

# **A Fully Entitled Opportunity to Construct 25 Single Family Homes**



## **Acacia Village A Pocket Neighborhood Santa Rosa, CA**

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## Acacia Village Highlights

- All discretionary entitlements are complete; will be delivered with Final Map ready to record
- Infill development in a highly desirable east Santa Rosa neighborhood
- Designed as a Pocket Neighborhood to create a sense of community
- Best school district in Santa Rosa
- Close to transportation, excellent shopping, and services
- 25 detached homes proposed as three floor plans but with architectural flexibility (no design review required)
- 19 homes are either single story or master-down plans
- Central Village Green common space; can accommodate amenities such as community gardens, fire pit and kitchen area
- Design by William Hezmalhalch Architects

## The Opportunity

A rare opportunity to build detached homes on the desirable east side of Santa Rosa starting in the \$600,000s. Most new detached homes in this market are well in excess of \$1,000,000. Direct competition was built the '50s through '70s.

Acacia Village is a "Pocket Neighborhood" with large communal landscaped areas, overlooked by usable porches. The Pocket Neighborhood will create an instant sense of community.

Homes will appeal to all market segments. 19 are single story or master-down and will appeal to the move down buyer.

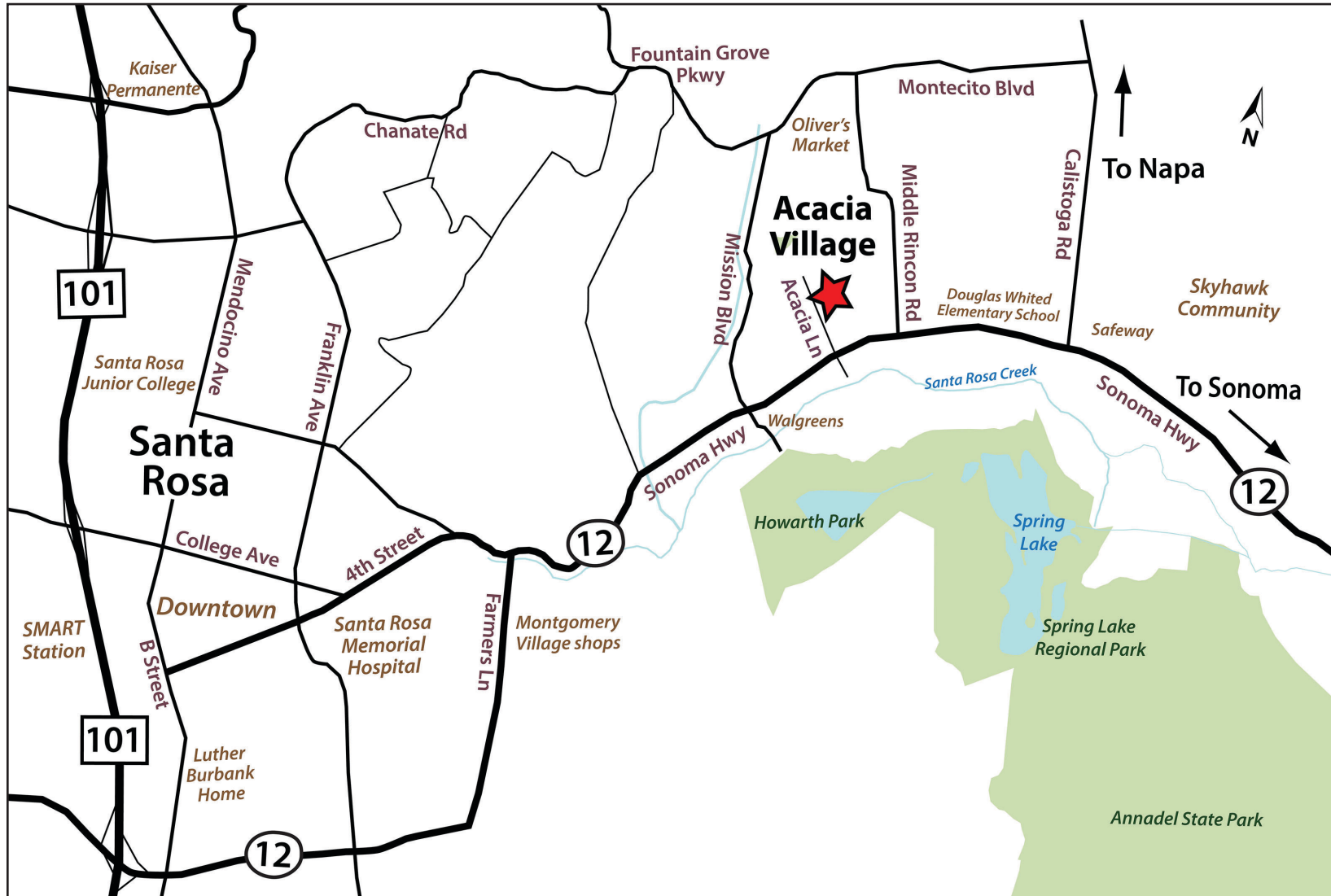
Can be for sale, a rental or a hybrid. The 6 street fronting homes are not part of the HOA, can be built first and sold.

For sale outright at \$3,500,000 some deferred participation may be possible.

For information contact:

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## Acacia Village — Location



# Acacia Village — Site Layout

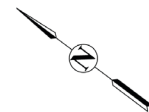
ACACIA VILLAGE, A POCKET NEIGHBORHOOD  
 746 ACACIA LANE, SANTA ROSA, CA  
 ROBERT UPTON (415) 298-8633

COLOR KEY

	PLAN 1 (LOTS 2-10)
	PLAN 2 (LOTS 1 AND 11-19)
	PLAN 3 (LOTS 20-25)
	GARAGE
	COMMUNITY BUILDING
	COMMON AREA
	DESIGNATED PATHWAYS
	PARKING AREA



OVERALL SITE PLAN



DATE: OCT 2019  
 NOT FOR CONSTRUCTION