



Keegan & Coppin
COMPANY, INC.

FOR SALE | **AIR CENTER EAST - PHASE II**
RESIDENTIAL DEVELOPMENT OPPORTUNITY
SANTA ROSA, CA

131 SINGLE-FAMILY DETACHED LOTS
ENTRY LEVEL MARKET



Go beyond broker.

PRESENTED BY:

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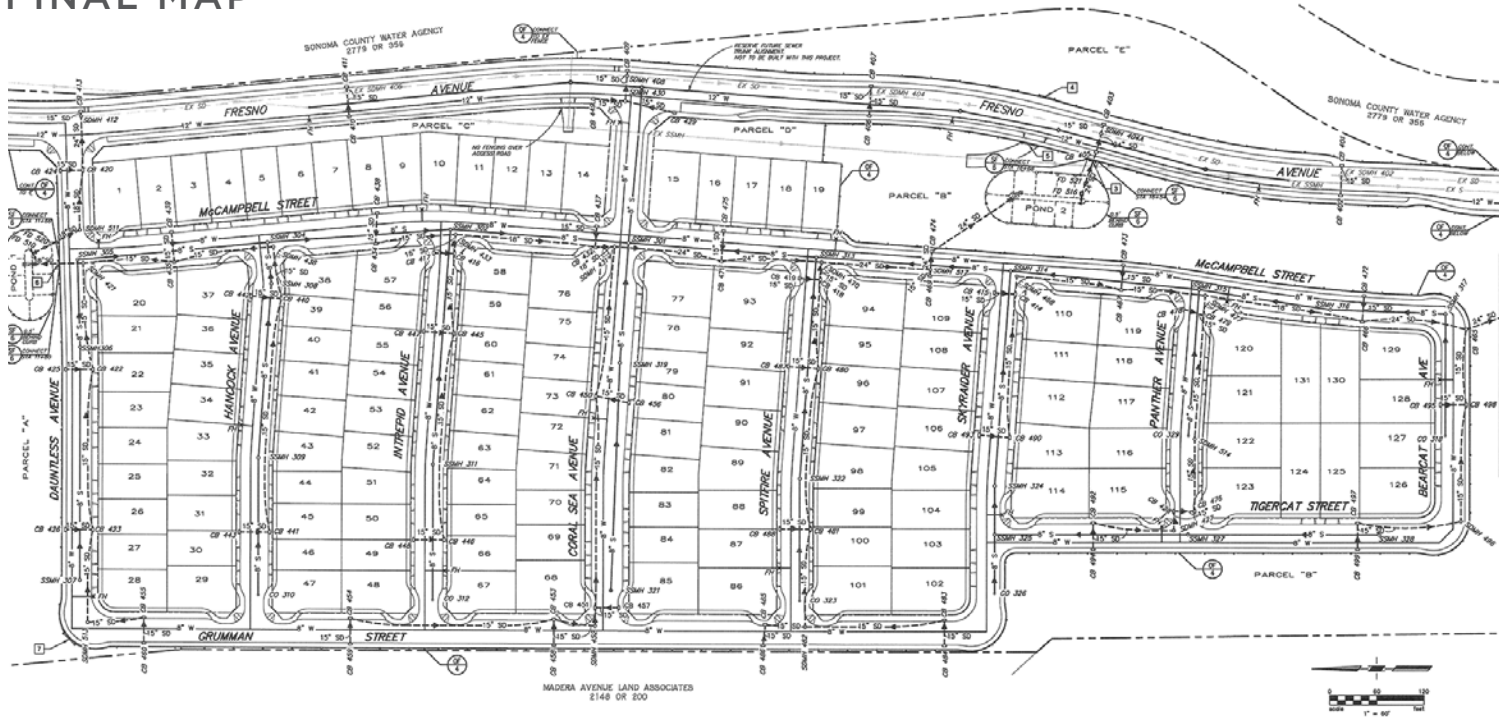
PROPERTY DETAILS



AIR CENTER EAST - PHASE II
SANTA ROSA, CA

Single-Family Detached Lot
Development Opportunity

FINAL MAP



PARCEL	ACRES	NOTES
035-141-031	37.10	Development Parcel Partial Preservation Parcel
035-141-016	03.87	Preservation Parcel
035-182-011	35.51	Preservation Parcel
035-141-030	38.47	After Lot Line Adjustment (Pending) Preservation Parcel
TOTAL	114.95	After Lot Line Adjustment (Pending)

- One Hundred Thirty-One (131) Single-Family Detached Lots
- Final Map Prepared; Reviewed & Approved by City; Not Yet Recorded
- Improvement Plans Prepared; Reviewed & Approved by City
- Utility Plans Prepared; Reviewed & Approved by PG&E
- Development includes proposed California tiger salamander (CTS) preserve within, adjoining, and near the Final Map
- Draft incidental take permit (ITP) issued by State of California Department of Fish & Wildlife; draft biological opinion issued by US Fish & Wildlife Service
- Project includes significant adjoining open space CTS preserve

PRESENTED BY: **KEEGAN & COPPIN CO., INC.**
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Keegan & Coppin Company, Inc.
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.