



±272 Lots

(Phases 4 through 9)

PLYMOUTH | AMADOR COUNTY | CALIFORNIA

NEWMARK

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Phase 4, 5 & 9 Lots

Plymouth | Amador County | CA



Located in the City of Plymouth, Zinfandel Ridge is the premier residential community of Amador County. Entitled for 365 lots within this ±365-acre community, Phases 1 and 2--with 53 single-story homes--have been completed by the original developer, Zinfandel Development LLC. Home sales in Phase 3 by Tim Lewis Communities have been completed at this time. Phase 4 grading plans have been submitted to the City for review, and the remaining 272 paper lots of Phases 4 through 9 are for sale from Zinfandel Development LLC.

Upon build-out, the community will consist of approximately 148 acres of open space (40%) and will have over 6 miles of walking trails & paths. Targeted to empty nesters and retirees, buyers can enjoy panoramic views of the Sierra Nevada mountains as well as stunning views of the Central Valley and Sacramento with Mount Diablo beyond. Buyers also love Amador County's thriving wine industry with more than 40 wineries within just a few minutes of the community.

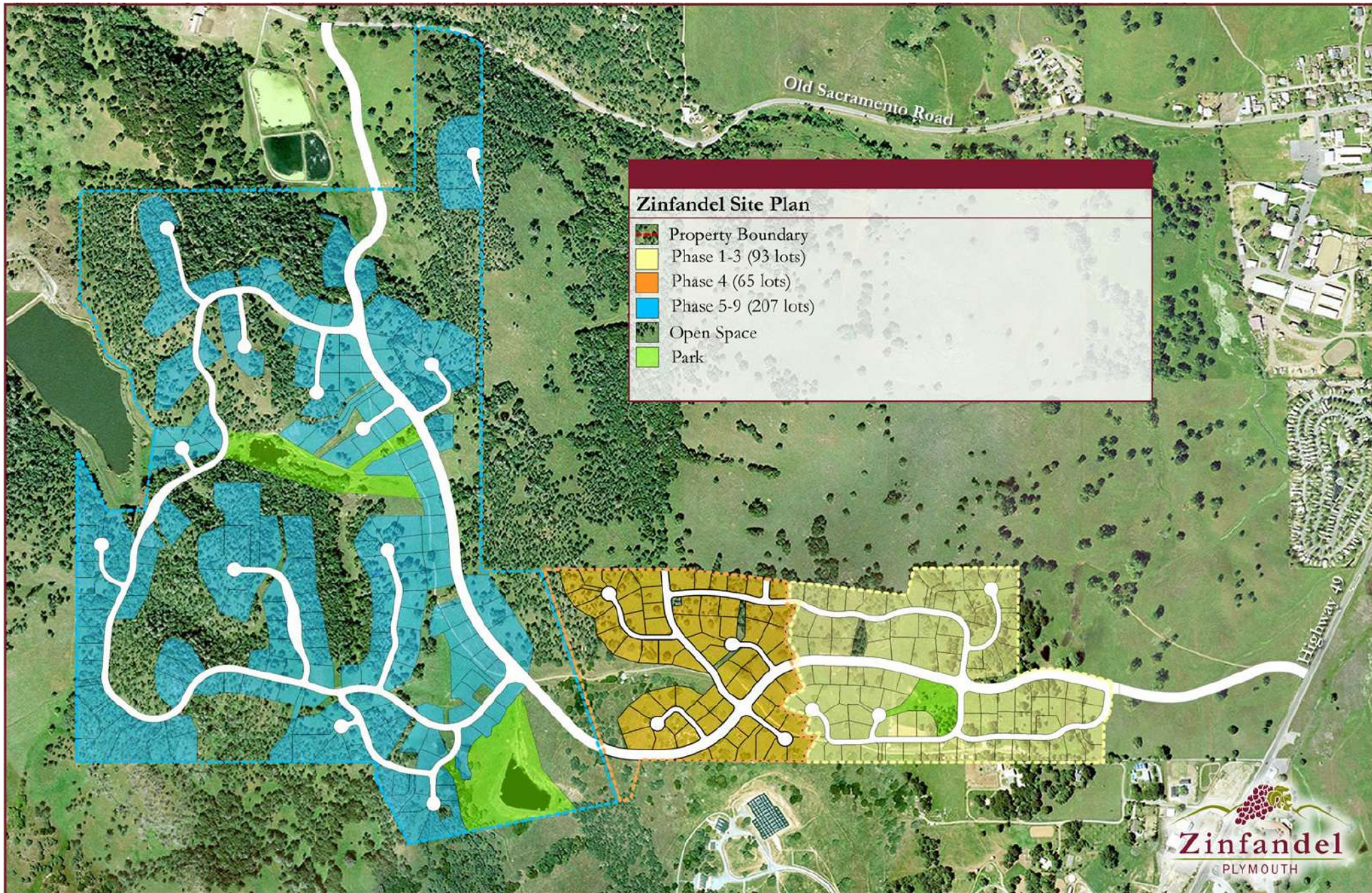
LOCATION

Zinfandel Ridge is located west of Highway 49 and southwest of the Amador County Fairgrounds in the City of Plymouth, with direct access off Highway 49 via the newly constructed intersection with Zinfandel Parkway.

ENTITLEMENTS

The subject site has a Development Agreement and approved Tentative Map valid through April 21, 2037.

Aerial Site Plan



Location - Drive Map



Property Characteristics

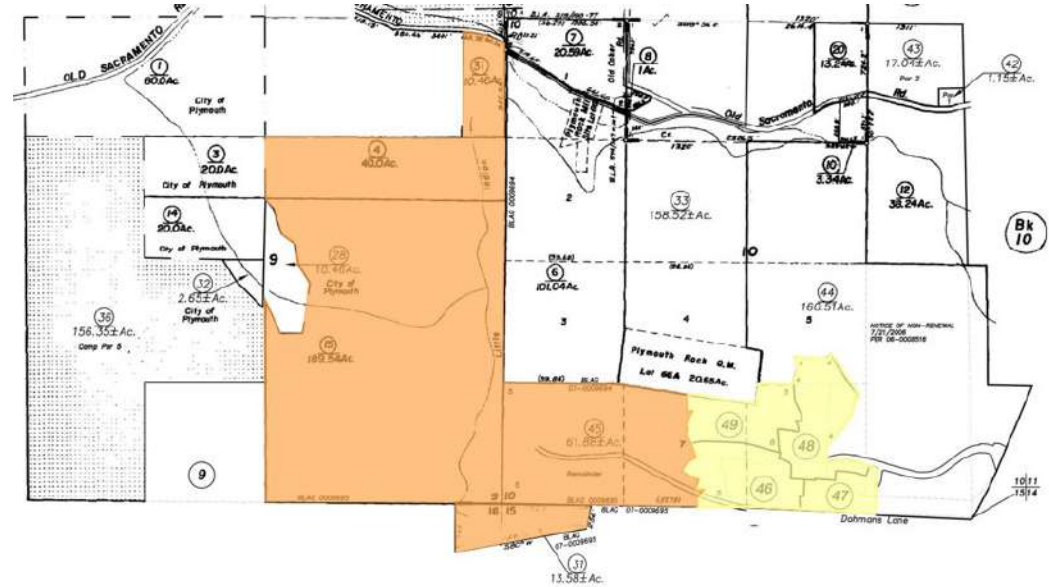
Owner of Record: ZINFANDEL DEVELOPMENT LLC

Constructed Phases: 1 THROUGH 3

Phases for Sale: 4 THROUGH 9

PHASE 4 THROUGH 9:

APN#	SIZE
008-020-031	10.46
008-060-004	40.00
008-060-015	189.54
008-060-045	61.88
008-100-031	13.58
TOTAL.....	± 315.46



Zoning: .. PD-WEST (Suburban Residential and Open Space)

Number of Lots : 272 (365 total – 93 in Phases 1-3)

Lot Size Range: 10,000 sf minimum to almost 2 acres, with the majority of lots being 13,000 to 17,000 sf

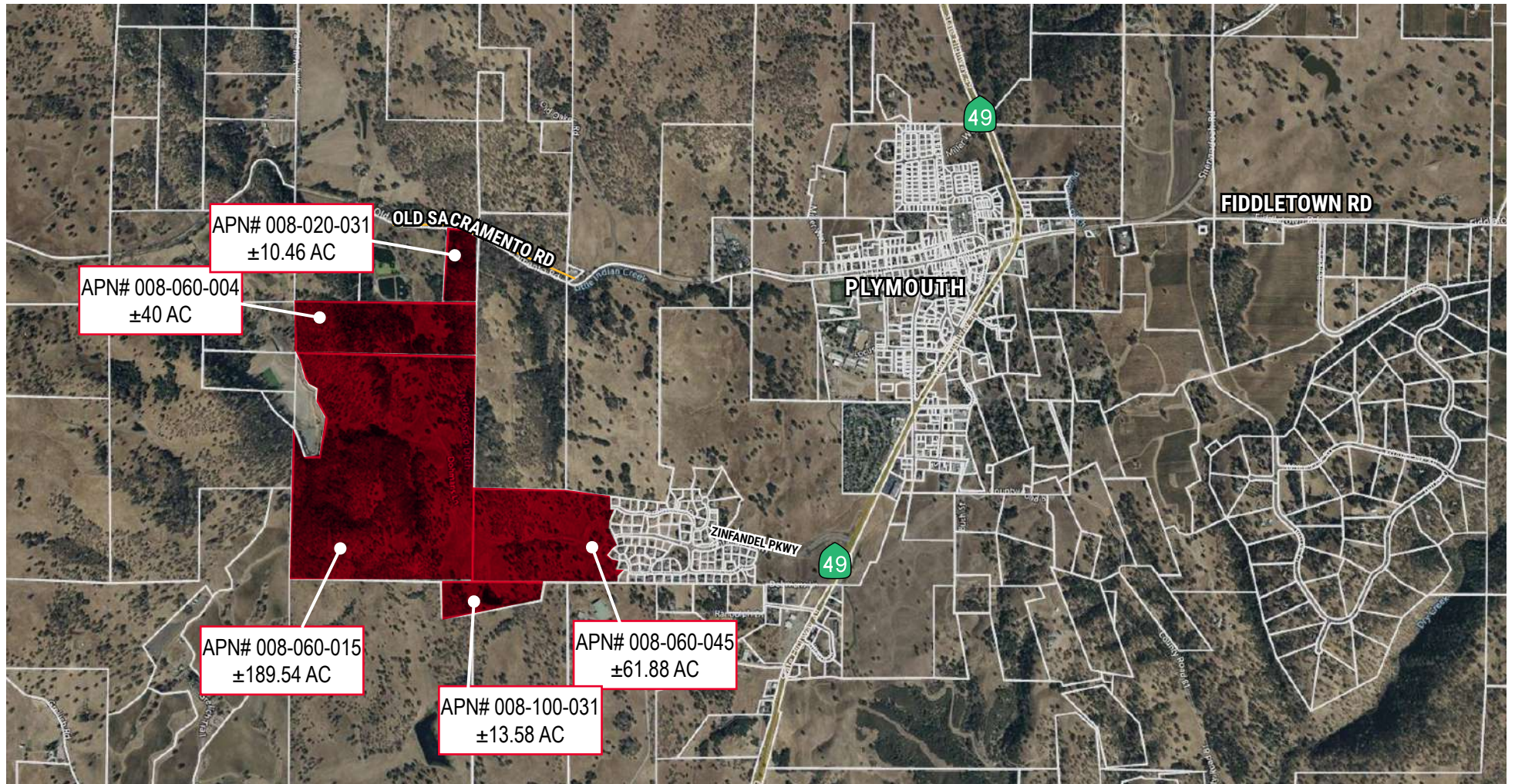
Utilities: City water & sewer, PG&E for power and centralized propane system

PROPERTY CONDITION

Phases 1 through 3 have been fully built out. Phases 4 through 9 are currently in an unimproved condition and will be delivered “as-is”.

Grading Plans for Phase 4 have been prepared and are pending review by City of Plymouth staff.

Parcel Aerial



Community Description

Plymouth is the Heart of the Shenandoah Valley which features over 40 wineries and has become one of the premier wine regions in California. Plymouth is rich in California history with its roots deeply entrenched in the historic California Gold Country. Located on historic Highway 49, there are numerous attractions that date back to the California Gold Rush. The rolling hills provide an amazing feel with views and easy access to the Sierra Nevada mountains making Plymouth the destination it has become.

Plymouth is also the home to the Amador County Fair, dating back to 1938. The fair is deep in tradition and community. Just minutes away are other historic towns made famous by the California Gold Rush such as Jackson, Sutter Creek and Amador City just to name a few.

The Zinfandel Ridge property is beautiful, abundant with mature oaks & rock outcroppings and has been designed to fit harmoniously within these natural resources. The site features gently sloping and rolling topography with grand views into the snow-capped Sierra Nevada to the east and the Central Valley with Sacramento to the west. The lot layout was prepared with tremendous care and detail to retain much of the existing natural landscape, oaks and rock outcroppings as can be seen in Phases 1 through 3. By design, every homesite is different from the next with its own unique feel and livability. The forethought and detail invested into this community makes it an extremely unique opportunity in a class by itself.



Additional Highlights

HOMEOWNER ASSOCIATION AND MELLO ROOS

No special assessments or Mello Roos obligations for infrastructure construction. Special taxes for maintenance of public improvements within the development. HOA with minimal dues for common area maintenance.

ADDITIONAL HIGHLIGHTS

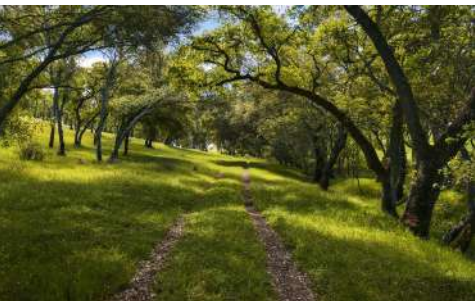
- Plymouth is a destination purchase for luxury homebuyers with wealth.
- Many cash buyers when compared with other communities.
- Strong demand lifestyle-living in Plymouth.
- Located in the Kaiser Permanente service area.
- Very quiet community.
- Unique setting with proximity to Amador Wine Country.
- Mature oak trees and gorgeous rock formations.
- Large estate-sized lots allow with high-yield lot premiums



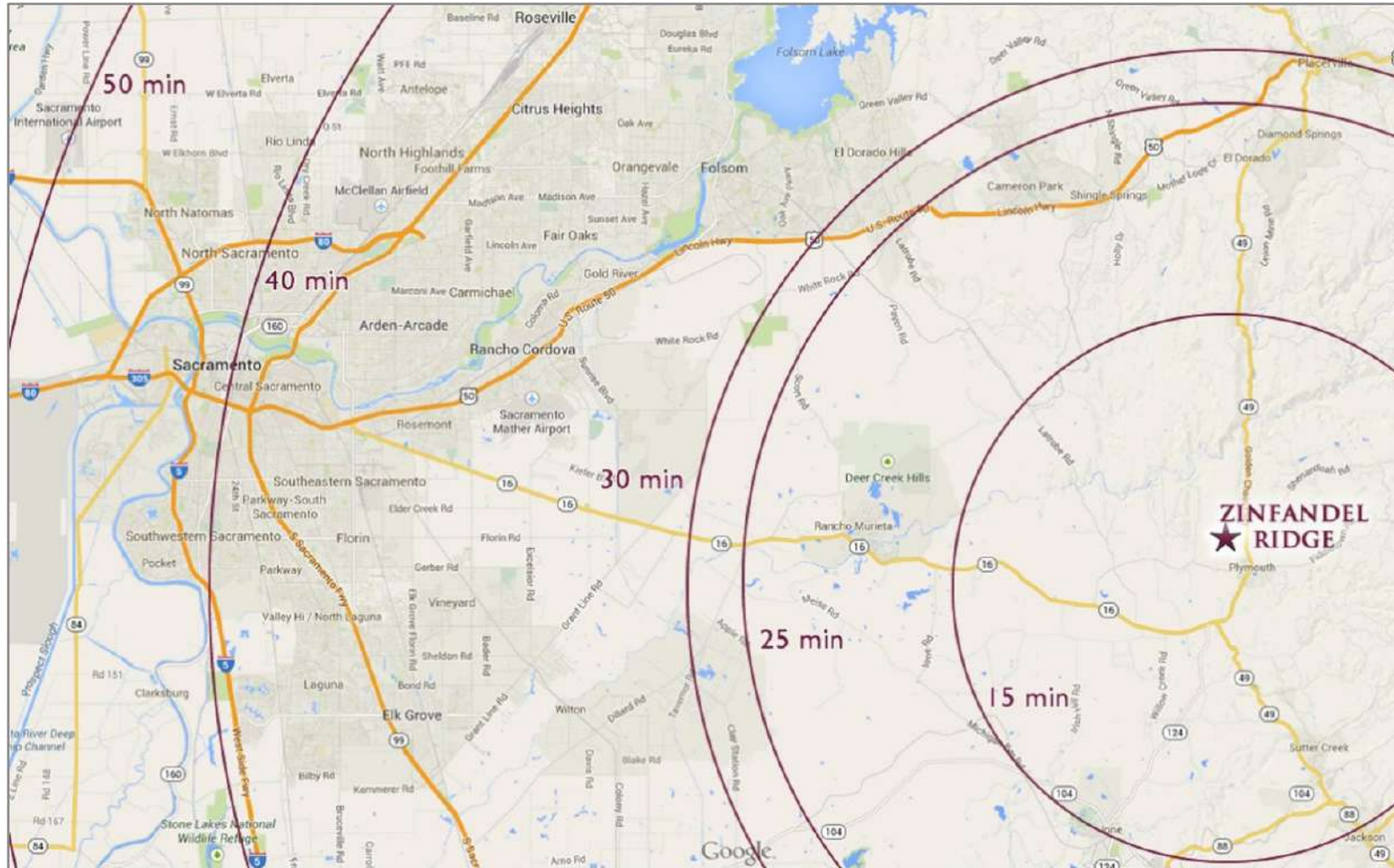
ADDITIONAL INFORMATION

Please note that Visit <http://www.zinfandelridge.com> is currently operated by the Tim Lewis Company but can be made available for marketing purposes for Phases 4 through 9. Access to a Google Drive folder with a wide variety of additional documents can be provided upon request.

Views



Travel Time Estimates




Distance from...


Time...

Jackson	±15 mins.	Sacramento Downtown	±40 mins.	Oakland	±110 mins.
Sutter Amador Hospital	±20 mins.	Sacramento Airport	±55 mins.	San Francisco	±120 mins.
El Dorado Hills	±25 mins.	Kirkwood	±85 mins.	San Jose	±120 mins.
Kaiser Permanente (Folsom)	±30 mins.	South Lake Tahoe	±110 mins.		

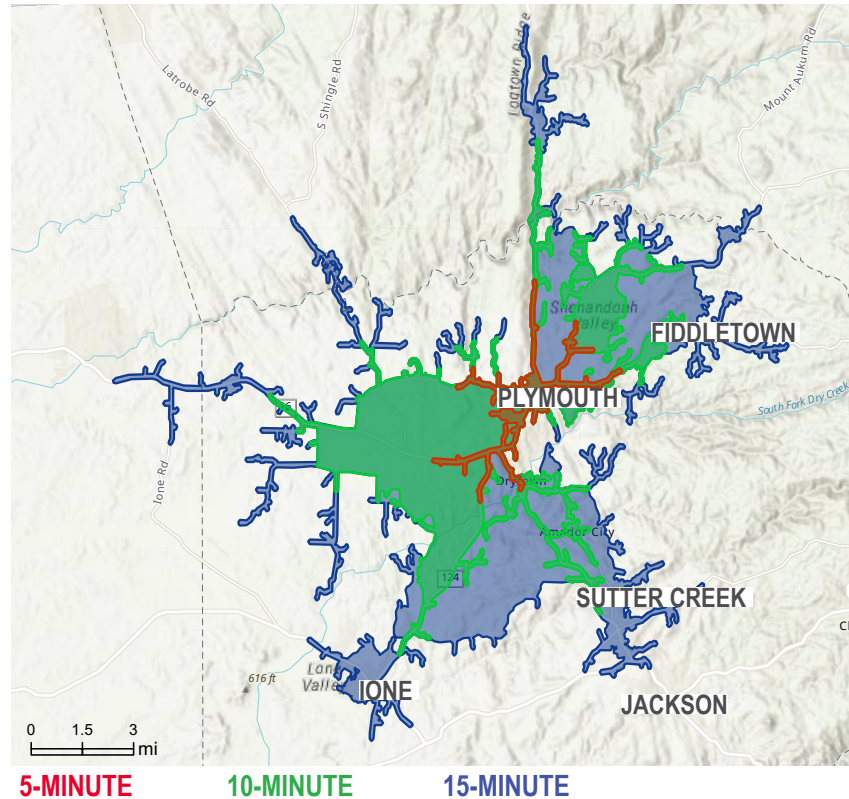
Phase 4 Site Plan



 Phase 1 through 3 (with completed homes in Phases 1, 2 & 3)

 Phase 4

2025 Drive Time Demographics



	5-MINUTE	10-MINUTE	15-MINUTE
2025 TOTAL POPULATION	1,010	2,109	10,020
2030 TOTAL POPULATION	1,025	2,135	10,388
2025 HOUSEHOLDS	405	885	4,233
2025 AVG. HH SIZE	2.48	2.19	2.26
AVERAGE HH INCOME	\$124,638	\$124,132	\$107,306
AVERAGE HOME VALUE	\$638,475	\$672,789	\$601,151
MEDIAN AGE	45.4	48.1	47.6



Ken Noack, Jr.

Senior Managing Director

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YEARS OF EXPERIENCE

47

AREAS OF SPECIALTY

- Land
- Retail
- Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

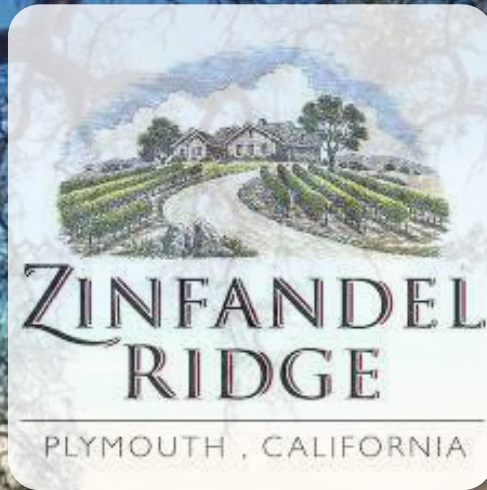
Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid world traveler, having visited 90 countries and counting. He is also passionate about skiing, cycling, and mountaineering, with achievements including climbing 40 major peaks worldwide, such as Mt. Aconcagua in Argentina, the highest peak in the Western Hemisphere; Mt. Kilimanjaro in Africa; the Matterhorn; and Mt. Blanc in Europe. Additionally, he is a retired soccer player and pilot. Mr. Noack has twice completed the challenging Markleyville Death Ride, one of the world's toughest cycling marathons, in 1992 and 2008.

“There is no limit to what you can accomplish if you don’t care who gets the credit”



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(Phases 4 through 9)

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4/2026

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