early spring.

Second Building Site

A 7,500 square foot building that will overlook the bass lake is permitted for future build out until 2027. The raised building site pad has already been completed.



Tuscan Outdoor Pavilion

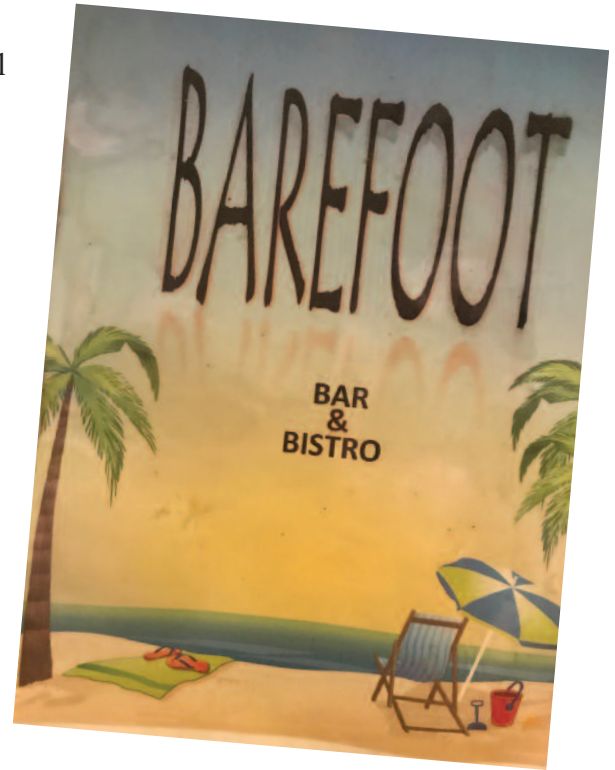
This outdoor pavilion, located on the San Joaquin River, includes a 25-foot bar with market lighting, dance floor, executive portable restrooms and can seat up to 500 on the lawn areas. Perfect for outdoor “destination” beach weddings, corporate retreats, family gatherings, or just tranquil relaxation. Just adjacent to the pavilion is the beautiful white sand beach with sand volleyball and a little further away, a competition size basketball court/lawn area.



Bar and Bistro (Moving to Main Building spring 2020)

The walk up or dine in bar and bistro offers food and full bar services. Make your order at the window and take seat on one of the outdoor bistro tables on the beautiful patio or deck overlooking the lake and property or come inside where it's air-conditioned.

The bar and bistro come complete with bistro equipment, a dish TV for the sport enthusiast. A full liquor and catering license are being sold separately.





Water Sport Equipment

The resort comes with six pedal boats, six kayaks, and six stand up paddle boards with custom trailer, floating swim platform, beach loungers, picnic tables, umbrellas, patio tables/chairs, tenting and event tables/chairs/catering items and riding lawn mower.

Bathrooms

Portable executive restroom trailer complete with 3 women's and 2 men's stalls for special event use and Tuscan Pavilion beach area (Must be moved from beach Nov 1-May 1)

Lakeside Storage / Pump Room

An 800-square-foot concrete block pump room with back-up irrigation pump sits lake-side and also provides convenient storage for outdoor equipment. (The Bar/Bistro was located here and is being moved.)

Mobile Office

A 40-foot mobile building, which is complete with office furniture and equipment, can be moved to second building mound and used for management, caretaker's office or. It can be used for management, caretaker's office, and more with county occupancy permit.



Recreation and Relaxation

The Eagal Lakes Resort is a year round recreation and relaxation paradise. The Mediterranean climate is ideal for water sports in the warm season, which runs from spring to late fall. Other sports can be enjoyed during any season.

Activities on the private man-made lake include kayaking, stand-up paddle boarding, windsurfing, sailing, pedal boating, water skiing, wake boarding and swimming. One side of the lake includes a competitive slalom course.



Miles of trails are ideal for biking, walking and running. A competitive 5K course is marked and the resort has hosted many 5k, obstacle challenges and sprint triathlons.

The 13-acre catch-and-release bass lake and adjacent area are perfect for recreational fishing and connecting with the local wildlife. Bass tournaments, traditional camping, Glamping (camping with amenities and comforts), toasting marshmallows and hot dogs in the fire pits, are all possible.

The San Joaquin River borders the property on three sides and provides over a mile of river frontage that includes beautiful sandy beaches and tree-lined shores.

The outdoor horseshoe pit, frisbee golf course, and basketball and sand volleyball courts offer additional outdoor activities.

The resort is complete with loungers, umbrellas, patio tables and chairs, picnic tables and more. The bar/bistro even has a satellite dish for viewing sporting events.







Water and Utilities

There is PG&E power to the property. The main building has a septic system and a propane tank. A private well provides potable water for drinking and showers.

The property has grandfathered Pre-1914 Riparian water rights and there are two pumps that deliver water from the San Joaquin River to the property. One is used for irrigation and the other is dedicated to the man-made lake. There is also an additional accessory back-up pump.

There is also a fire suppression system with hydrants, which drafts water from the man-made lakes.

Zoning and Permits

The property is zoned Ag 40 (not in the Williamson Act) and currently has a specific Use Permit for a Private Waterski Club and events. Ag 40 uses include Camping, Watersports, Fishing. The following additional permits are available for review upon request:

Use Permit

Building Permits

Road Easements

Fish and Game

Reclamation District

DWR

Broker's Comments

This resort has the most desirable feature for any private or recreational property, water, and lots of it. The scale of the two private man-made lakes is truly remarkable with the ability to waterski and land a float plane on one of the lakes. When you add a bass fishery in the other lake and more than a mile of river frontage for more fishing, boating, and other recreation, this property is arguably one of the most complete water recreation resorts in California. The use permits that are in place are next to impossible to obtain today, provide wide-ranging opportunities for the new owner.

Price

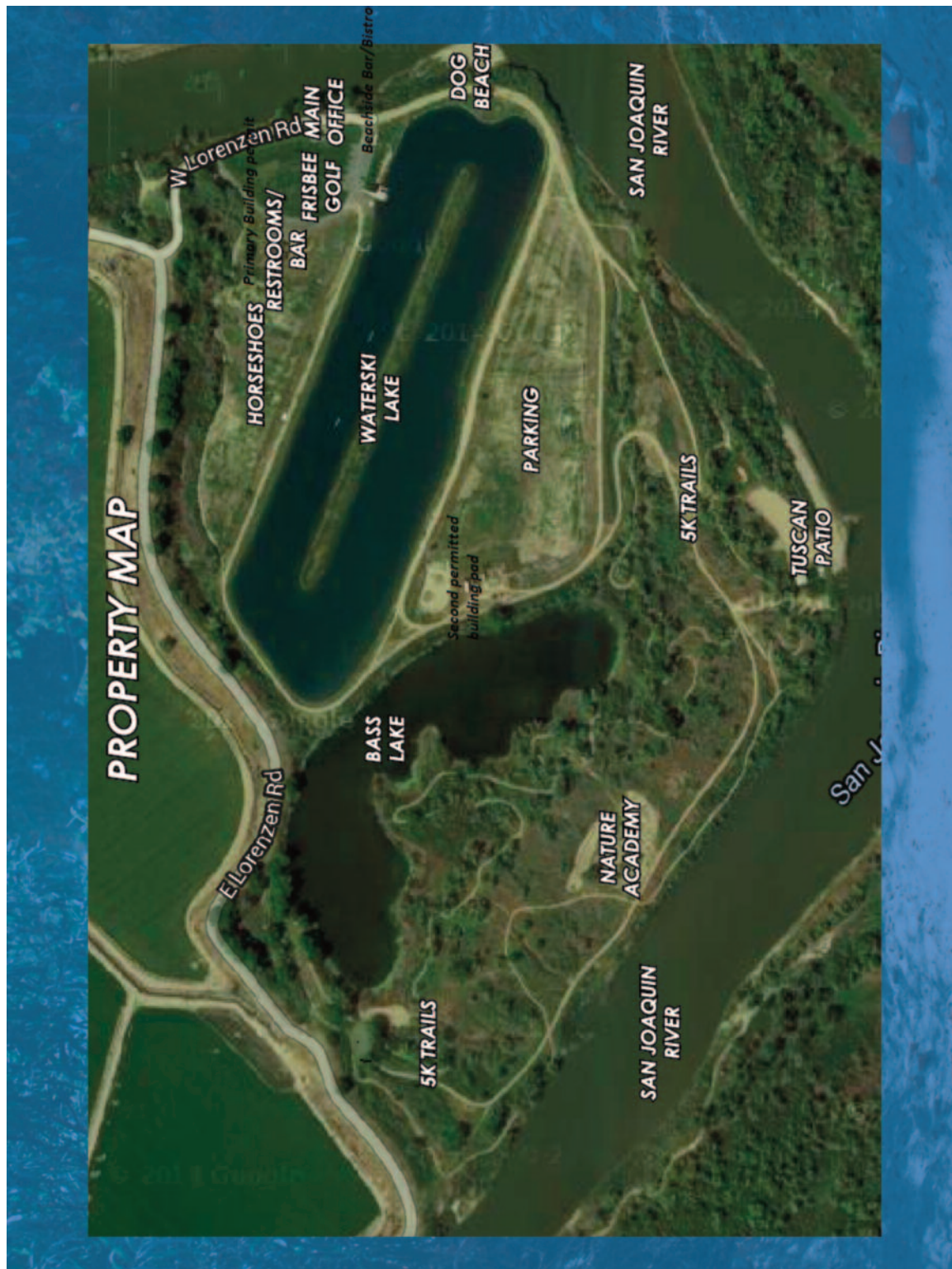
\$3,950,000

Terms

All cash to seller.

Disclaimer

The above and enclosed information may be subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.



This map is for visual aid only and accuracy is not guaranteed. The Chickering Company, Inc. Broker CalBRE#01976627.

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