

**PRICE REDUCED!**

**5275-5279 Lyon Rd., Fairfield, CA**

**±185 Acres For Sale**

**Opportunity**

Prime Solano County development opportunity. ±185 acres directly adjacent to the City of Fairfield.

**Asking Price - ~~\$7,950,000~~ \$5,900,000**

**Site Size:** 184.51 Acres in Two (2) Parcels  
**APNs:** 0151-060-020 and 0151-060-010  
**Zoning:** Currently Agriculture (Solano County)

**Amenities:**

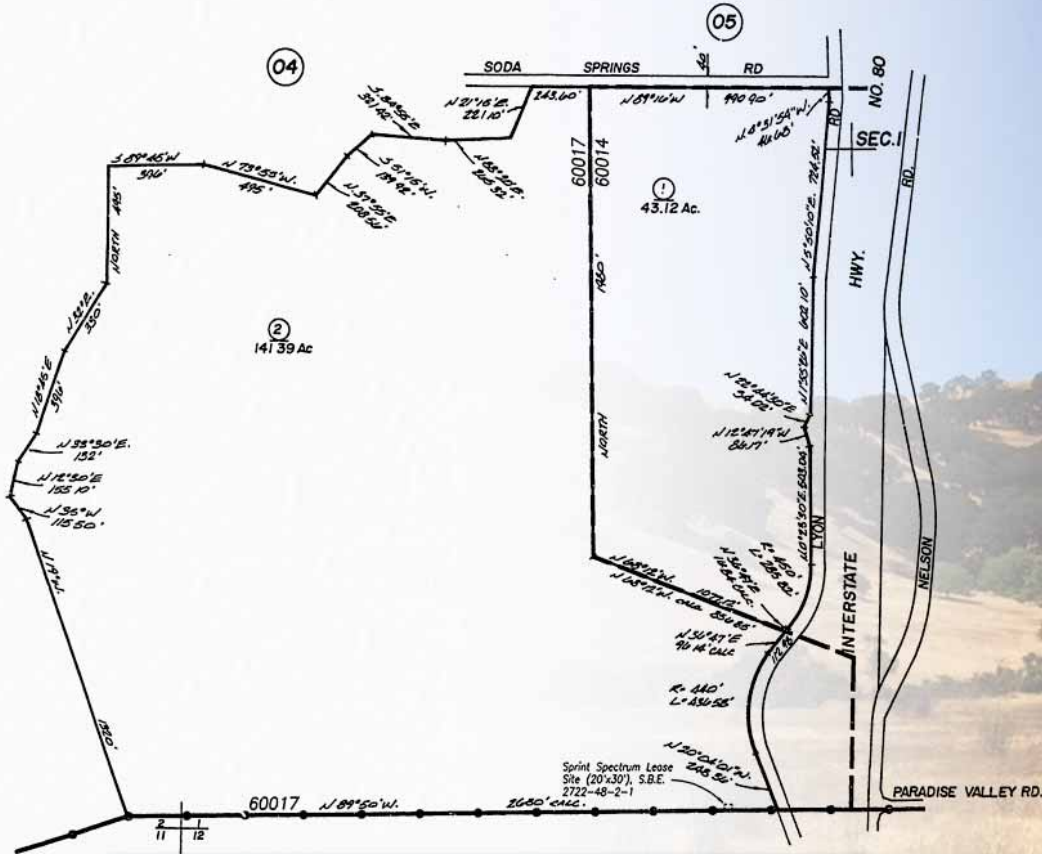
- Cell Tower in Place
- Over 1/2 Mile Frontage on I-80
- Interstate 80: 350,000+ ADT

**NEWMARK**

**Sean Mahoney, SIOR**  
*Managing Director*  
**916.569.2328**  
sean.mahoney@nrmk.com  
CA RE Lic. #01332661

# 5275-5279 Lyon Rd., Fairfield, CA

## ±185 Acres For Sale



**NEWMARK**

# 5275-5279 Lyon Rd., Fairfield, CA

## ±185 Acres For Sale

This development opportunity consists of two parcels of land totaling ±184.51 acres directly abutting the city of Fairfield, CA, and is commonly referred to as the Sengo Ranch. Currently zoned Agriculture by the County of Solano, the history of this property has been one of farming and livestock grazing for 100+ years. There are no permanent structures remaining on the property as a house, barn and several outbuildings were removed to deter squatters and vandalism. More recently, the property grew apricots for the family dried fruit business; however, the orchard was also removed and no longer exists.

In 2003, the City of Fairfield identified the area surrounding and including the property

as the "Rancho Solano North Planning Area." The total area comprised of ±1,930 acres of which the Sengo Ranch property encompassed about 10% of this designation. The City's policy called for an "area-wide plan prior to any development" and called for several meetings with the various landowners to gauge the interest in setting guidelines and governance of the properties.

The project site is currently located outside the city limits and outside of the city's sphere of influence (SOI) but is within the Urban Limit Line in an area designated by the City's General Plan. Fairfield began updating its General Plan in 2021, which should be completed in 2024. Depending upon the intended use, the project may require an annexation in the

City of Fairfield (with LAFCO approval), as well as a General Plan Amendment since the current zoning is Agriculture. A multitude of reports, studies, and recommendations previously performed on this property are currently in our possession and open to a prospective buyer once escrow is opened. Most of the documentation needs simple updating and includes, but is not limited to: environmental, geological, engineering, archeological, noise assessment, and traffic studies. Preliminary utility placement and site grading engineering is also available.



**5275-5279 Lyon Rd., Fairfield, CA**

**±185 Acres For Sale**



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**

**Sean Mahoney, SIOR**

*Managing Director*

**916.569.2328**

sean.mahoney@nrmk.com

CA RE Lic. #01332661

23-0431 • 5/24