

# BAY AREA IN-FILL LAND OPPORTUNITY LAND FOR SALE

# PARKVIEW ESTATES <sup>±18.05</sup> ACRES SUISUN CITY CALIFORNIA

BENICIA

VALLEJO

NAPA

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

FAIRFIELD

SUISUN CITY

SITE

CALIFORNIA  
12

TRAVIS AIR  
FORCE BASE

INTERSTATE  
CALIFORNIA  
80

INTERSTATE  
CALIFORNIA  
80



NEWCASTLE  
PROPERTIES  
GROUP

# PARKVIEW ESTATES <sup>±18.05</sup> BAY AREA IN-FILL LAND OPPORTUNITY ACRES SUISUN CITY

## 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 guarantees can be made that the City of Suisun would ultimately approve a rezone, or related entitlements, for a residential project.*



**Forest Halford**

916-826-6648

fhalford@natural-resources-group.com  
CA License No. 01298637



**NEWCASTLE PROPERTIES GROUP**

**Peter Nixon**

916.259.4453

peter.nixon@newcastlepg.com  
CA License No. 00975548

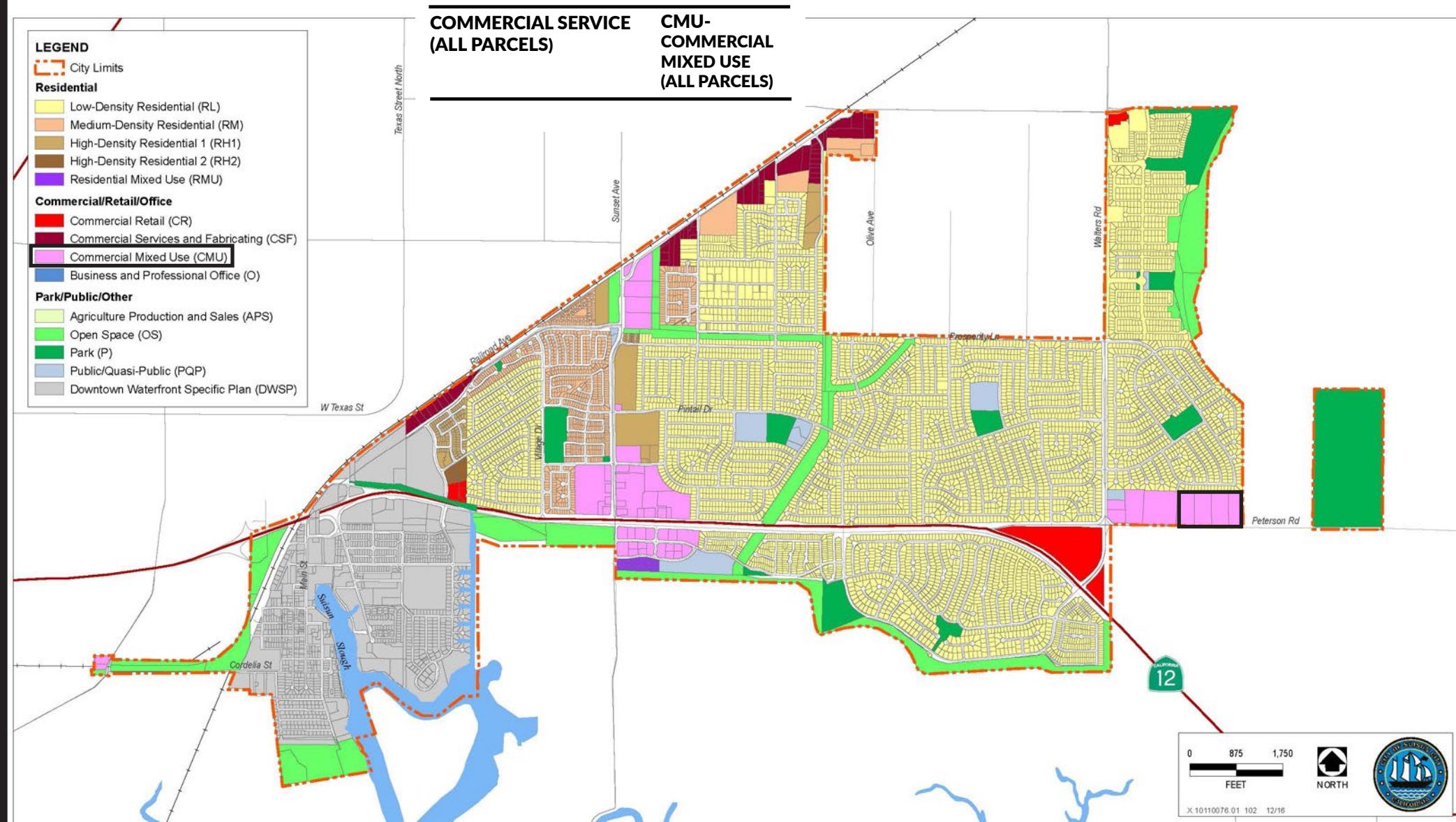
# PARKVIEW ESTATES <sup>±18.05</sup> ACRES SUISUN CITY BAY AREA IN-FILL LAND OPPORTUNITY CALIFORNIA



# PARKVIEW ESTATES <sup>±18.05</sup> ACRES SUISUN CITY

## BAY AREA IN-FILL LAND OPPORTUNITY CALIFORNIA

### ZONING MAP



Source: AECOM 2016

Zoning Map

# PARKVIEW ESTATES <sup>±18.05</sup> ACRES SUISUN CITY

## BAY AREA IN-FILL LAND OPPORTUNITY CALIFORNIA

174-17

### 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

1" = 400'

