



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

2211 BROOKWOOD AVENUE  
SANTA ROSA, CA

16 FINISHED LOTS  
TOTALING 32 POTENTIAL UNITS



TAYLOR MOUNTAIN  
REGIONAL PARK

MEDA AVE.

BROOKWOOD AVE.

Go beyond broker.

PRESENTED BY:

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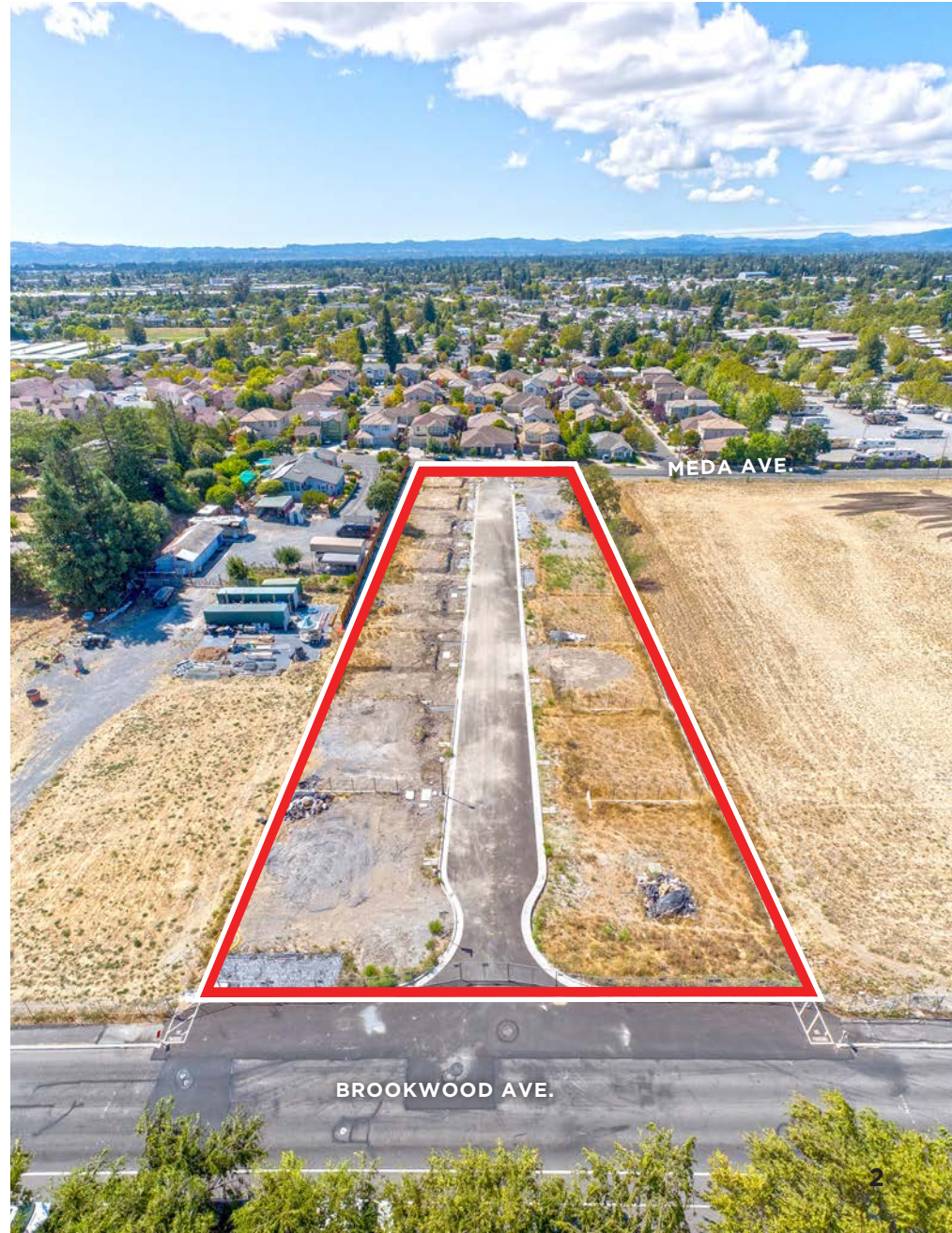
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2211 BROOKWOOD AVE.  
SANTA ROSA, CA

**ENTITLED  
DEVELOPMENT  
PROJECT  
FOR SALE**





# EXECUTIVE SUMMARY



2211 BROOKWOOD AVE.  
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The Holly Hock subdivision is comprised of sixteen residential lots. With allowed ADUs attached, it was conceived as a 32 unit project and infrastructure has been installed serving that unit count. The project is situated on the eastern side of hwy 101 off of Brookwood Avenue. In a quiet, family friendly neighborhood with mature trees and maintained homes. The area is surrounded by newer development and offers direct access to plenty of amenities including grocery stores, restaurants, and other business services.

Initial designs indicate primary residences of approximately 1,300 square feet, 3BR/2BA (primary unit) and 1,000 square feet, 2BR 2BA. The property has had significant improvements (ADU unit) with both units having separate single car garages. Lot sizes range from 3,514 square feet to 4,057 square feet. Buyer will have full flexibility to design the units based on their own program. Roads, utilities, curbs, gutters, bioretention system, retaining walls and other public improvements are completed. Perimeter fencing, PGE connections and final map recordation to come, provided by Seller. This offering is a unique opportunity for a qualified Buyer to acquire a high quality site ready to go.

**OFFERING**

Sale Price **\$4,790,000**



- Great east-side location
- Entitled for 16 residential lots and potential 32 units including ADU's
- To be delivered with final map
- Opportunity to sell individually as single family homes with ADU's or hold as 32 rental unit project
- Streets, curbs, and utilities and retaining walls already done
- Close by regional shopping center, including, Costco, Target, Trader Joe's, Best Buy and more
- Additional information available via Dropbox

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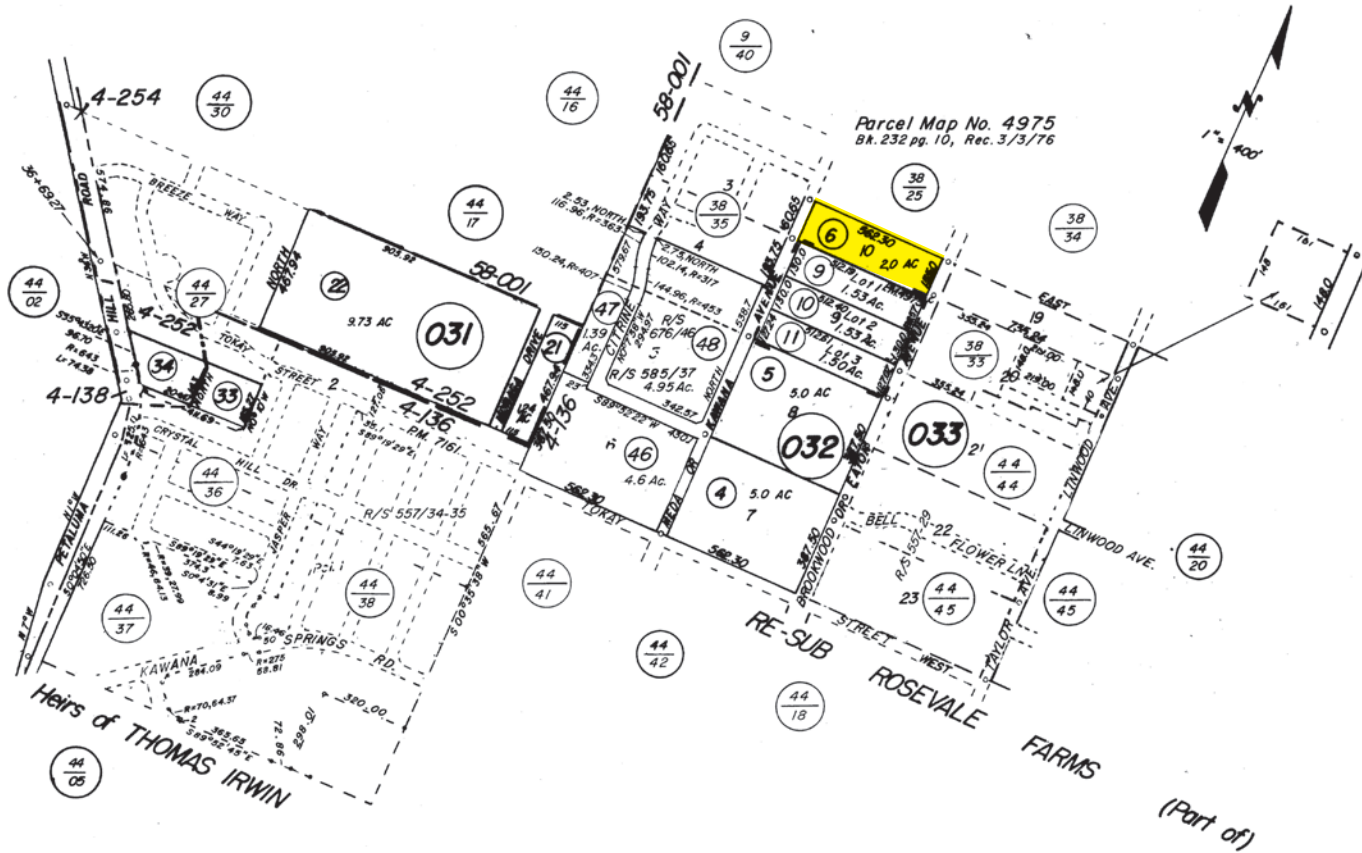


# PROPERTY DESCRIPTION



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### PRIMARY TYPE

Residential Development

### AP NUMBERS

044-032-006

### PRICE

\$4,790,000

### ACRES

2 Acres

### IMPROVEMENTS

Streets, curbs, gutters, utilities all completed.

### ZONING

R-1-6

### UTILITIES

Stubbed to each individual lot.

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# AREA DESCRIPTION



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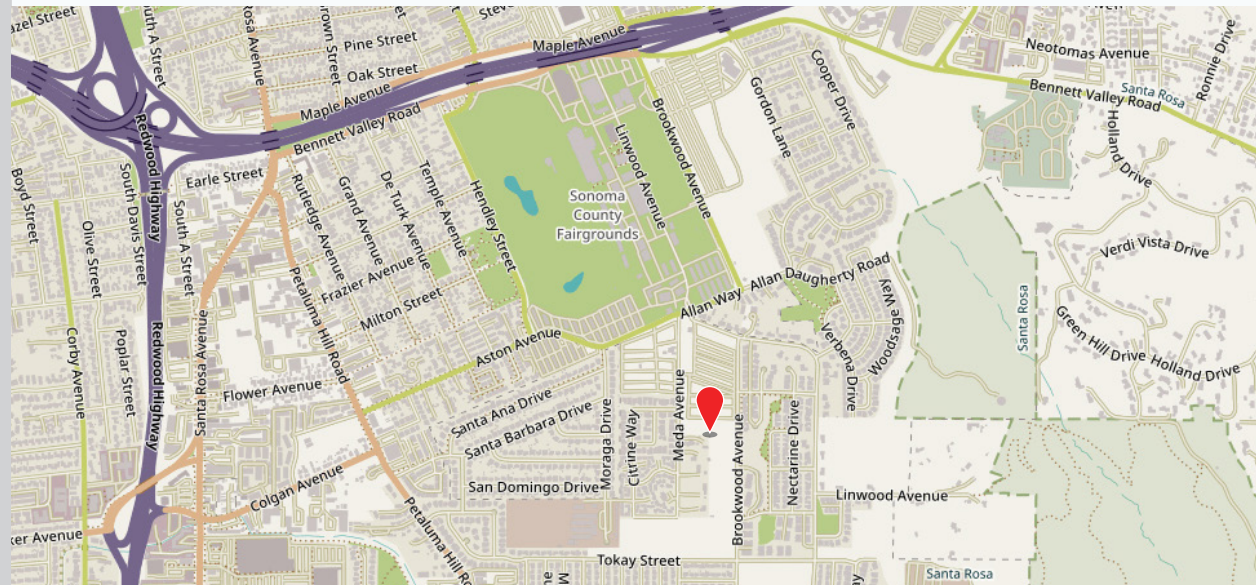
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## DESCRIPTION OF AREA

This property is in southeast Santa Rosa and located near two regional parks.

## REGIONAL PARKS

- Walking distance to Taylor Mountain Regional park, a 1,100 acre park with hiking & biking trails and an 18-hole disc golf course
- 6 mile drive to Annadel State Park with over 50 miles of trails and multiple lakes for boating & fishing.



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# AERIAL MAP



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# MARKET SUMMARY



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## SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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## DISCLAIMER



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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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