



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**APPROVED!!  
PRICE REDUCED!!  
ENTITLED VISTA OAKS SUBDIVISION**

**LOCATED IN THE HIGHLY-DESIRABLE  
WINE COUNTRY CITY OF CLOVERDALE, CA**

Go beyond broker.

PRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**

LIC # 00801883 (707) 528-1400

[MKELLY@KEEGANCOPPIN.COM](mailto:MKELLY@KEEGANCOPPIN.COM)

**ELISSA MORRASH, REALTOR  
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**VISTA OAKS SUBDIVISION**  
**BUILDERS! ENTITLED SUBDIVISION IN**  
**HIGHLY DESIRABLE CLOVERDALE CA**

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**SMALL TOWN CHARM.**  
**WINE COUNTRY LIFESTYLE.**





# EXECUTIVE SUMMARY



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## SONOMA COUNTY MARKET UPDATE

### Year-Over-Year

March 2020 – March 2021: CLOSED SALES UP 42.6%

March 2020 – March 2021: UNSOLD INVENTORY DOWN 52.4%

Q1 2020 AVG SALES PRICE: \$749,667

Q1 2021 AVG SALES PRICE: \$908,000

- Beautiful site located within city limits
- 40.76+/- Acres; approved for 32 single family homes

### REDUCED PRICE

Sale Price

**\$3,200,000**

**\$18.00+/-PSF**

\$44+/- PSF ON ENTIRE BUILDING AREA

With Completed Entitlements



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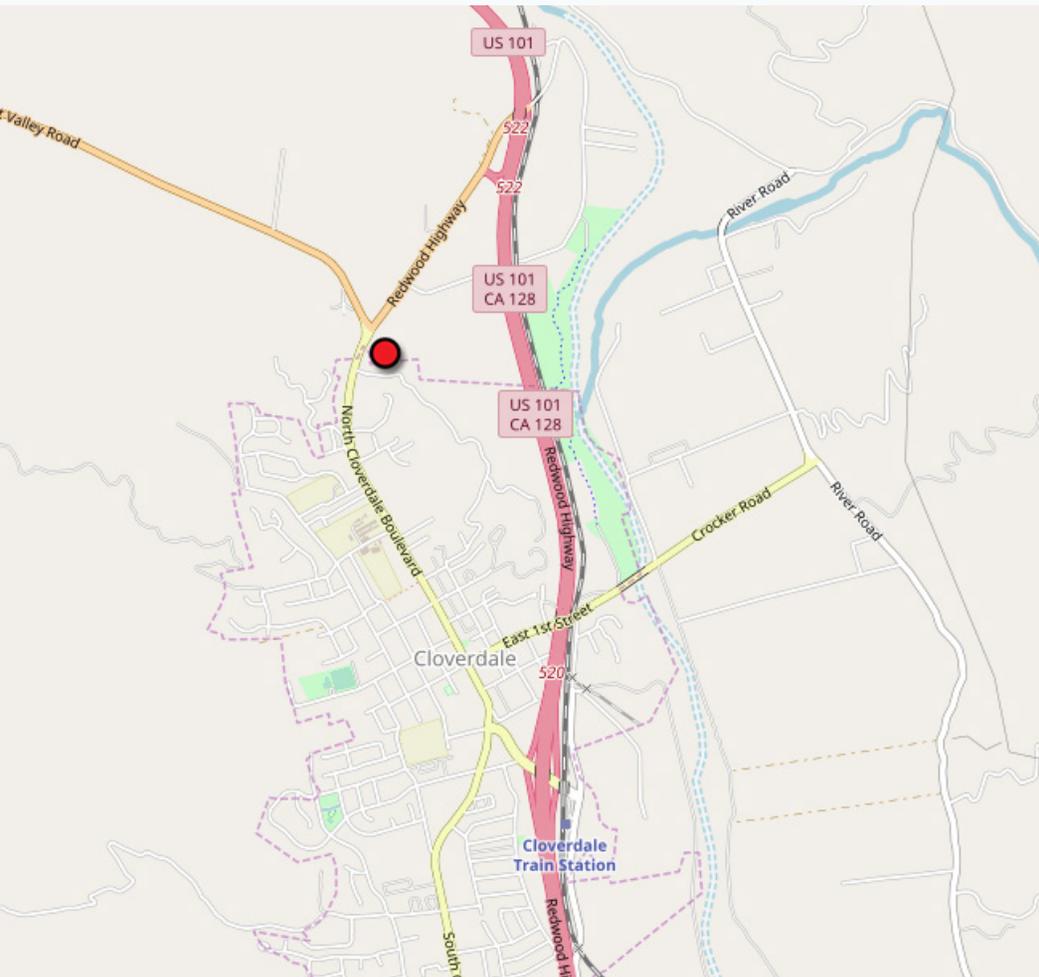
# PROPERTY DETAILS



VISTA OAKS SUBDIVISION

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## THE PROPERTY

Beautiful hillside setting with lush natural landscape, majestic oaks and spectacular views of the Alexander Valley. Subject to an approved tentative map and an approved preliminary development plan. There will be 32 single family home sites, each with different views, square footage and configuration. The entrance is at N. Cloverdale Boulevard and Shannon Drive, about .6 miles from downtown Cloverdale. Shannon Drive is a dirt road which extends across the property to Vista View Drive and will be improved as a private road to city requirements upon the project's development. **CITY SEWER AND WATER TO SITE.**

## ACRES

Approx. 40.76+/- acres

## ZONING

Low Density Residential

Up to 32 home sites from .27 acres to 18.40 acres (Lot sizes may be reduced for some lots)

## CITY SERVICES TO SITE

PG&E, Cable, internet

## APN #

116-050-001, 116-060-012, 025, 027, 033, 063, 067

## DEVELOPMENT POTENTIAL

Tentative Map and Preliminary Development Plan fully approved. Full set of architectural, civil and landscape schematic plans have been prepared and presented to the City Planning Staff. Approved by: Planning Commission for Design Review and Precise Development Plan May 2022 and by City Council June 2022.

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# VISTA OAKS 32 LOT SUBDIVISION MAP



VISTA OAKS SUBDIVISION

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PARCEL .A.  
COMMON AREA, PRIVATE ACCESS AND P.U.E.

PRIVATE ACCESS AND P.U.E.

PRIVATE OPEN SPACE EASEMENT = 26.60 ACRES

**SUBDIVISION TOTAL LOT AREA:  
40.76 ACRES**

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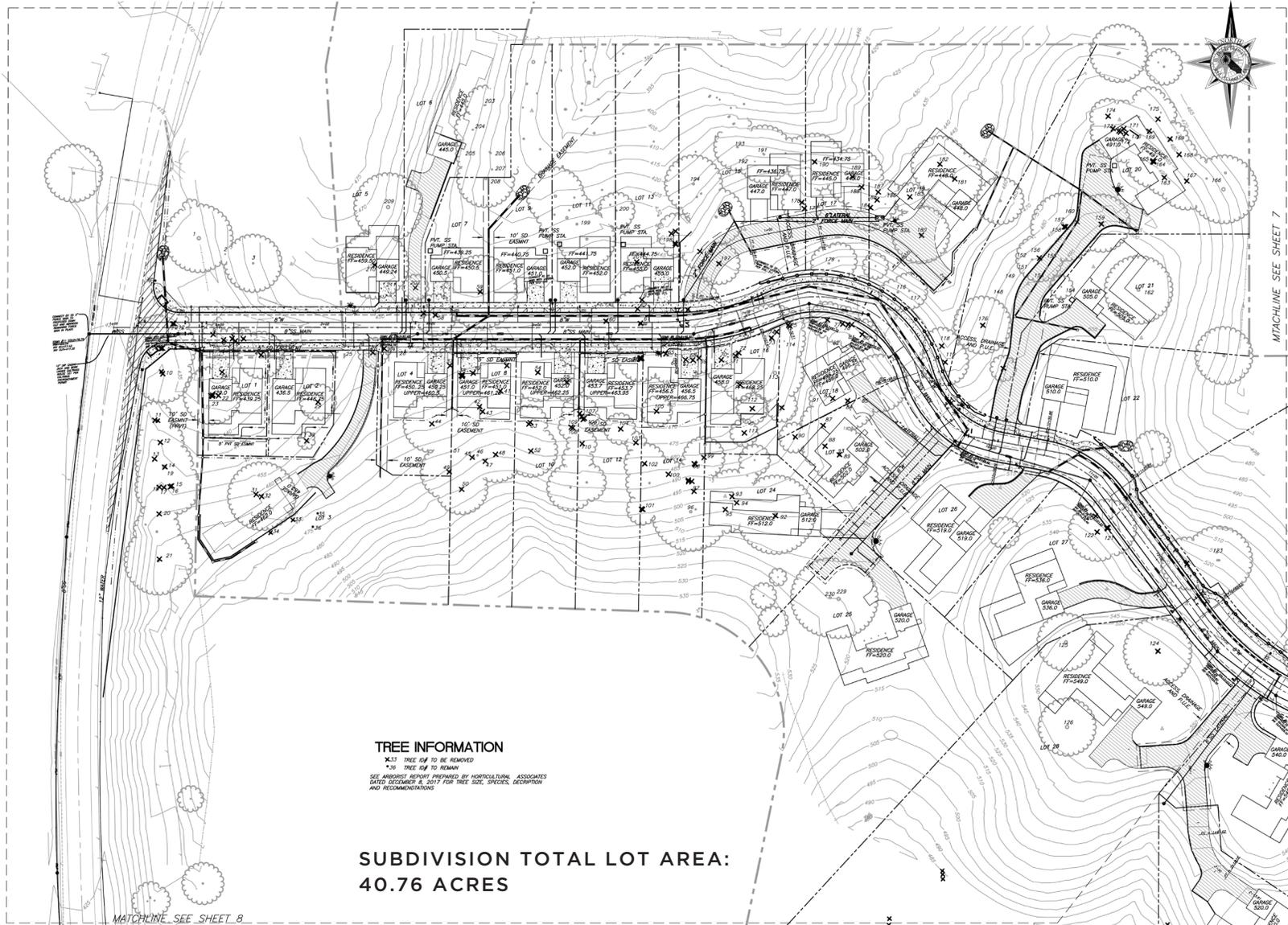
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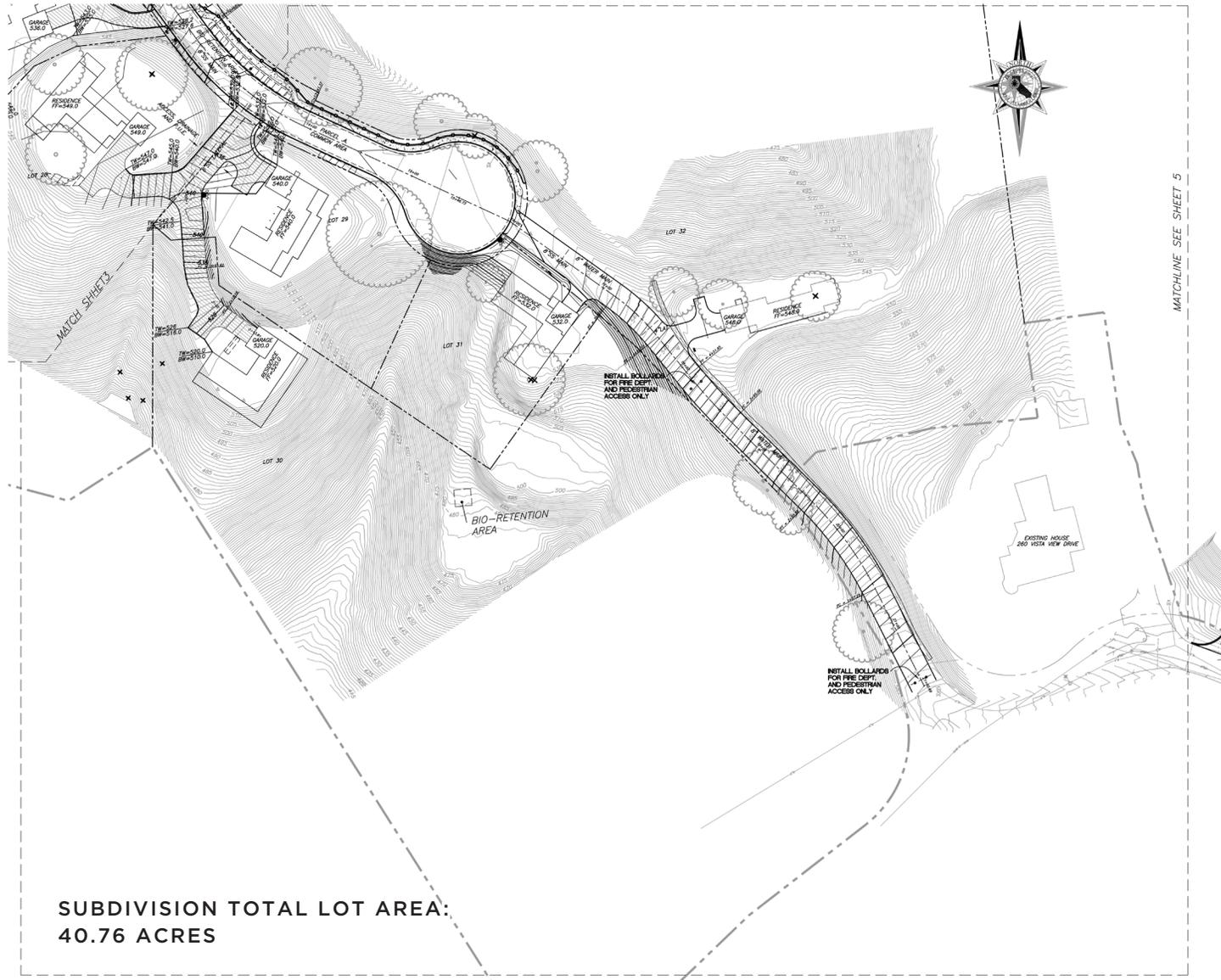
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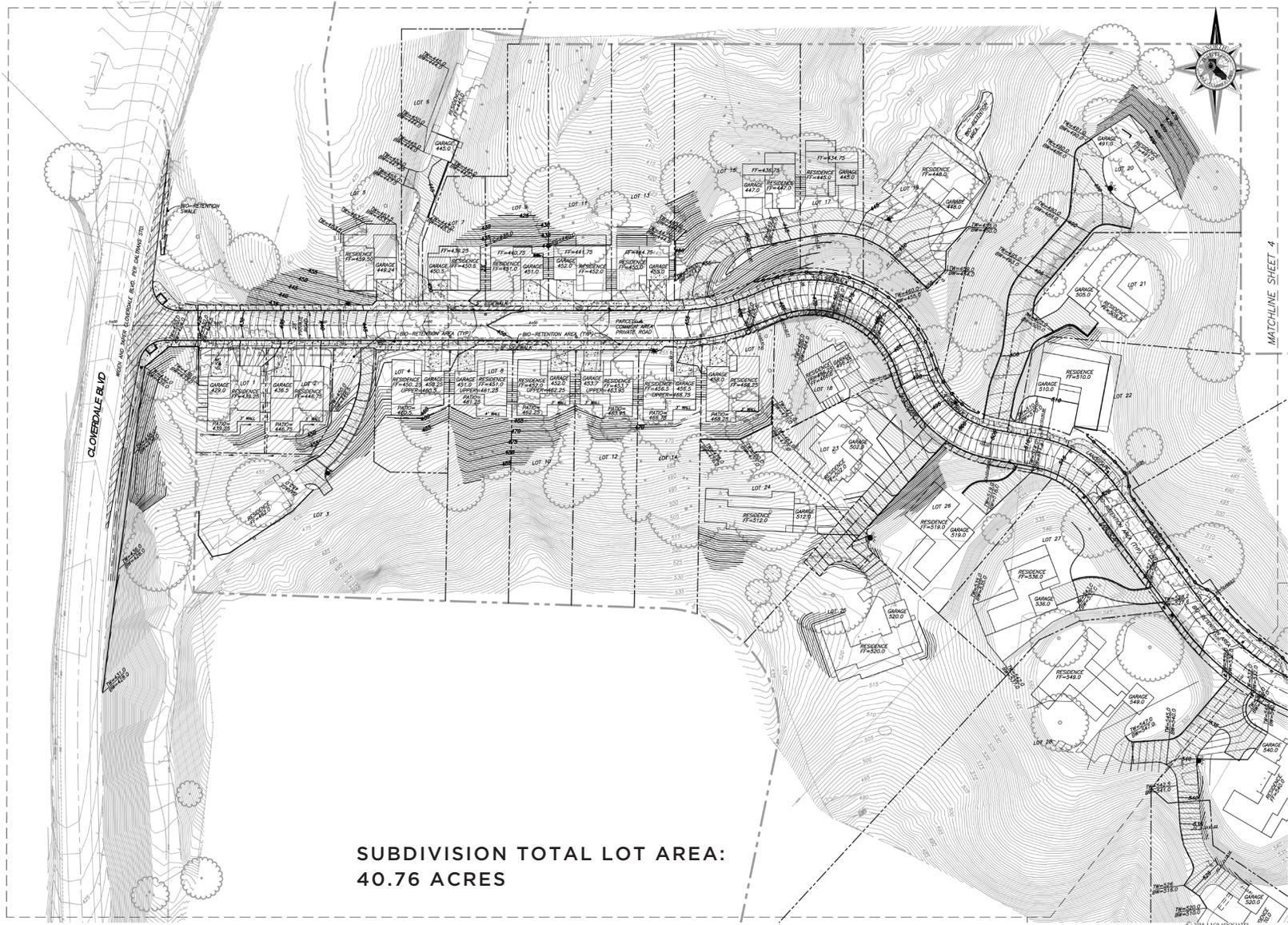
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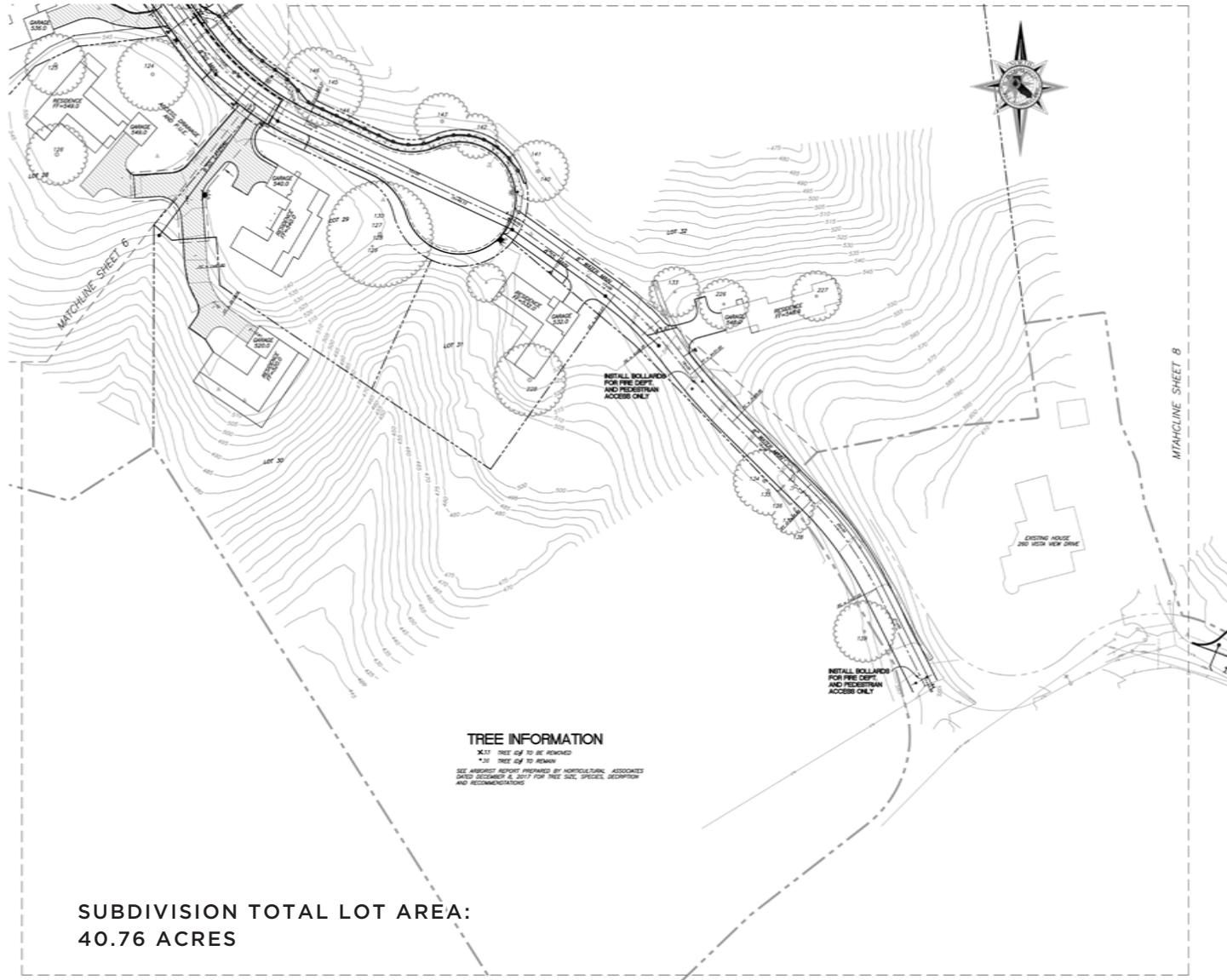
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# ARCHITECT ELEVATION & STATEMENT



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## ARCHITECT'S STATEMENT

"We are thrilled to have been selected as the architect of record for Vista Oaks. It is, quite simply, one of the most beautiful properties we have encountered in the North Bay. The individual building home sites with varied topography and distinctive views offer a sense of privacy and sophistication not found elsewhere."

Polsky Perlstein Architects is a Marin County-based architectural office. In partnership with our clients, we have created hundreds of thoughtfully-designed projects throughout Northern California. Collaborative clients and a dedicated staff have made Polsky Perlstein Architects a vibrant and creative practice for over 30 years. We're motivated by our clients and look forward to cultivating a close relationship throughout every project.

JARED POLSKY, FOUNDING PRINCIPAL

RICHARD PERLSTEIN, PRINCIPAL

LAURA VAN AMBURGH, PROJECT MANAGER

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# ARCHITECT ELEVATIONS



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# ARCHITECT ELEVATIONS



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## HOUSE B



1 FRONT PERSPECTIVE  
B1.4

## HOUSE D



1 FRONT PERSPECTIVE  
D1.4



2 BACK PERSPECTIVE  
B1.4



2 BACK PERSPECTIVE  
D1.4



# LOT / HOUSE INFORMATION & FAR



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LOT	HOUSE	ORIENTATION	LOT NET AREA	HOUSE AREA SF	FAR
1	A		6,198	2,174	35.08%
2	A		5,915	2,174	36.75%
3	C		36,399	2,566	7.05%
4	D		8,145	2,090	25.66%
5	A		86,023	2,174	2.53%
6	C		15,684	2,566	16.36%
7	B		6,126	2,129	34.75%
8	D	REVERSE	14,380	2,090	14.53%
9	E	REVERSE	11,751	2,157	18.36%
10	D		14,503	2,090	14.41%
11	E		14,385	2,157	14.99%
12	D	REVERSE	14,619	2,090	14.30%
13	E	REVERSE	14,386	2,157	14.99%
14	D		14,913	2,090	14.01%
15	E		27,620	2,157	7.81%
16	A		7,496	2,174	29.00%
17	E	REVERSE	12,953	2,157	16.65%

LOT	HOUSE	ORIENTATION	LOT NET AREA	HOUSE AREA SF	FAR
18	B	REVERSE	8,486	2,129	25.09%
19	J		37,494	2,399	6.40%
20	J	REVERSE	47,087	2,399	5.09%
21	F		21,031	2,455	11.67%
22	F		24,241	2,455	10.13%
23	J		11,083	2,399	21.65%
24	C		17,557	2,566	14.62%
25	K	REVERSE	48,131	2,420	5.03%
26	L		15,813	1,950	12.33%
27	L		18,700	1,950	10.43%
28	K		101,790	2,420	2.38%
29	G		30,278	2,408	7.95%
30	H		263,319	2,405	0.91%
31	J	REVERSE	23,194	2,399	10.34%
32	C	REVERSE	325,825	2,566	0.79%
<b>TOTALS</b>			<b>1,305,525</b>	<b>72,512</b>	<b>5.55%</b>



# PROPERTY VICINITY



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**CLOVERDALE**  
 Chamber of Commerce  
 105 North Cloverdale Blvd.  
 Cloverdale, CA 95425 (707) 894-0125  
[www.cloverdale.net](http://www.cloverdale.net)

Aerial base map courtesy of DVC Group. www.dvcgroup.net



# PROPERTY VICINITY



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## WHO IS MOVING TO SONOMA COUNTY?

Top Homebuyer Patterns: from Marin, San Francisco, Alameda, Los Angeles, Contra Costa, Santa Clara and San Mateo counties.

## CLOVERDALE'S MEDIAN HOUSEHOLD

Income expected to increase by 11.7%

## CLOVERDALE MONTHS OF INVENTORY 1.3

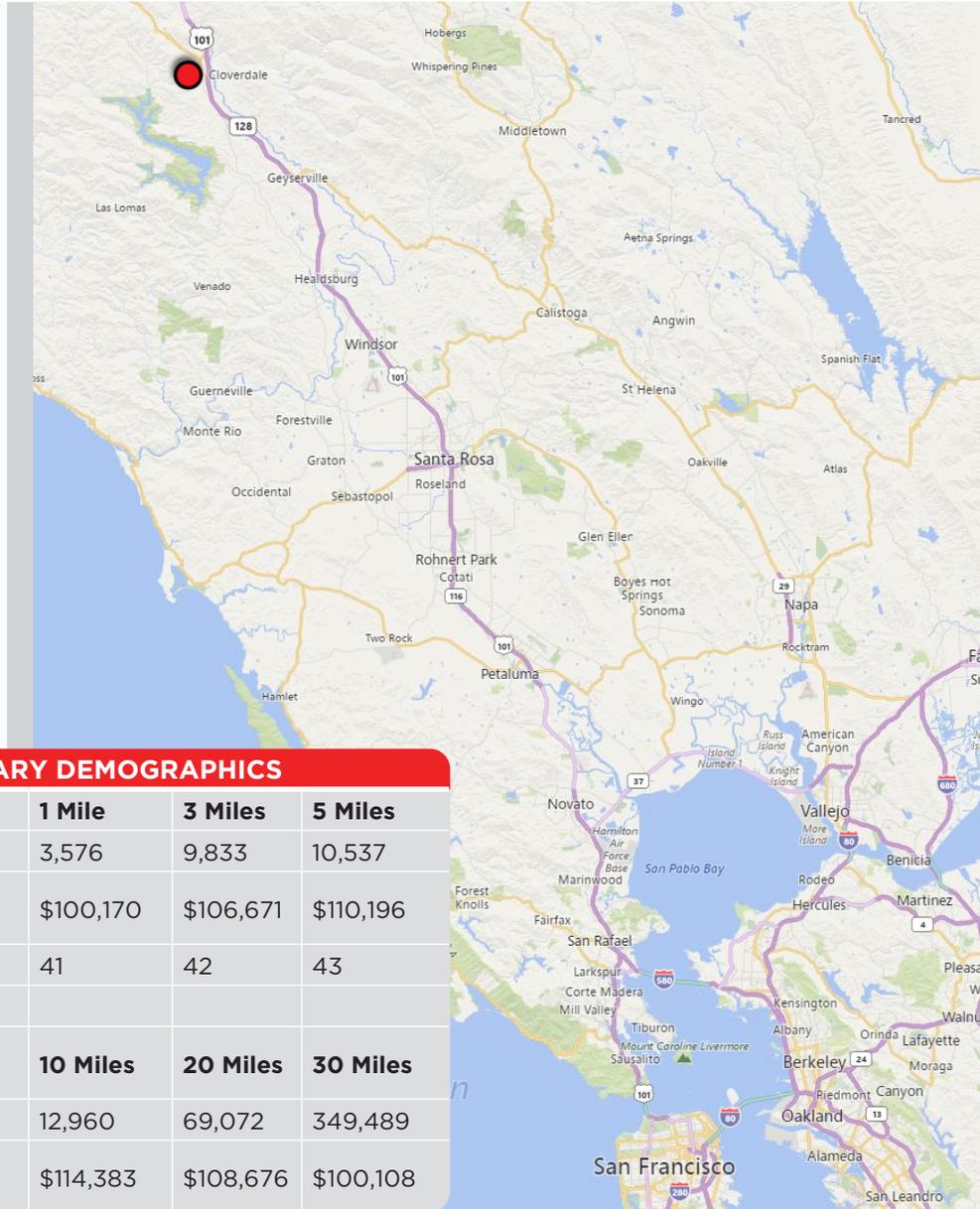
Data from Sonoma County EDB

## CLOVERDALE

The small town of Cloverdale, CA is what wine country living used to be and what people long for now. At the top of the Alexander Valley, nestled among gentle rolling hills and amid miles of vineyards, the City was incorporated in 1872, and has one of the richest histories in Sonoma County. Today, Cloverdale's pristine landscape and simpler lifestyle are treasured by locals and tourists. The Russian River, Lake Sonoma and a network of roads for biking provide countless opportunities for outdoor activities.

The historic downtown offers an Arts & Cultural District, shops, restaurants, museum and theaters. During the summer months the vibrant Farmers' Market and Friday Night Live concerts bring thousands into town. There are over a hundred wineries from Alexander Valley, and the Dry Creek Valley within a 10 minute drive. A walkable, bikeable community.

Vista Oaks is located off Highway 101 in Cloverdale, Sonoma County, CA, at the Citrus Fair Exit, minutes from the historic downtown area, 27 miles north of Santa Rosa, 15 miles north of Healdsburg and 75 miles north of the Golden Gate Bridge. With the Charles M. Schulz Airport in Santa Rosa, Vista Oaks is easily accessible from destinations all across the United States.



SUMMARY DEMOGRAPHICS			
Local 2021	1 Mile	3 Miles	5 Miles
Population	3,576	9,833	10,537
Average Household Income	\$100,170	\$106,671	\$110,196
Average Age	41	42	43
Ten - Thirty Mile Radius 2021	10 Miles	20 Miles	30 Miles
Population	12,960	69,072	349,489
Average Household Income	\$114,383	\$108,676	\$100,108



# ABOUT KEEGAN & COPPIN



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

Keegan & Coppin 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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