

For Sale
Historic School Bldg on 5.5 Acres

6290 Pony Express Trail
Pollock Pines, CA 95726

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Offering Memorandum

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The subject property is the site of the former Pollock Pines School, located in Pollock Pines, CA, known locally as “Nature’s Wonderland”. Pollock Pines is a heavily timbered mountain region situated along the ridge top on the south side of the South Fork of the American River, 10-15 miles east of Placerville, 53 miles from South Lake Tahoe and 57 miles east of Sacramento on Highway 50. It includes the area from the American River on the north to Jenkinson Lake (Sly Park) and the Mormon Emigrant Trail on the south.

The history of Pollock Pines School, formerly Cedar Grove School, dates back to the Gold Rush era. As gold mining in the Mother Lode expanded, the demand for lumber to shore the mines and provide homes and establishments increased. Lumber mills dotted this forested area. Logging and the lumber industry played an important role in the early development of this area. The school as it exists today was built in 1937 with lumber grown nearby (Milled by Blair Lumber of Pollock Pines – closed in the 1960’s). There were additions that were built in 1957 and 1972.

The building is about 14,864 sf, on 5.5 acres of land. Five legal parcels make up the total land area. It features eight, large, 1,000 sf classrooms, with offices and other support rooms, all connected by wide, interior walkways with courtyards in between. Most rooms were designed with windows to provide natural northern light. The Multipurpose room and attached commercial kitchen support a large stage with storage and a staging area behind the stage. The building has ample access space above and below the wood floors for ease in remodeling. Most of the wood floors are ‘old growth’ Doug Fir and all construction was done to California State Architect Standards (Public School). The current owners are in the process of obtaining the entitlements to build 25 cabins, varying in size from 450 to 600 sf.

The property is mostly fenced and is on Highway 50 with outstanding visibility from the freeway. About 3 acres of the land is flat or has a building on it and 2.50 acres is gently sloping and dotted with trees. The level land is well suited for playgrounds, soccer fields, basketball fields, etc.

The Pollock Pines area offers a wide variety of outdoor opportunities. The El Dorado National Forest/Sly Park Lake are about 10 minutes away; white water rafting on the American River is about a half an hour drive; Apple Hill, and multitude of wineries and breweries are located within minutes from the property. There is great skiing close by at Sierra at Tahoe and South Lake Tahoe is less than an hour’s drive (Heavenly and Kirkwood). The town of Placerville is 15 minutes away. Good restaurants and local entertainment are nearby. Boating, fishing, hiking, biking and more are minutes away.

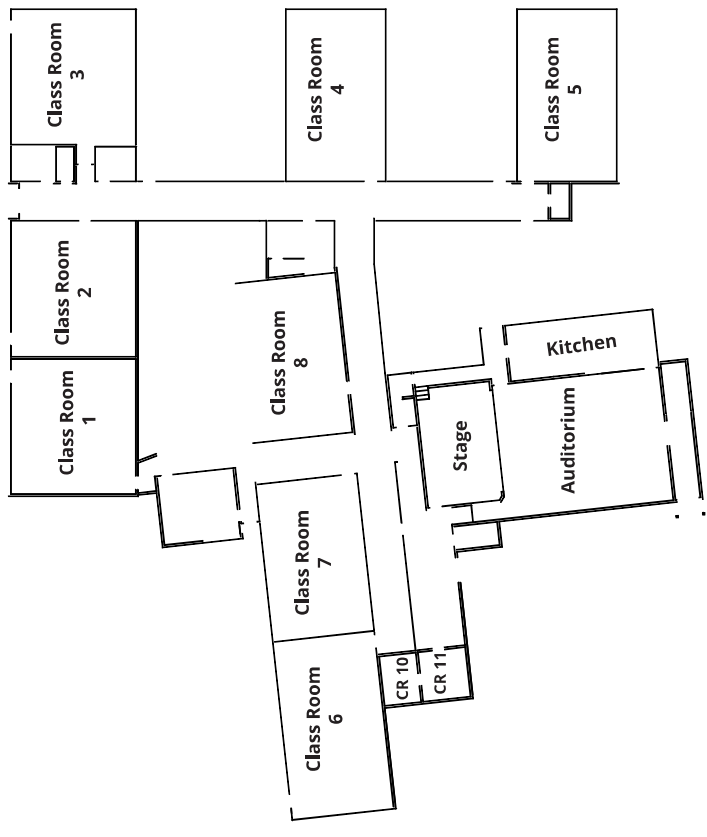
This is an outstanding property for a Corporate Retreat, a Health Resort, Long Term Care facility or many other uses.

Property Highlights:

- Sale Price: \$2,499,000
- Building Size: 14,864 sf
- Land Area: 5.50 acres
- Zoning: CC and CL
- Zoning allows for a variety of uses
- Parcel number: El Dorado County APN 101-291-03, 04, 05, 06 & 07
- Utilities: Electric service to existing building + additional Electric pole / drop to playground
- Water - 3 hydrants, 1 on site, 2 within 100 feet. Main county water line already on site.
- Sewer - Large septic on site originally designed for 240 students and 30 staff with Commercial Kitchen
- Roads / access - 3 county roads currently surround property on all but South side (Highway 50 - no direct access).
- Gas - Propane
- Internet - Currently Comcast but faster service available from other carriers.
- Freeway Frontage with immediate access to Highway 50
- One hour from Sacramento and to South Lake Tahoe
- Abundant outdoor recreation activities nearby
- Easy access from Highway 50

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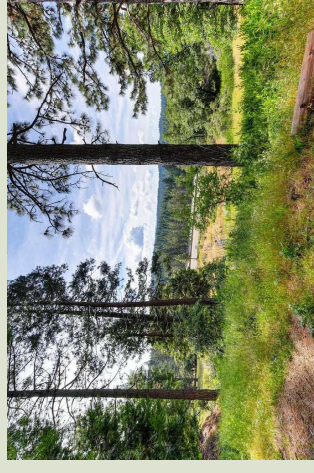
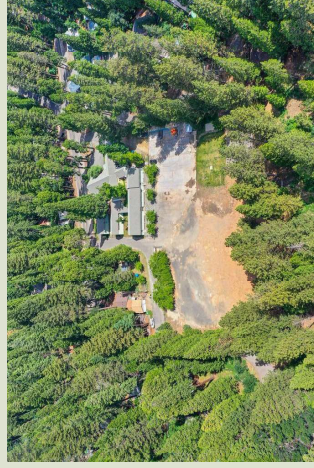
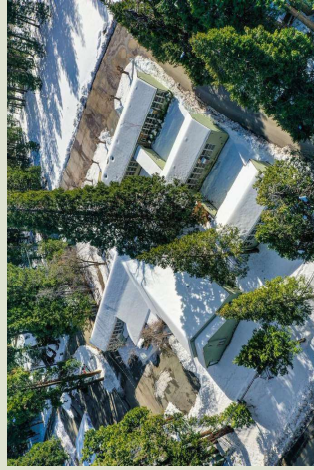
Pony Express Trail



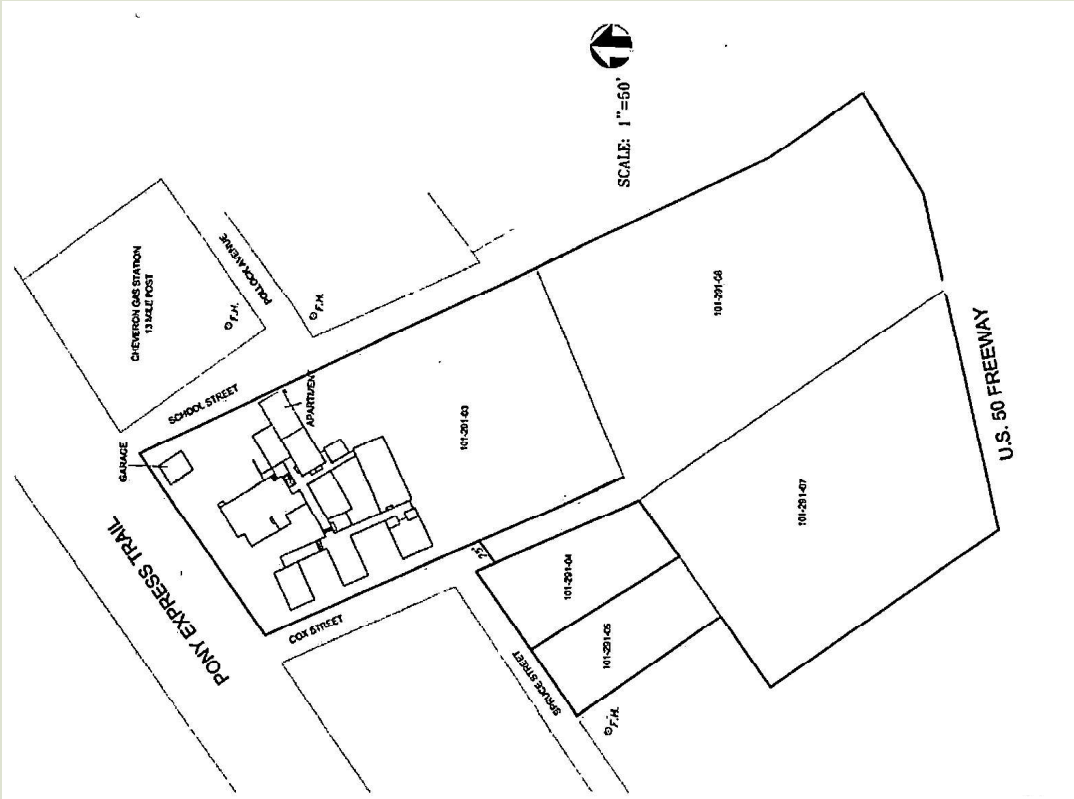
Allowed Uses Per Zoning*

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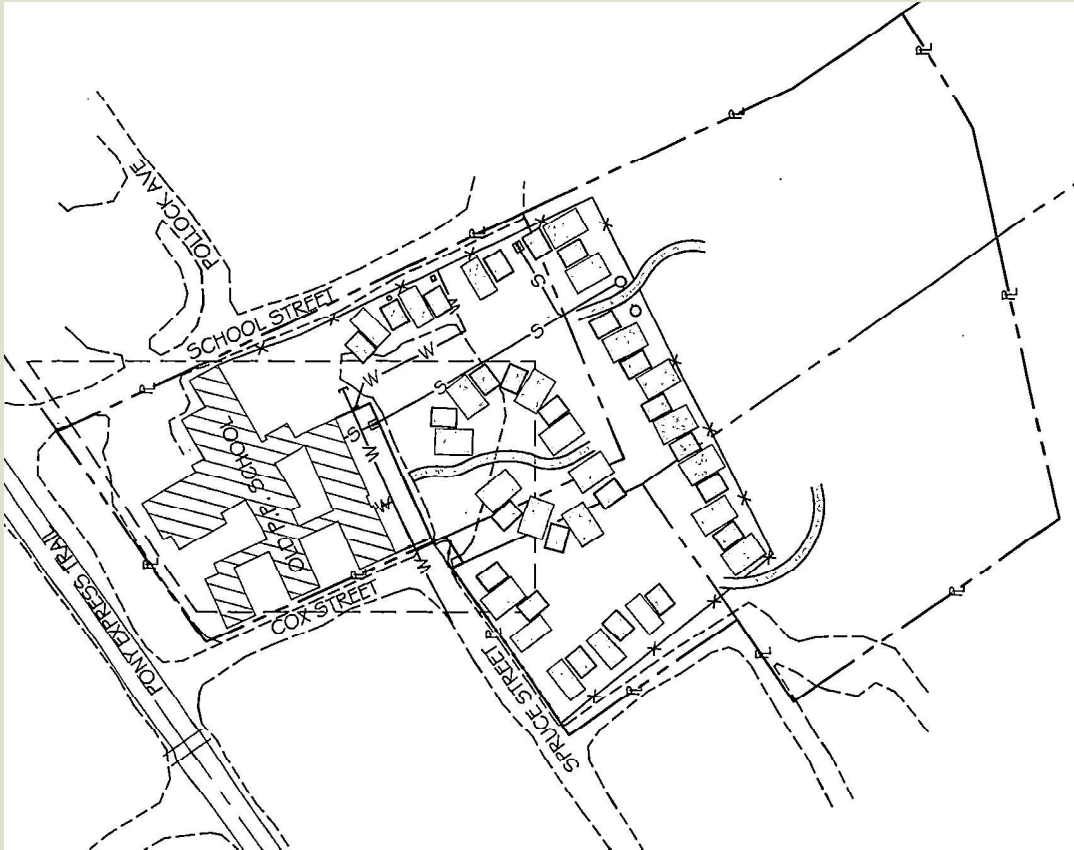
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|------------------------------------|------------------------------------|---------------------------------|
| • Mixed Use | • Specialized Education & Training | • Building Supply Store |
| • Long-Term Care Facility | • Full-Service Winery Facility | • Commercial Recreation: Arcade |
| • Specialized Education & Training | • Research & Laboratory Services | • Indoor Entertainment |
| • Bars & Drinking Establishments | • Community Care Facility | • Indoor Sports & Recreation |
| • Brewery, Brewpub | • Church & Community Assembly | • Food & Beverage Retail Sale |
| • Broadcasting & Recording Studio | • College & University | • Funeral & Internment Services |
| • Business Support Services | • Retail Sales & Service | • Maintenance & Repair |
| • Commercial Recreation: Arcade | • Outdoor Sales | |
| • Lodging: Bed & Breakfast Inn | • Personal Services | * Verify with County |
| • Health Resort & Retreat Center | • Property Services | |
| • Hotel & Motel | • Parking Lot | |
| • Medical Services: Hospital | • Animal Sales & Service: Kennel | |
| • Professional Office | • Pet Grooming & Pet Store | |
| • Medical Office | • Veterinary Clinic | |
| • Restaurant | • Automotive & Equipment | |
| | • Banks & Financial Services | |



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Plat Map

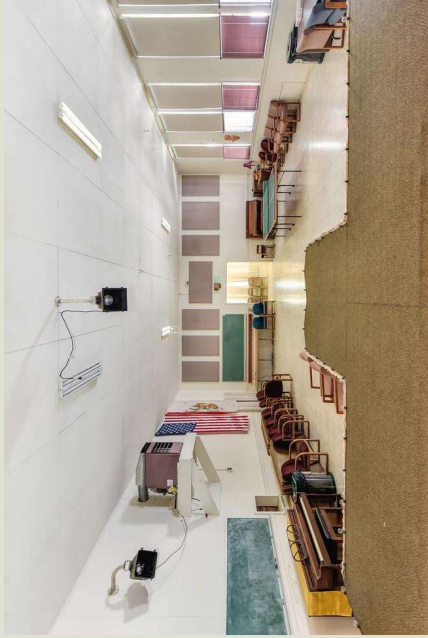


Proposed Entitlements

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A map of Northern California highlighting the location of S. Lake Tahoe. A red star marks the location of S. Lake Tahoe, with a callout indicating it is 57 miles from Sacramento and 53 miles from Carson City. The map shows major highways (I-80, I-5, I-95, SR-50, SR-49, SR-99, SR-70) and cities (Reno, Carson City, Sacramento, Stockton, San Francisco). The map also shows Lake Tahoe, Lake Oroville, Lake Berryessa, and the San Francisco Bay Area.

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