



Keegan & Coppin  
COMPANY, INC.

FOR SALE

31981-32011 MCCRAY ROAD  
CLOVERDALE, CA

DEVELOPMENT LAND

Go beyond broker.

PRESENTED BY:

**RUSS MAYER, PARTNER**  
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# EXECUTIVE SUMMARY



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**Rivendale Ranch** - The Property is located in an unincorporated area of Sonoma County, approximately one mile from the Cloverdale city limit along US Highway 101. Once the site of the Preston Mill, the Property was environmentally restored during the Summer and Fall of 2007 as part of a master planned, 48-acre mixed-use development that would consist of 229 single-family homes, a 1.0-acre commercial/retail site, and a 5.0-acre park that would be offered to the City of Cloverdale and the centerpiece of the proposed master-planned community. The City of Cloverdale, 2025 General Plan, adopted the Property into the City's Sphere of Influence and the first step toward annexation, allowing City water and sewer services to the area. The development was abandoned as a result of the 2010 Great Recession and resulting financial crisis.

The Property is zoned M1, Limited Urban Industrial which allows for many agricultural, recreational, industrial, and retail permitted and conditional uses. The topography is mostly level, and the site is situated between two blocks of single-family residential homes set along the Russian River and U.S. Highway 101 at the north end of Cloverdale. There is quick and easy access onto the site just off Exit 522/Hwy 128.

**An adjacent approximately 16.47-acre parcel of land is also offered for sale under a separate listing. Contact agent for more information.**

- 16.18+/- Acres - 9 Individual Parcels
- Highway 101 Frontage
- M1 - Limited Industrial Building
- Possible Rail Spur
- Near the Cloverdale River Park and Just a Short Drive to the Downtown Plaza
- In the Alexander Valley World-Class Wine Region

## SALE PRICE

|            |             |
|------------|-------------|
| Sale Price | \$3,000,000 |
| Price PSF  | \$4.25+/-   |



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# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

### APN

115-150-002, 115-150-038, 115-150-039,  
115-150-052, 115-150-054, 115-150-055,  
115-160-047, 115-160-057, 115-160-058

### LOT SIZE

16.18+/- ACRES

### ZONING

The site is zoned M1 Limited Urban Industrial allowing for many different permitted and conditional uses including: Contractor's equipment storage or rental yards; truck, trailer and farm equipment sales and repair facilities; lumber yards; any other heavy commercial uses for which storage of large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation; processing, storage, bottling, canning, etc. of agricultural products, including wineries and similar uses and including incidental retail sales of products processed on the site; commercial cannabis uses in compliance with Sections 26-88-250 through 26-88-256 of the Sonoma County Municipal Code.

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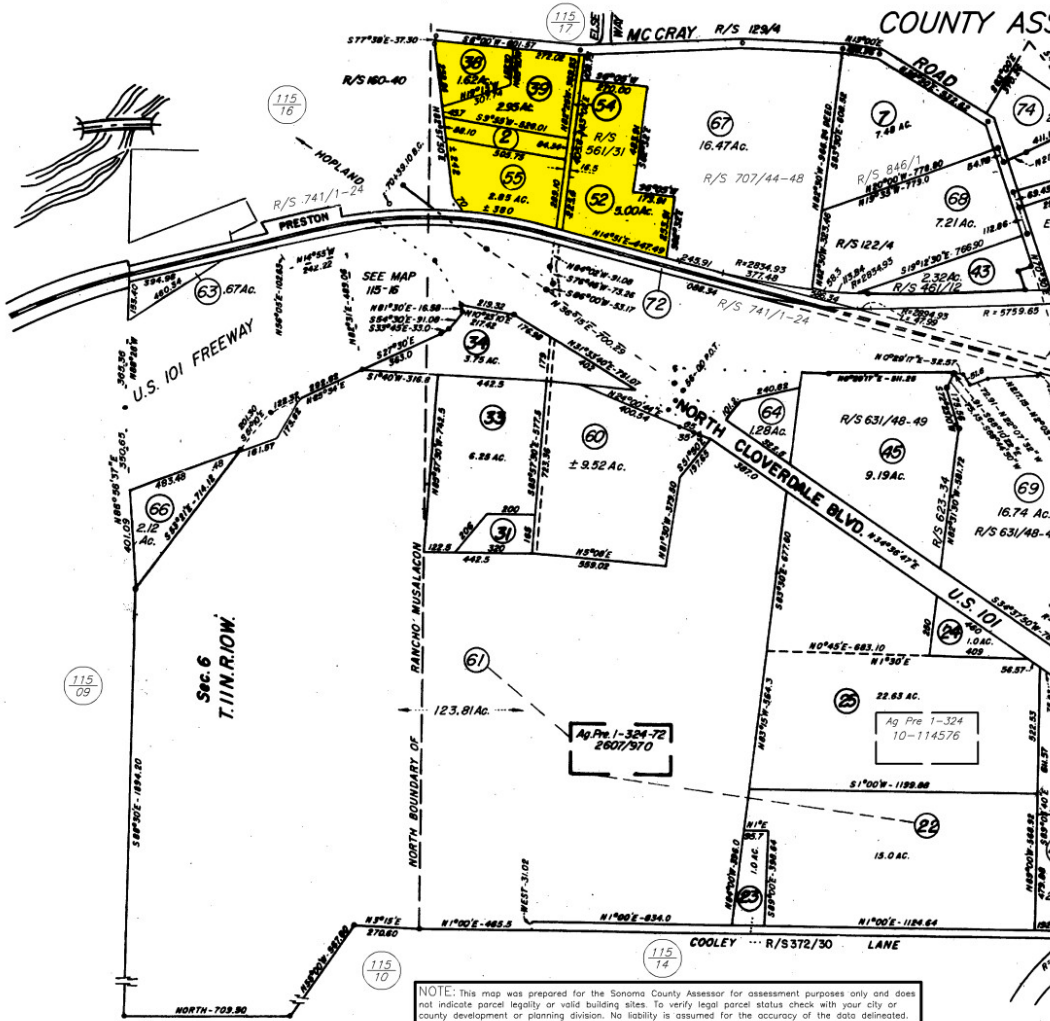
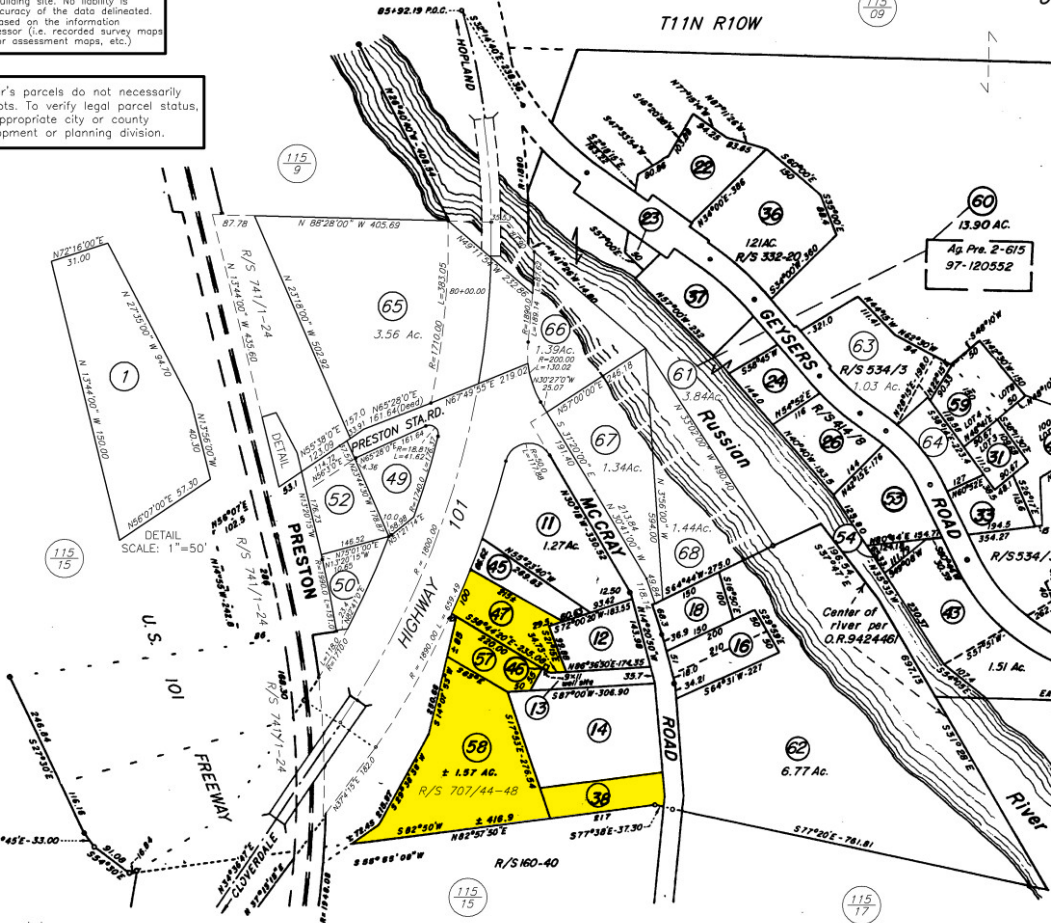
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This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or building sites. No liability is assumed for the accuracy of the data delineated. This map is based on the information provided by the Assessor (i.e. recorded survey maps or assessment maps, etc.)

Assessor's parcels do not necessarily show building sites. To verify legal parcel status, consult the appropriate city or county planning or planning division.

## COUNTY ASSESSOR'S PARCEL MAP

TAX 6



NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

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## LOCATION DESCRIPTION



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### DESCRIPTION OF AREA

Cloverdale is located about 15 miles north of Healdsburg in the Alexander Valley wine region. It is just off Highway 101 and has a small-town charm with views of rolling hills, vineyards, and small farms.

The City of Cloverdale comprises 2.7 square miles with a 5-mile radius population of 11,032. The town has many amenities including the Center of Performing Arts, the History Center, the Arts Alliance Art Gallery, numerous restaurants and a downtown plaza with a number of events year-round.

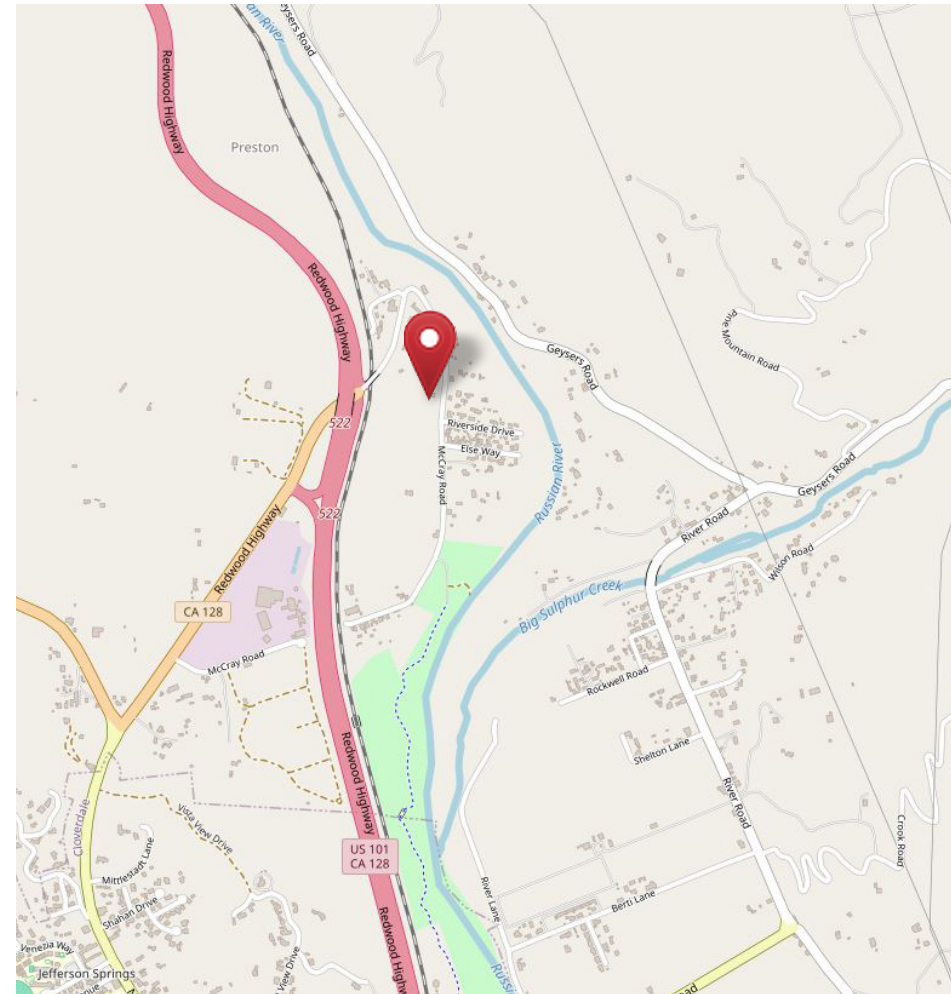
### NEARBY AMENITIES

- Lake Sonoma
- County River Travel
- Cloverdale Airport
- Downtown Retailers

### TRANSPORTATION ACCESS

- Primarily Highway 101
- Bus Service

| DEMOGRAPHICS        | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Est. Population     | 494      | 9,686    | 11,093   |
| Est. Avg. HH Income | \$94,374 | \$93,735 | \$96,286 |



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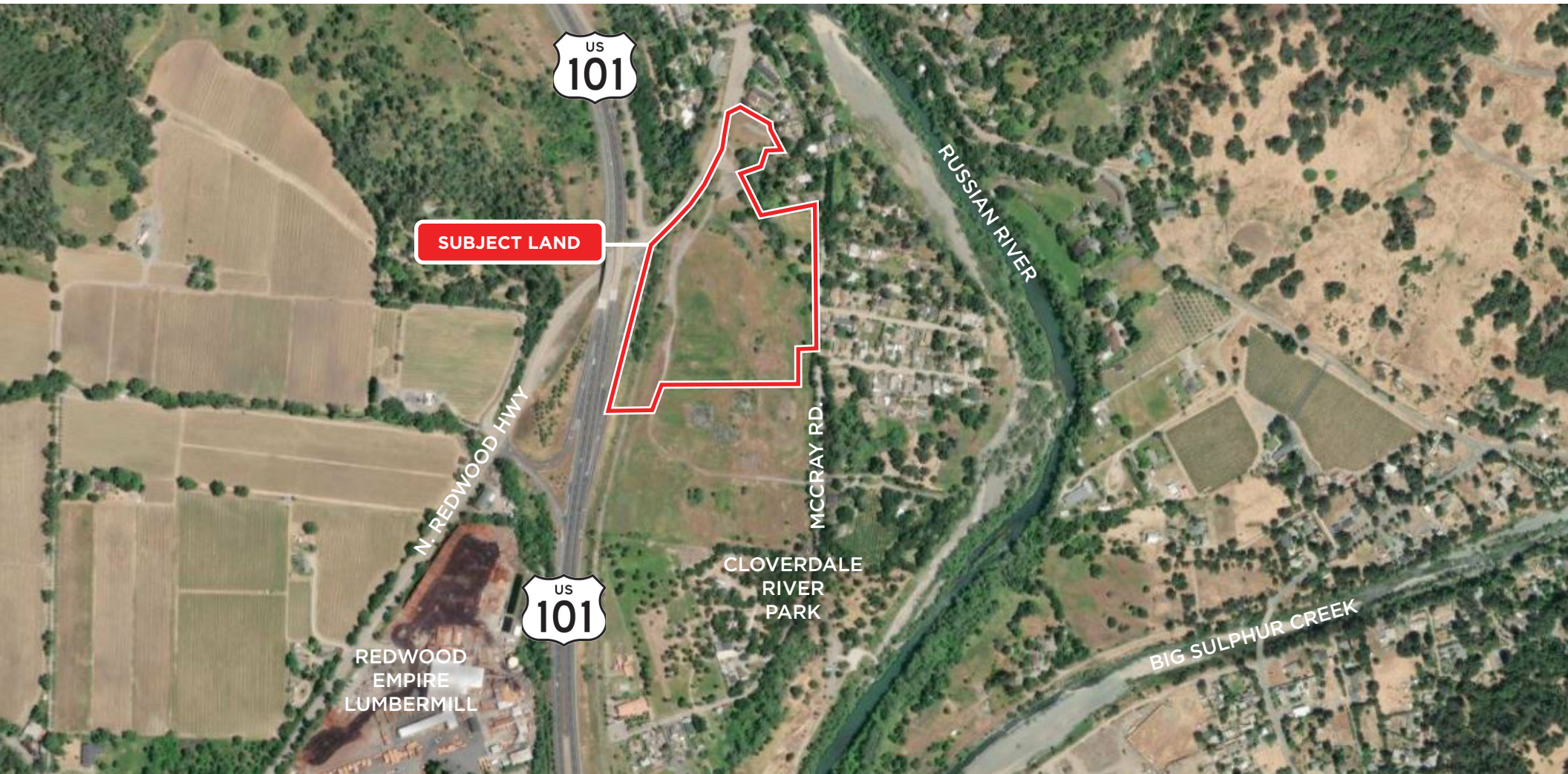


## LOCATION AERIAL



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### CLOVERDALE SUMMARY

Cloverdale, the northernmost town in Sonoma County, is located in the picturesque Alexander Valley wine region just off of California's Highway 101. Small town charm and friendly people welcome visitors to this city that is framed by oak-studded rolling hills, vineyards, and small farms

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional. The city is proud home to Reuser Inc., manufacturer and bulk distributor of organic landscaping materials and Asti

Winery, both recipients of many awards for sound environmental business practices. In Cloverdale, entrepreneurial and traditional businesses co-exist and complement each other.

The City appreciates all businesses and works to retain businesses, encouraging expansion in Cloverdale. Cloverdale is a great place to live, work, play – and do business.

**Sonoma County** is home to approx. 500,000 people. It is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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### LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

### ECONOMIC DEVELOPMENT

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### RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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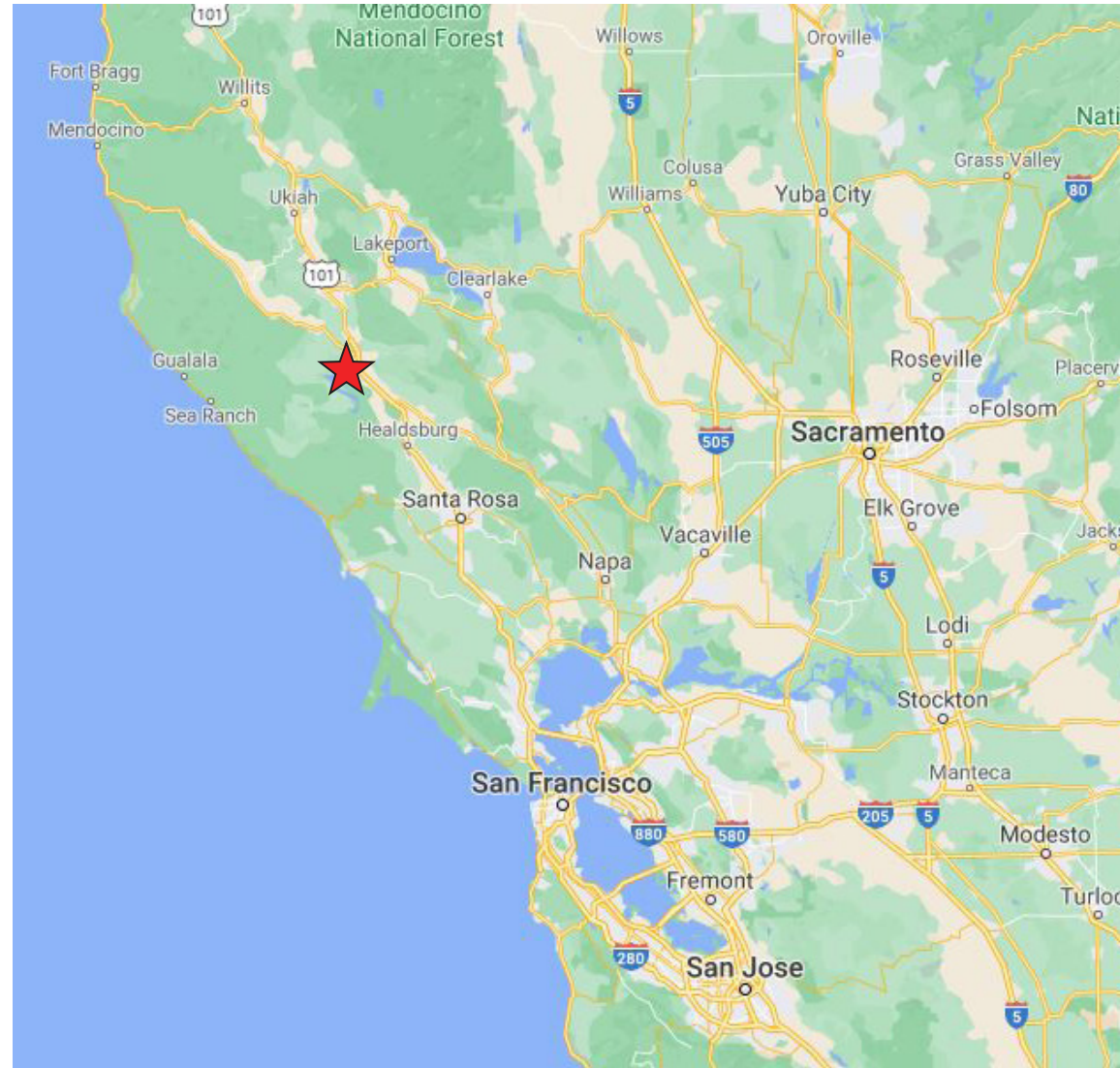


## AREA MAP



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## ABOUT US



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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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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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