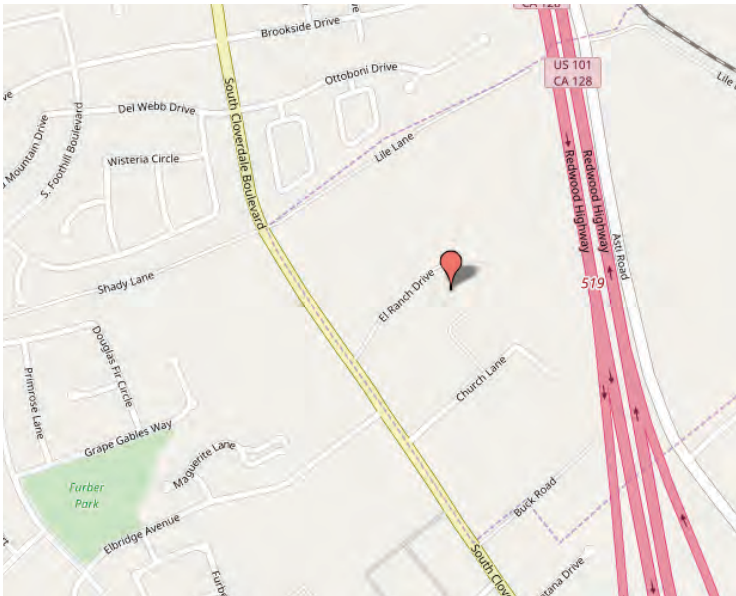


For Sale - Prime Cloverdale Land

80 El Rancho Drive, Cloverdale, CA



Vicinity Map

FEATURES:

- Location: SW Section of Cloverdale with Highway Exposure, Just North of South Cloverdale Exit Off of Highway 101
- Land Area: Approximately 21.48± Acres
- General Plan Designation: Medium Density Residential Maximum 8 Units per Acre

SALE PRICE:

\$9,000,000

Demographics	5 Miles	10 Miles	20 Miles
Population	11,642	13,760	73,006
Avg. HH Income	\$80,407	\$81,856	\$75,656



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

Marshall Kelly, Broker Associate

1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 528-1400 • Fax: (707) 524-1419 • Lic #: 00801883

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Elissa Morrash, Realtor

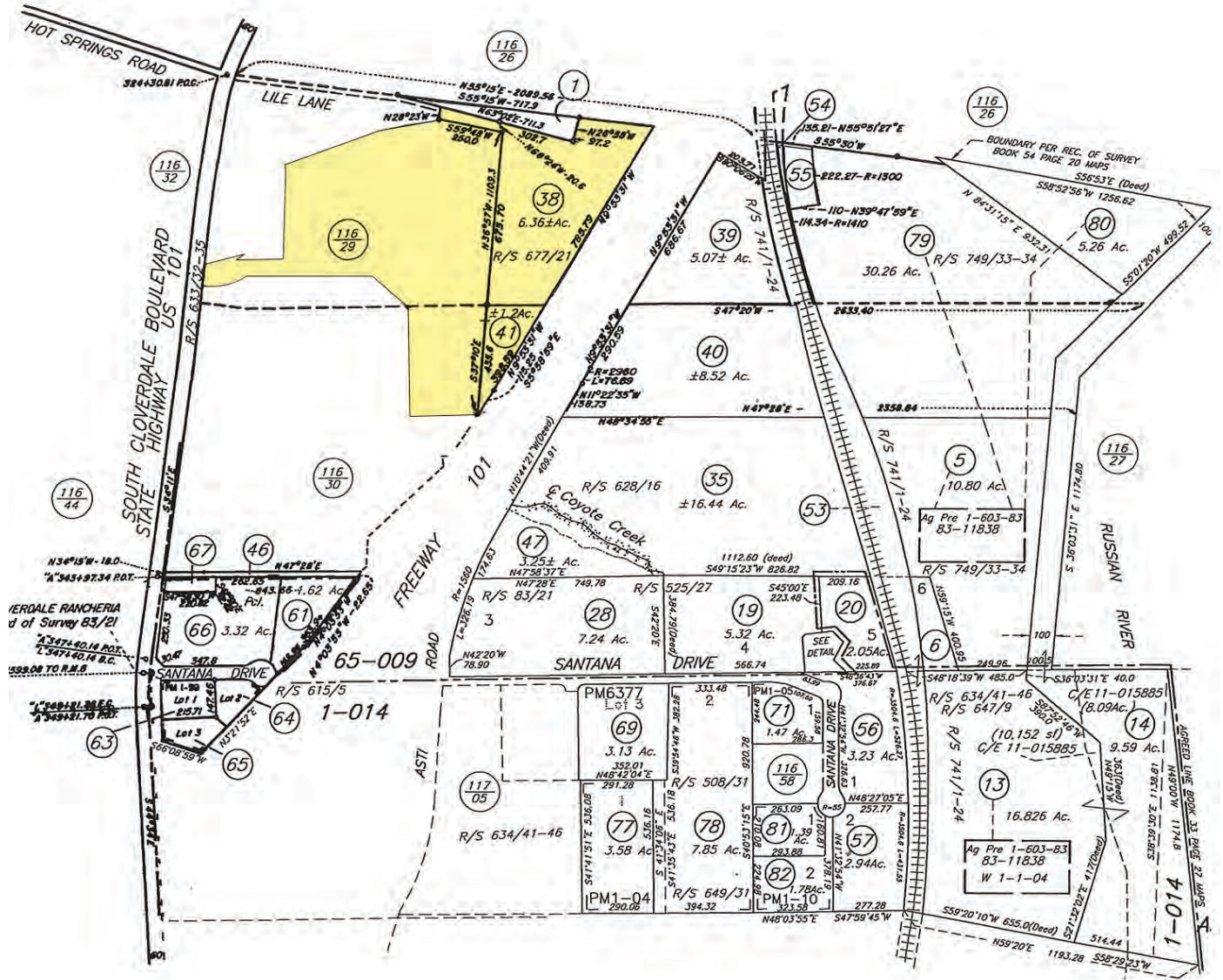
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Parcel Map



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein. Maps provided by Google Inc. & Microsoft Corp., respectively.

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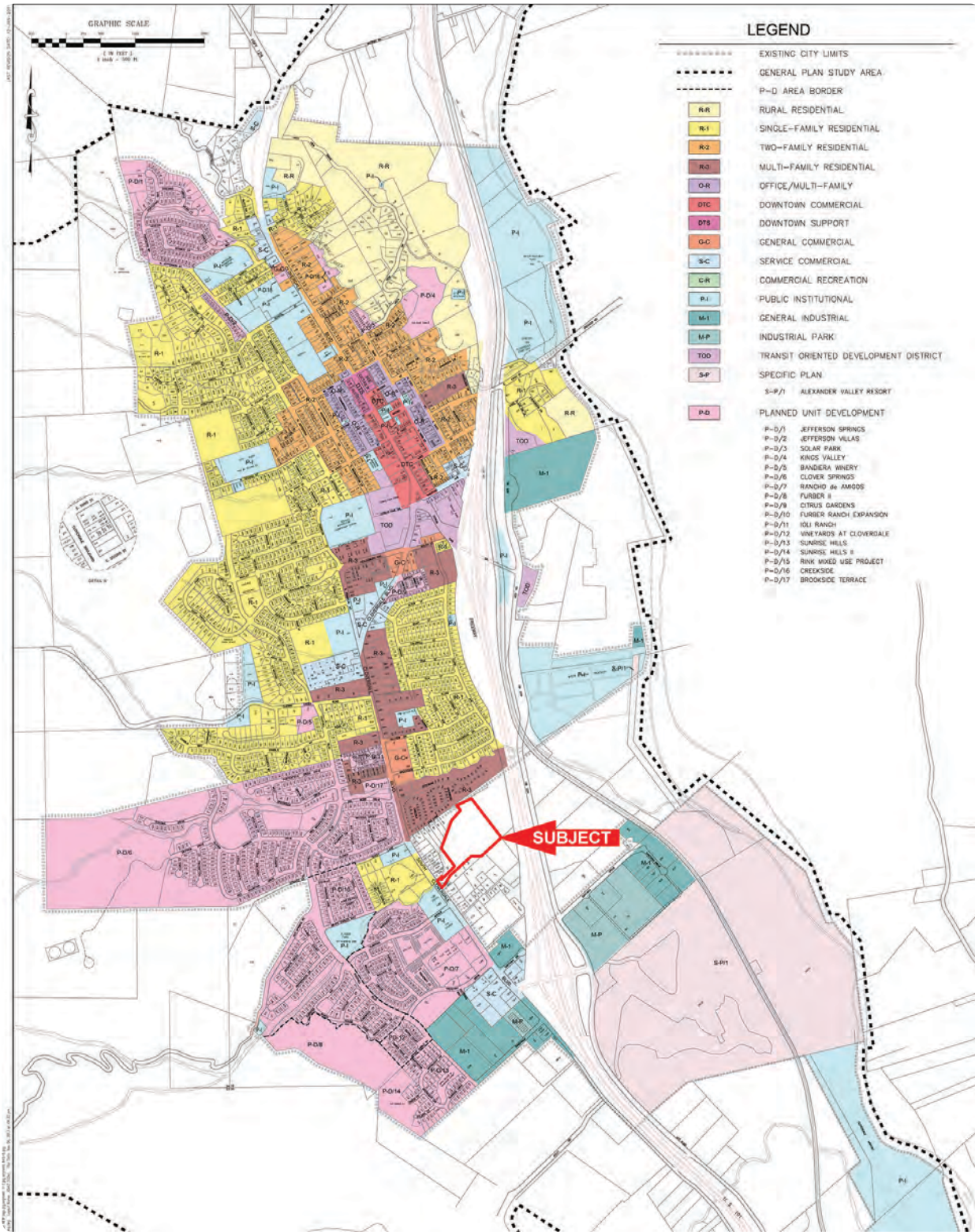
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For Sale - Prime Cloverdale Land

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PRIMARY DESIGNATION:

County Land

ACRES:

21.48± Acres

AP NUMBER:

116-290-023

116-300-010

116-310-038

116-310-041

GENERAL PLAN:

Medium Density Residential

ZONING:

General Plan Designated Medium Density Residential
Maximum 8 Units Per Acre

PROPERTY DESCRIPTION:

Approximately 21.48 acre infill site just east of Cloverdale Blvd. at El Rancho Dr. The property fronts along Highway 101 and is in the southern portion of Cloverdale near the south Cloverdale Highway exit. Part of the property is currently a vineyard.

DESCRIPTION OF LOCATION:

This is a beautiful, private, mostly level property located in the southern portion of Cloverdale not far from the major highway commercial properties including the Furber Ranch Plaza with Ray's Market and CVS. The site is surrounded by older residential development and near the Del Web development site across the street.

DEVELOPMENT POTENTIAL:

This county land has potential for a medium density residential project based on the City of Cloverdale General Plan. City services for water and sewer are near to the site. The main access road for the property is Cloverdale Blvd and El Rancho Dr. A development plan for single-family homes had been in the entitlement process but was withdrawn in 2008.



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CITY OF CLOVERDALE ECONOMIC PROFILE

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.



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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.



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