

New Price | Numerous Seller Financing Options

±5.29 Acres For Sale | \$3,695,000

Recently Annexed Into The City
 210 Shiloh Road | Windsor, CA

Contact Brokers

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Project Details



Zoning supports 32 units per acre up to 4 stories in a **high resource zone**



Potential for ±74 townhomes with ±6,000 SF of retail



Potential for ±60 multifamily units and ±54 townhomes with ±6,000 SF of retail

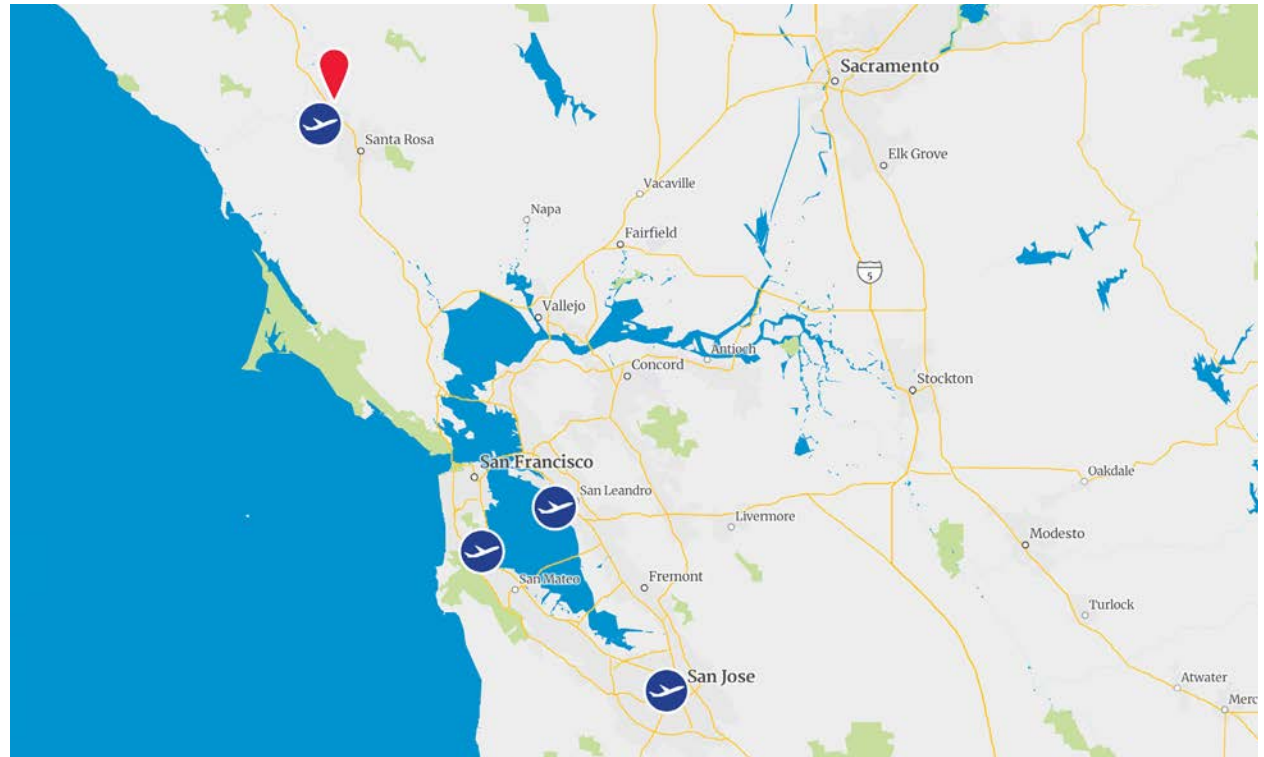
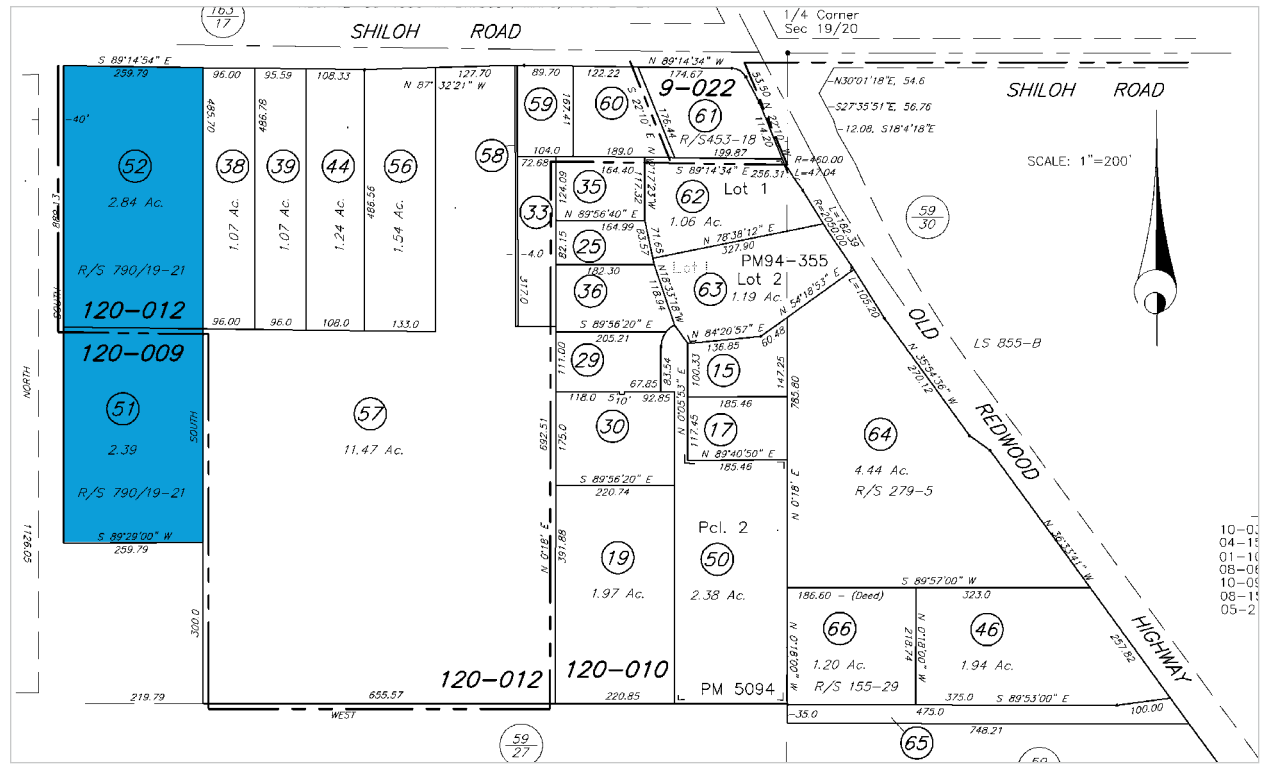


Potential for ±160 multifamily units with ±6,000 SF of retail

Property Overview



Shiloh Road



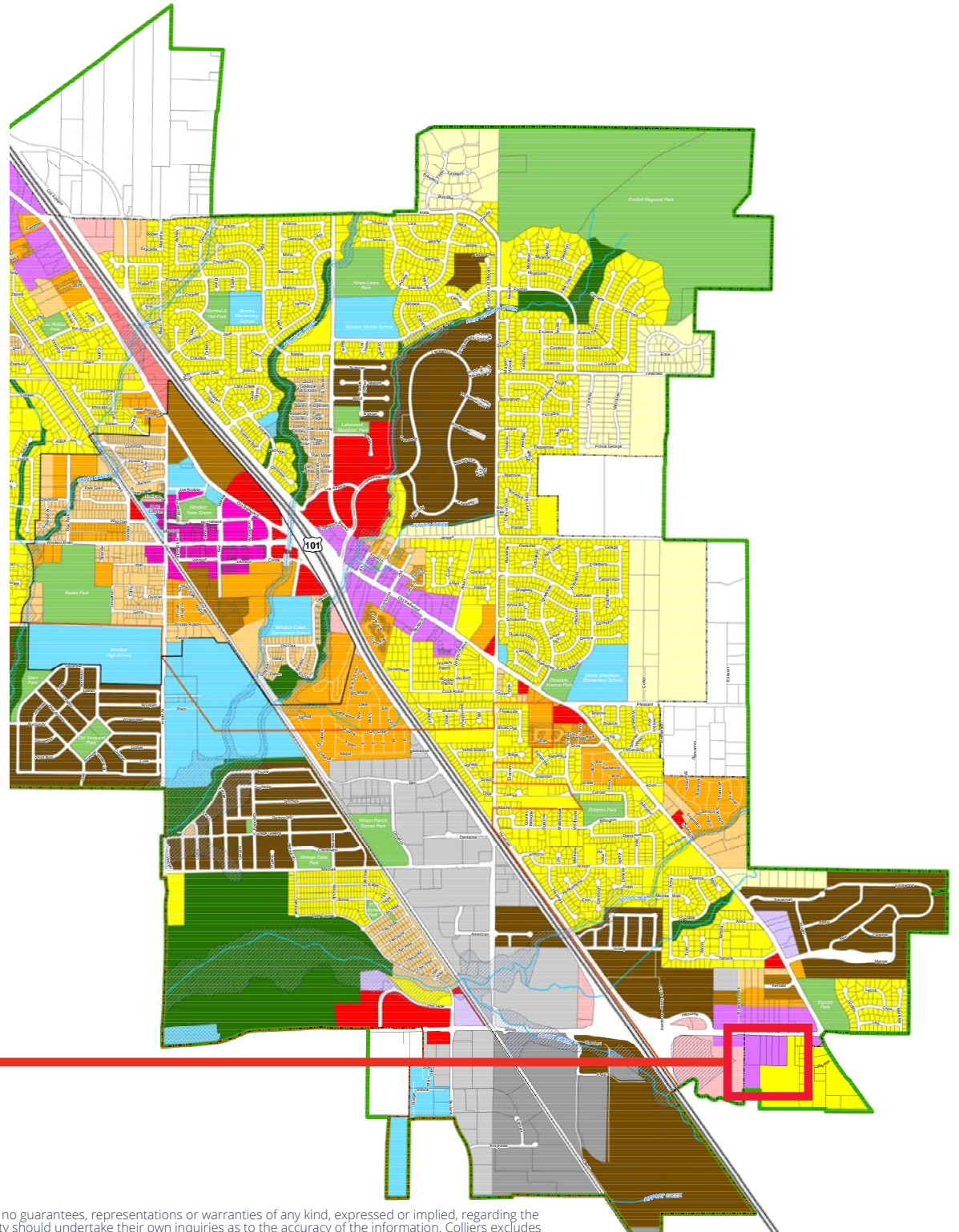
Zoning

Zoning: BC (Boulevard Commercial)

The BC zoning district is applied to areas of intensive mixed use development with extensive pedestrian-oriented frontage on a boulevard street, near transit service and stops, and is intended primarily to serve local residents and businesses. A mix of compatible land uses is encouraged within the same building or on the same site, and could include public facilities or plazas, 3 residential, retail, office and childcare uses. The BC zoning district is consistent with the Boulevard Mixed Use land use classification of the General Plan.



[View Full Zoning Ordinance »](#)



Tamara Way

Merner Dr

210 Shiloh Road | Windsor, CA

Nearby Developments



Affordable Housing

Affordable Housing

Subject Property



Assisted Living and Mixed Use



Chris St

Lea St

Shiloh Rd

Shiloh Rd



800 ft

Town of Windsor – Major Projects

Major Projects Currently Under Construction

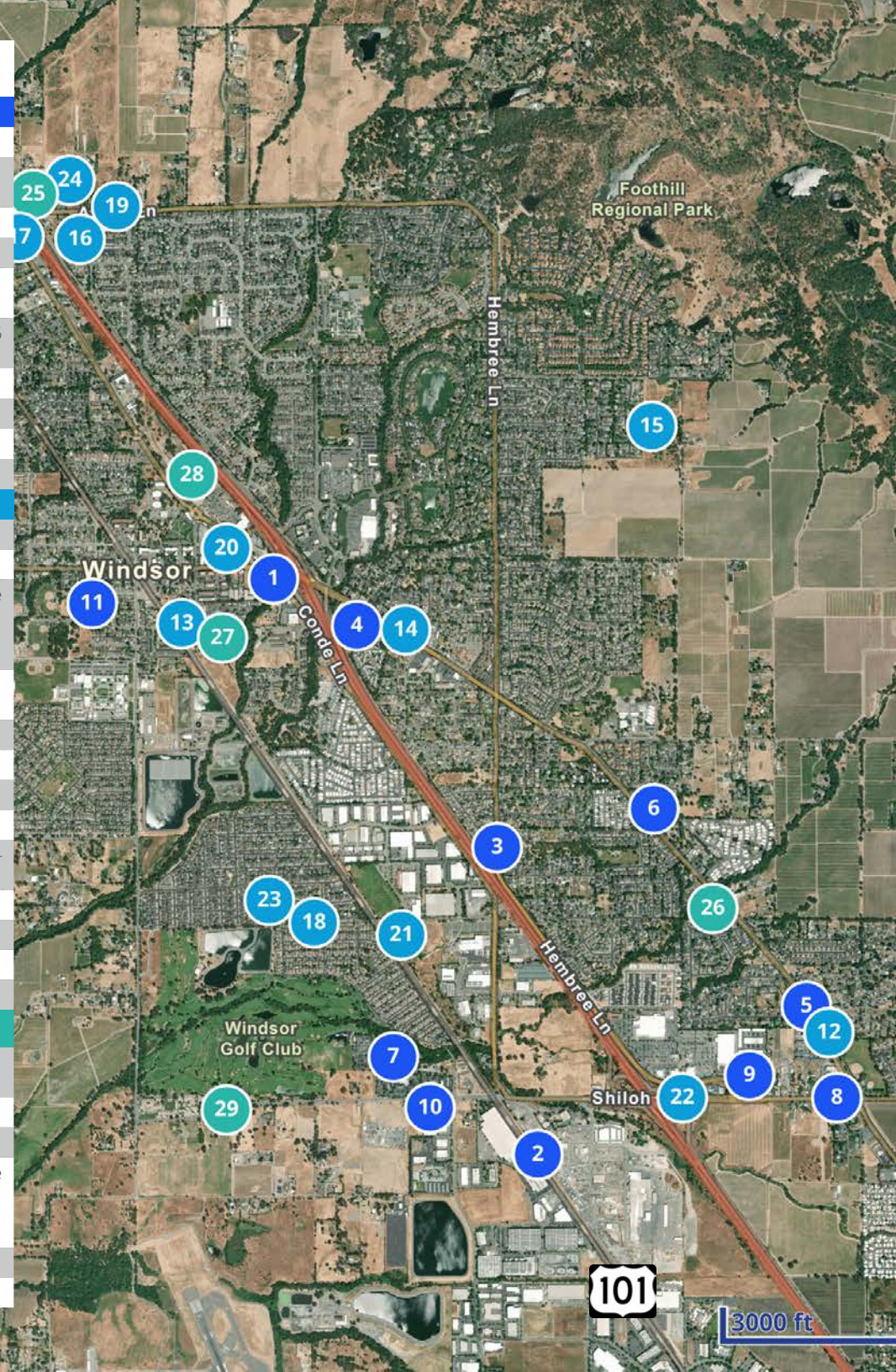
1	Cora Creek – Residential	8975 Conde Lane (APN 164-020-023)
2	Elowen Oaks (formerly known as Shiloh Apartments) - Mixed-Use	APN 164-350-001
3	Hembree Lane Oaks - Residential	7842 Hembree Lane (APN 163-080-047)
4	Heritage Park Apartments - Residential	8685 Old Redwood Highway
5	Old Redwood Highway Villages	6114 and 6122 Old Redwood Highway (APNs 163-172-021, 163-172-019, and 163-172-020)
6	6500 and 6516 Old Redwood Highway - Residential	6500 and 6516 Old Redwood Highway (APNs 163-012-016 and 163-012-017)
7	19th Hole - Residential	0 19th Hole Drive (APN 164-350-008)
8	Shiloh Terrace - Residential	65 Shiloh Road (APN 163-171-043)
9	Shiloh Crossing - Residential	295 Shiloh Road (APN 163-171-039)
10	Shiloh Road Mixed-Use	1200 Shiloh Road/5823 Skylane Boulevard

Major Projects - Residential & Mixed-Use Approved

11	Duncan Village - Residential	484 Wall Street
12	Windsor Gardens - Residential	6100 Old Redwood Highway (APN 163-172-017)
13	Mill Creek - Residential	8703, 8711, 8713, 8713, and 8777 Bell Road - South of the terminus of the northerly segment of Bell Road, east of the railroad to the south of Old Downtown and west of Windsor Creek Elementary School
14	Redwood Glen - Residential	8550, 8560 Old Redwood Highway (APNs 164-080-038, 164-080-002)
15	The Estates at Ross Ranch - Residential	1295 Jensen Lane (APN 162-020-004)
16	Sherlock Homes - Residential	260 Arata Lane (APN 161-050-060)
17	Kashia - Mixed-Use	10221 Old Redwood Highway (APN 161-040-008)
18	The Overlook - Residential	Southeast corner of Windsor Road/Mitchell Lane
19	Quail Acres - Residential	161-020-053 (325 Arata Lane), 161-020-058, and 161-020-060 (259 Arata Lane)
20	Windsor Place (AKA Richardson Street Mixed-Use)	9100 Richardson Street
21	Carol Shelton Winery - Mixed-Use	900 Mitchell Lane (APN 164-140-039)
22	Clearwater - Mixed-Use	376 Shiloh Road (APN 059-271-059) "Vincini Property"
23	The Artesian of Windsor - Mixed-Use	0 Mitchell Lane, APN 164-140-043

Major Projects - Under Review Projects

24	Los Amigos Cottages	263 Arata Lane, APN 161-020-049 (east of New Song Church)
25	Arata North Subdivision - Residential	115 Arata Lane (APNs 161-020-064 and 161-020-065)
26	The Mews at Pool Creek - Residential	6405 Old Redwood Highway, APN 161-011-036
27	Mill Creek Townhomes - Residential	8703, 8711, 8713, 8713, and 8777 Bell Road - South of the terminus of the northerly segment of Bell Road, east of the railroad to the south of Old Downtown and west of Windsor Creek Elementary School
28	Village on the Green	9290 Old Redwood Highway (APN 161-600-005)
29	Clearwater	376 Shiloh Road (APN 059-271-059) "Vincini Property"



Demographics 5 mile radius

Current Year Housing Stats



Median Contract Rent:
\$2,044



Owned Dwellings
Household Average:
\$26,445.41



Percent of Income for
Mortgage:
41.3%

Population by Generation



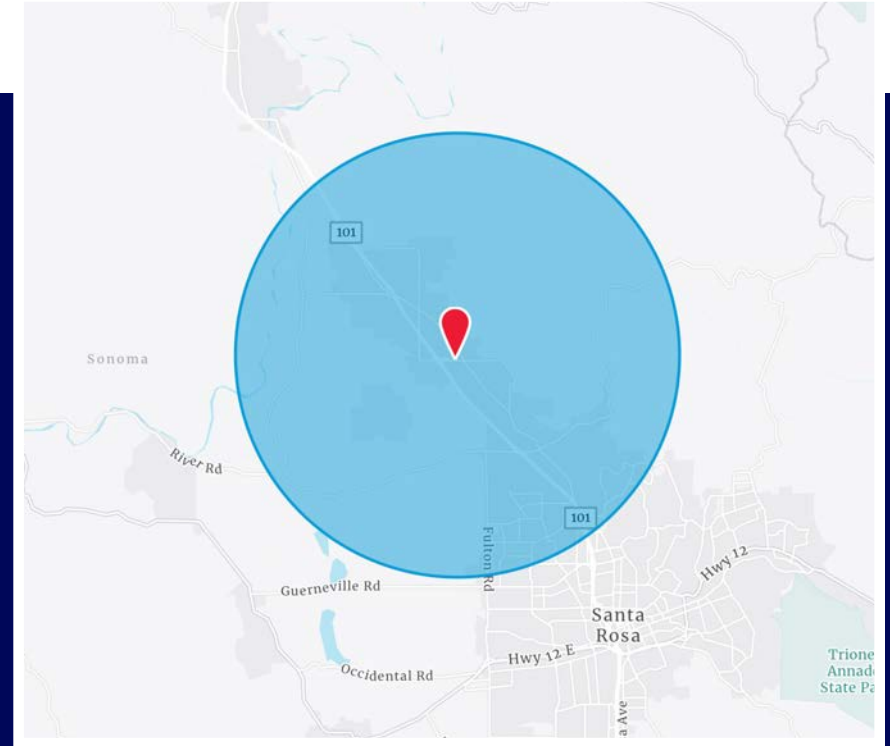
Baby Boomer:
21.9%



Generation X:
19.8%



Millennial:
23.4%



[Click to View Full Demographics Report](#)

Population



Total Population:
67,997



Current Total Households:
24,879



Average Household Size:
2.7



Median Age:
42.6



Median Household Income:
\$119,361



Median Home Value:
\$787,348

210 Shiloh Road | Windsor, CA

Local Amenities

Local Amenities



2.5 mi to Downtown Windsor



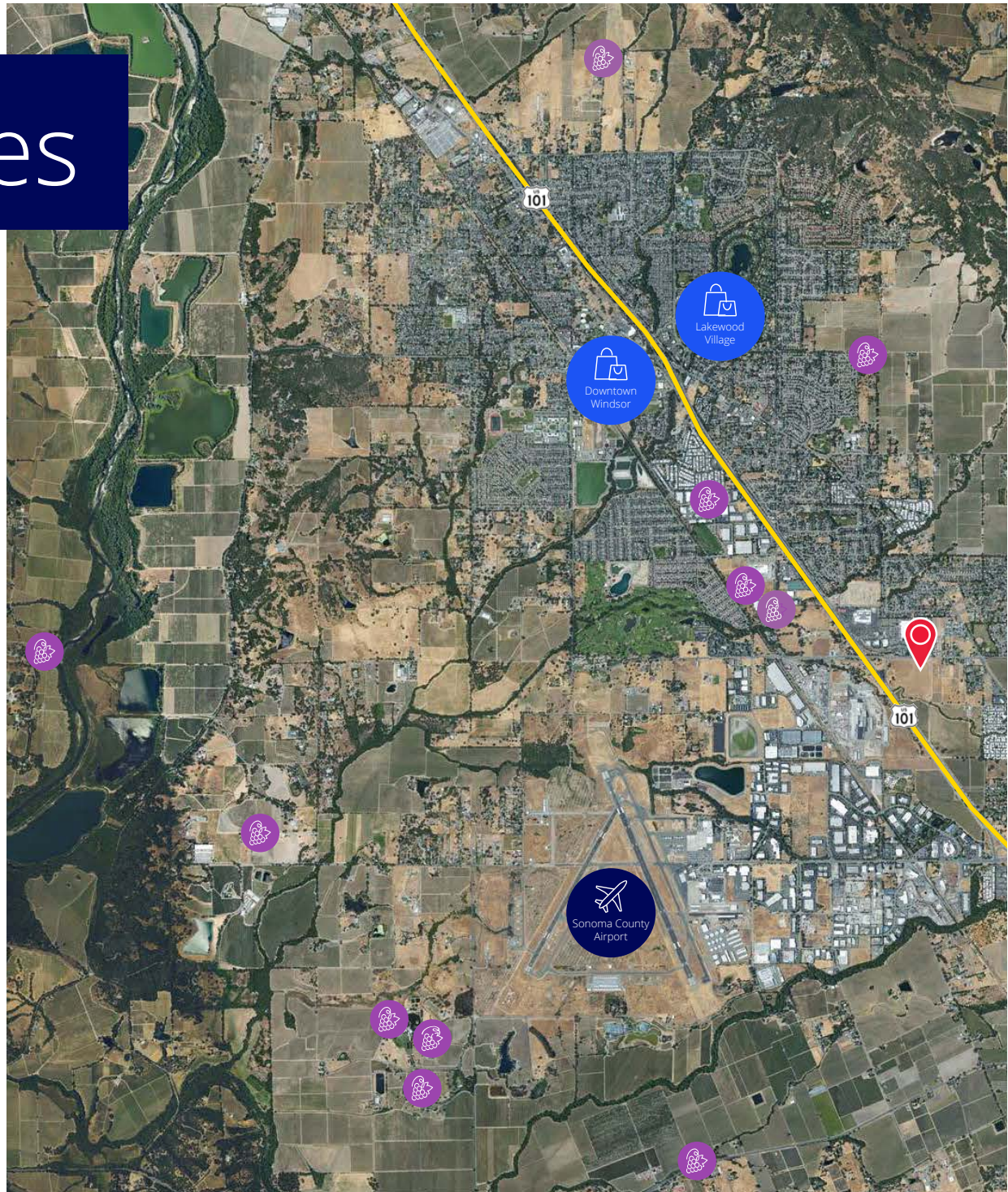
2.2 mi to Lakewood Village



±16 Wineries within a 4.5 mi radius



2.2 miles to Sonoma County Airport





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