

BAY AREA IN-FILL LAND OPPORTUNITY LAND FOR SALE

PARKVIEW ESTATES ±18.05 ACRES SUISUN CITY CALIFORNIA

- EASY ACCESS TO HIGHWAY 12 & I-80
- EXISTING ROAD FRONTAGE IMPROVEMENTS
- FLEXIBLE ZONING
- LAMBRECHT SPORTS COMPLEX PROXIMITY
- PRO-GROWTH COMMUNITY
- TRAVIS AIR FORCE BASE ENTRANCE



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THE OPPORTUNITY - NEW VISION

The Bay Area has a shortage of work force housing of all residential product types. Parkview Estates is an ideal location for both single-family, and multifamily housing. Major retail and medical facilities are nearby, and the prized Lambrecht Sports Complex is walking distance from the site. Parkview Estates lies just outside the Travis AFB South Gate, a critical military facility that is also major regional employer. It is believed that local leaders recognize the need for additional housing and would be receptive to a well planned residential proposal.

THE OPPORTUNITY - AS-IS

Parkview Estates represents one of the few remaining large in-fill land development opportunities in the Bay Area. Suisun City's flexible CMU zoning, and pro-development posture, make Parkview Estates an immediate development opportunity. The uses below are generally contemplated within the existing zoning.

POTENTIAL USES:

- Auto, Boat, Motorcycle or RV sales
- Auto Parts Store
- Auto Repair & Service
- Childcare Center
- Community Care Facility
- Convenience Market
- Health Club & Gym
- Medical/Dental Offices
- Plant Nursery
- Religious Facility
- Veterinary Hospital

PRICE: \$4,450,000

SIZE: ±18.05 ACRES

EXISTING ZONING: Commercial Mixed Use (CMU)

WATER: Provided by Suisun-Solano Water Authority via a 12" line in Petersen Road

SEWER: Provided by Fairfield-Suisun Sewer District via a 27" line in Petersen Road

Disclaimer: Seller and Brokers make no guarantees that any potential use would conform to City of Suisun zoning guidelines, the Travis AFB Comprehensive Land Use Plan, State and Federal environmental regulations, or other governmental rules. Uses may require discretionary approvals, regardless as to whether or not such uses are listed as permitted, conditionally permitted or allowed. The Seller and Broker cannot guarantee such approvals will be obtained. The Buyer shall independently investigate and confirm that its contemplated use is permitted. No guaranties can be made that the City of Suisun would ultimately approve a rezone, or related entitlements, for a residential project.



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ZONING MAP

GENERAL PLAN LAND USE

ZONING

COMMERCIAL SERVICE
(ALL PARCELS)

CMU-
COMMERCIAL
MIXED USE
(ALL PARCELS)

LEGEND

City Limits

Residential

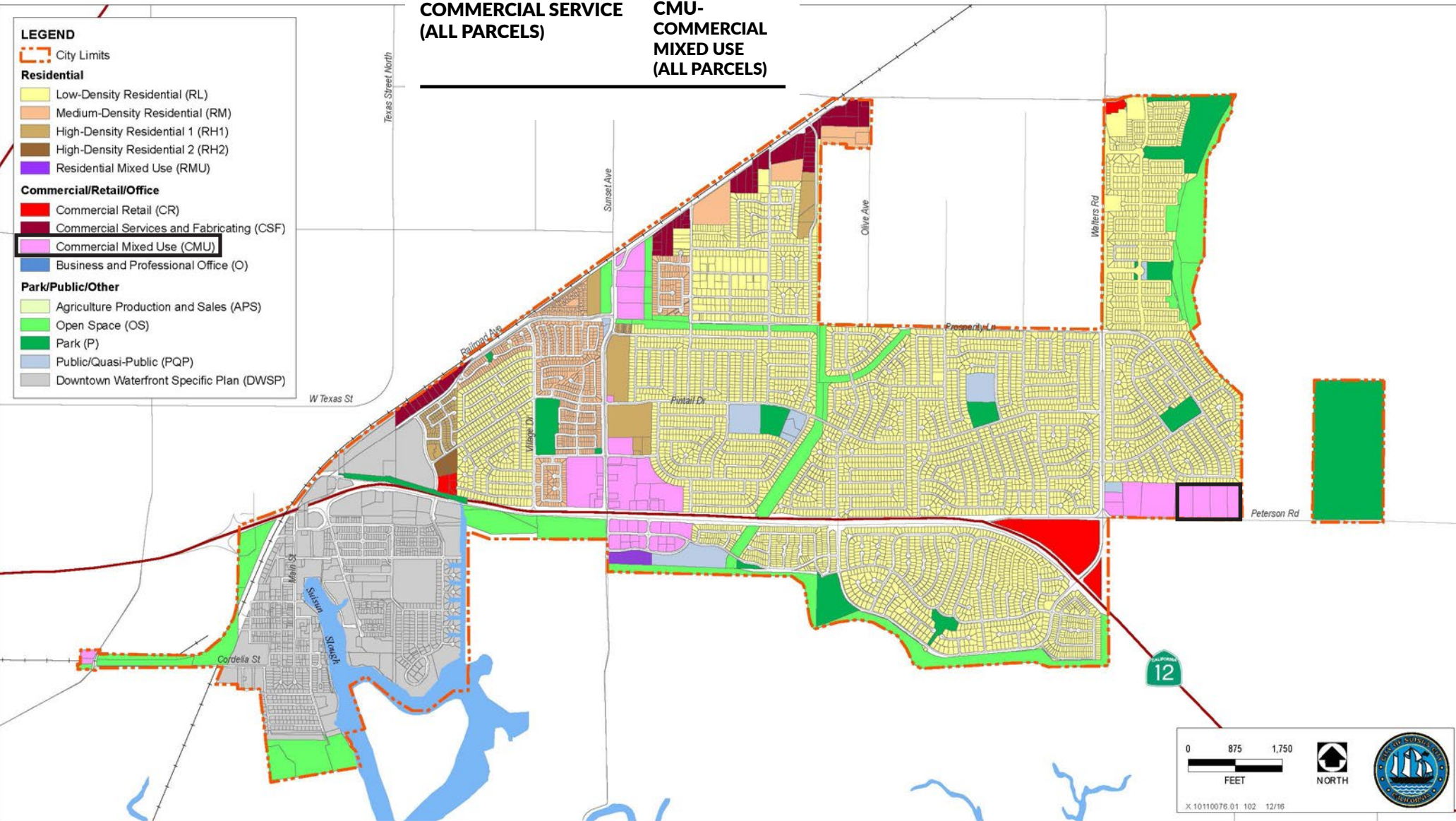
- Low-Density Residential (RL)
- Medium-Density Residential (RM)
- High-Density Residential 1 (RH1)
- High-Density Residential 2 (RH2)
- Residential Mixed Use (RMU)

Commercial/Retail/Office

- Commercial Retail (CR)
- Commercial Services and Fabricating (CSF)
- Commercial Mixed Use (CMU)
- Business and Professional Office (O)

Park/Public/Other

- Agriculture Production and Sales (APS)
- Open Space (OS)
- Park (P)
- Public/Quasi-Public (PQP)
- Downtown Waterfront Specific Plan (DWSP)



0 875 1,750
FEET

NORTH



X 10110076 01 102 12/16

Source: AECOM 2016

Zoning Map

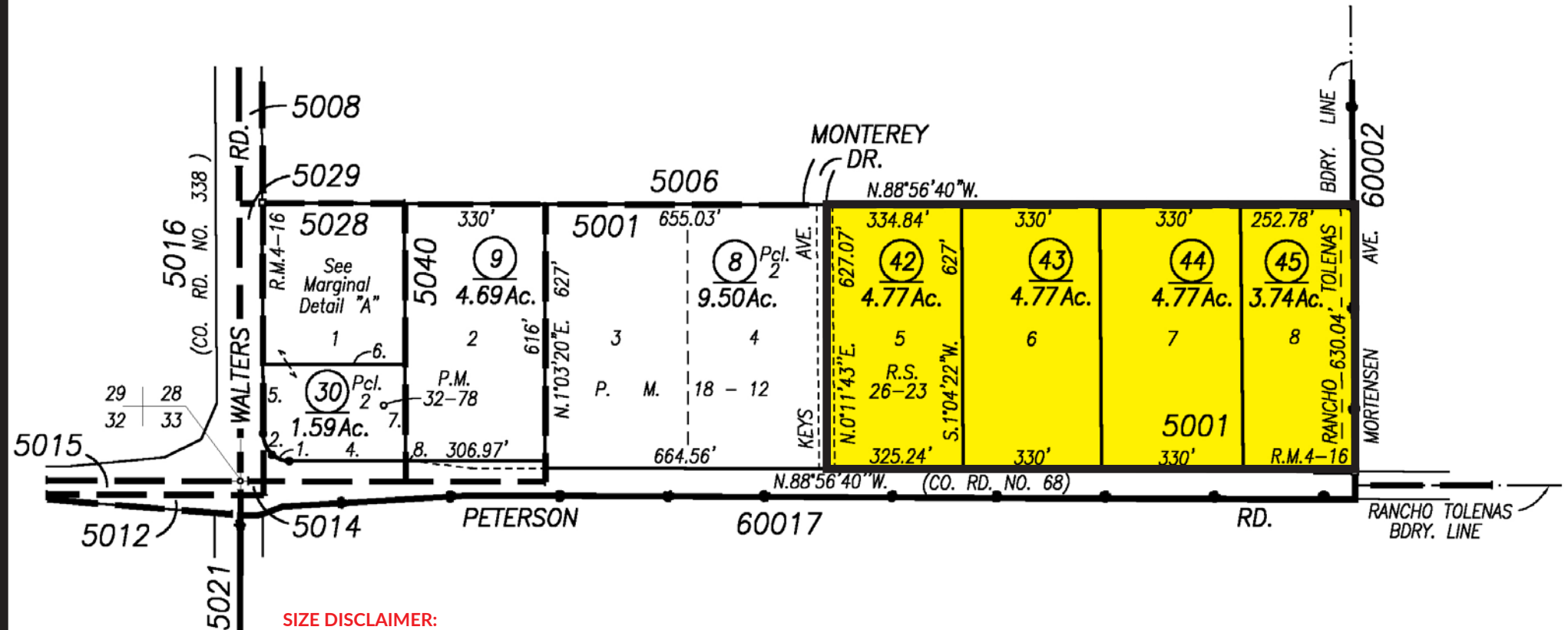
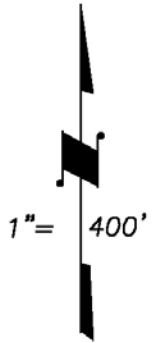
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PARCEL MAP

SOLANO COUNTY ACREAGE
PARCEL NUMBER

0174-170-420	±4.77 acres
0174-170-430	±4.77 acres
0174-170-440	±4.77 acres
0174-170-450	±3.74 acres
Total acres:	±18.05 acres



SIZE DISCLAIMER:

Tax assessor acreages are approximate only. The use of tax assessor acreages does not mean that more accurate measurement(s) of the property, including surveys, do not exist.