



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

14211 ARNOLD DRIVE  
GLEN ELLEN, CA

APN#054-070-032

PRIME RESIDENTIAL DEVELOPMENT SITE  
1.99 ACRES NEXT TO JACK LONDON SQ.

Go beyond broker.

PRESENTED BY:

**ALAN COLDIRON, RE ADVISOR**  
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**PRIME RESIDENTIAL  
DEVELOPMENT SITE**





# EXECUTIVE SUMMARY



14211 ARNOLD DRIVE  
GLEN ELLEN, CA

**PRIME RESIDENTIAL  
DEVELOPMENT SITE**

- Land adjacent to the Jack London Village
- Jack London Village Tenants include: Restaurants, wine tasting and retail tenants
- Zoning: Planned Community (PC)
- Site could accommodate a 22 room inn, condominiums or town homes
- Only 6 miles from the City of Sonoma
- Historic area near Jack London State Park
- Tourist and residential destination
- Draws tourism from Santa Rosa and Napa Valley

## OFFERING

Sale Price **\$2,200,000**

Price PSF **\$25.38+/-**



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# PROPERTY DESCRIPTION



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## JACK LONDON VILLAGE LAND

The 1.99 acre separately parceled lot is located at the Jack London Village in Glen Ellen, off Arnold Drive. It is in a Planned Community (PC) Zoning district. It allows for multiple uses including housing. The parcel was approved under a Master Plan for a commercial 22 room Inn with some shared parking. A rezoning would not be necessary as housing can be considered an allowable use in the PC District if approved under the Master Plan.

The General Plan Land Use designation is Limited Commercial. Limited Commercial land is intended to accommodate retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods or communities in keeping with their character.

The 1.99 acre parcel at the north end of the Jack London Village is undeveloped and has been used for displaying artwork and to provide some parking. The property fronts Arnold Drive on the west side and Sonoma Creek to the east. The Jack London Village adjacent to the parcel consists of over 23,000 square feet of shops, restaurants, wineries, and boutique retailers. Glen Ellen has a shortage of available residential property. The property would be considered for a commercial Inn, or other residential uses such as condominiums, town homes, and possibly apartments.

## AREA DESCRIPTION

Jack London Village is adjacent to this land parcel, located south of Glen Ellen on Arnold Drive. It is an historic area where Jack London had lived. The area is scenic with mature woodlands and a creek winding past the site.

Ashbury Creek flows to Sonoma Creek. Ashbury Creek is the site of the first mill that had once been used for flour production many years ago. The Jack London Historical Park is nearby and is a great site for hiking and visiting the remains of Jack London's residence.

Glen Ellen is only 6 miles from the city of Sonoma and is part of the Sonoma mountain area which has numerous wineries such as BR Cohn Winery, Benziger Family Winery, Mayo Family Winery and Valley of the Moon Winery.

There is the Quarry Hill Botanical Garden near Glen Ellen with one of the largest collections of temperate Asian plants in North America.

Glen Ellen is a rustic bucolic environment with a number of tours and attractions set among the creeks and woodlands and vineyards the people of Glen Ellen call home.

A future development of this parcel for housing whether it be a farm project or town homes or condominiums will have a high desirability factor for people looking for a less crowded environment.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,418	7,014	25,595
Est. Avg. HH Income	\$153,077	\$126,130	\$102,469

TRAFFIC COUNTS	
Arnold Drive	7,700/Day
Sonoma Hwy	14,807/Day

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# PROPERTY DESCRIPTION



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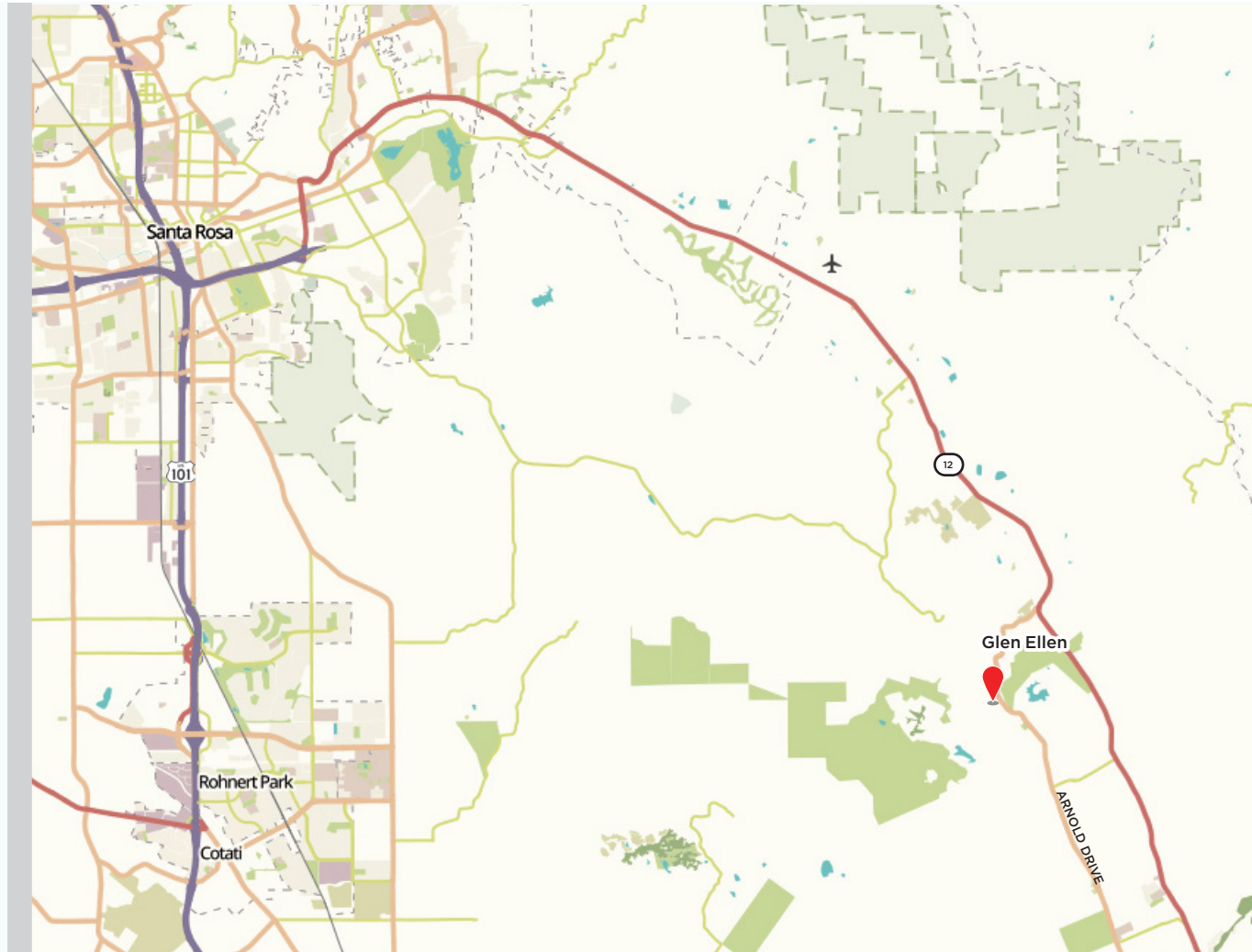
**PRIME RESIDENTIAL  
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**LOT SIZE**  
1.99 +/- Acres

**APN**  
054-076-032

**ZONING**  
Planned Development (PC)

**PARKING**  
On-site adjacent to Jack London Square



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# PARCEL MAP



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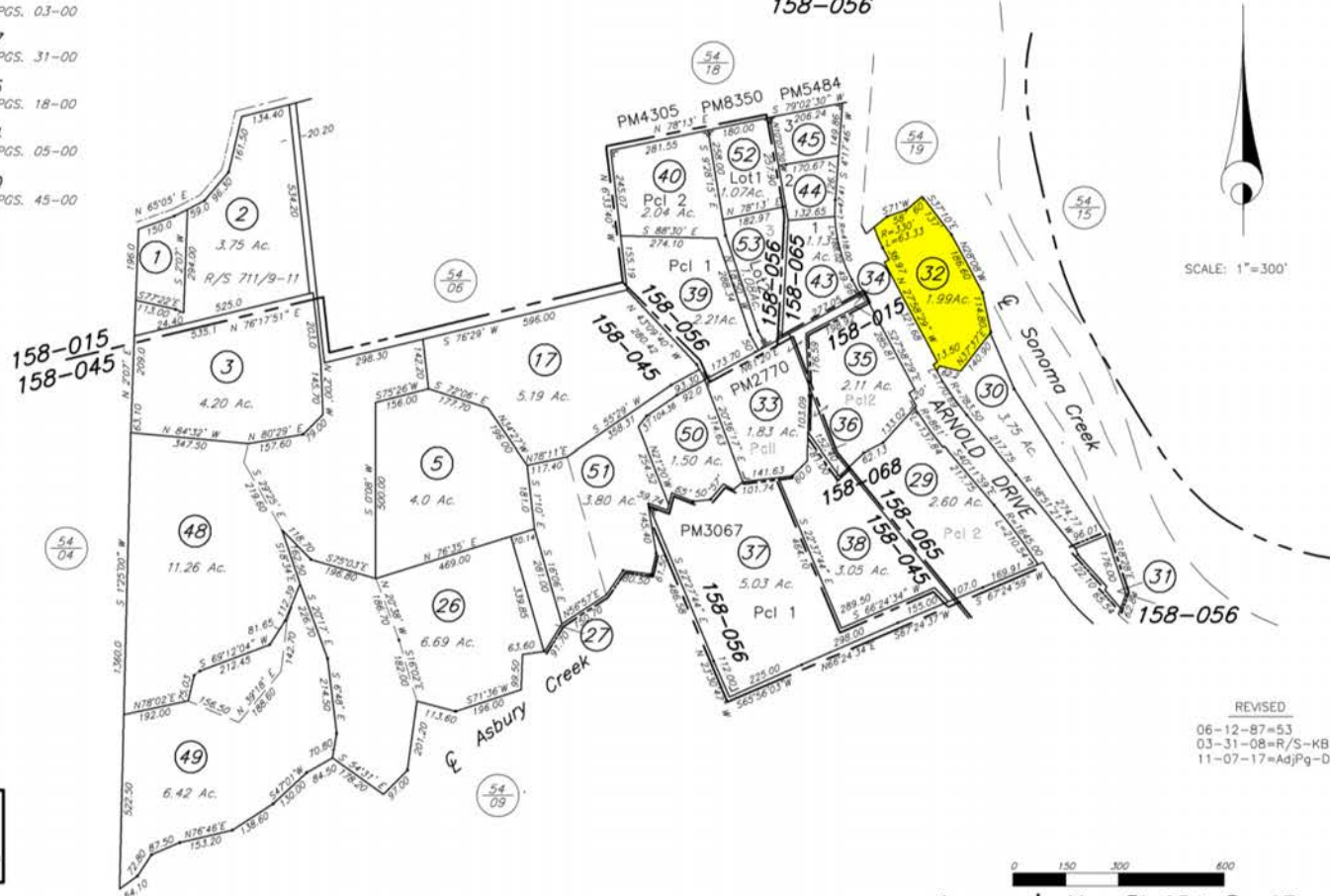
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## COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-015 158-065  
158-045 158-068  
158-056

054-07

- Parcel Map No. 2770  
REC. 03-10-1972 IN BK. 170, MAPS, PGS. 03-00
- Parcel Map No. 3067  
REC. 06-08-1972 IN BK. 173, MAPS, PGS. 31-00
- Parcel Map No. 4305  
REC. 03-22-1974 IN BK. 206, MAPS, PGS. 18-00
- Parcel Map No. 5484  
REC. 06-06-1977 IN BK. 253, MAPS, PGS. 05-00
- Parcel Map No. 8350  
REC. 03-25-1987 IN BK. 394, MAPS, PGS. 45-00



REVISED  
06-12-87=53  
03-31-08=R/S-KB  
11-07-17=AdjPg-DS



Assessor's Map Bk. 054, Pg. 07  
Sonoma County, Calif. (ACAD)

KEY 3-18-10 KB

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

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# RECENT SONOMA COUNTY LAND SALES



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	ADDRESS	SIZE	SALE PRICE	PRICE PER ACRE	SALE DATE
	311 Encina Court, Santa Rosa	1.5 Acres	\$350,000	\$233,333	February 22, 2022
	1763 Rose Avenue, Santa Rosa	1.32 Acres	\$730,000	\$553,032	June 16, 2020
	4224 Highway 12, Santa Rosa	2.68 Acres	\$2,300,000	\$858,207	March 20, 2020
	0 Sebastopol Road, Santa Rosa	1.01 Acres	\$805,000	\$797,022	January 10, 2020

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# RECENT SONOMA COUNTY LAND SALES CONT'D



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	ADDRESS	SIZE	SALE PRICE	PRICE PER ACRE	SALE DATE
	3100 Silverado Trail North, Saint Helena	1.94 Acres	\$1,100,000	\$567,013	December 19, 2023
	1855 Lincoln Avenue, Calistoga	2.87 Acres	\$3,200,000	\$1,114,984	March 25, 2022
	Soscol Avenue & Old Soscol Avenue, Napa	1.85 Acres	\$2,392,000	\$1,292,973	April 24, 2020

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# AERIAL MAP



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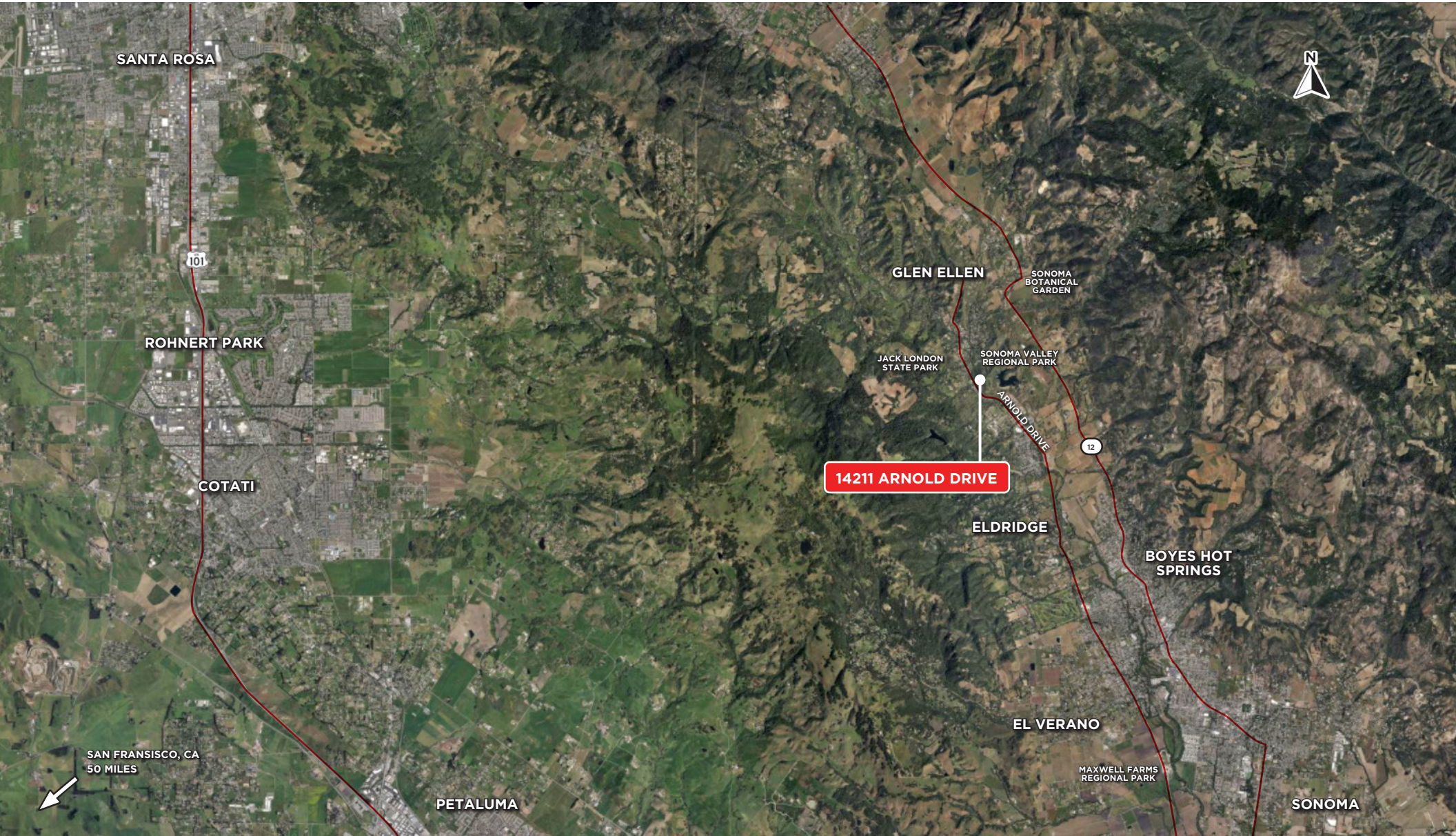


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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. 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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## DISCLAIMER

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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1355 N Dutton Ave.  
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## Parcel Report

<b>Parcel Number</b>	054-070-032
<b>Jurisdiction</b>	Unincorporated Sonoma County
<b>Zoning</b>	PC, F2 LG/GE1 RC50/25 SR <a href="#"><u>Find Out What the Zoning Codes Mean</u></a>
<b>Land Use</b>	LC
<b>Air Quality Control Board</b>	Bay Area Air Quality Management District
<b>ALUC Referral Area</b>	No
<b>Appealable to Coastal Commission</b>	No
<b>Area &amp; Specific Plan</b>	Not Applicable
<b>Assessor Use Code</b>	0891 [Parking Lot/no Fee]
<b>Bodega Bay PUD</b>	No
<b>California Tiger Salamander</b>	No
<b>F1 - Floodway</b>	No
<b>F2 - Floodplain</b>	Yes
<b>Farmlands</b>	Grazing Land, Urban and Built-Up Land
<b>Fire District</b>	Sonoma Valley FD
<b>Fire Event - Within</b>	2017 Sonoma Complex Fire
<b>Fire Protection Response Area</b>	SRA = State



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<b>Flood Prone Urban Area</b>	Not Applicable	<b>Tax Rate Area</b>	158065
<b>Groundwater Availability</b>	Zone 3 - Marginal groundwater	<b>Urban Growth</b>	Not Applicable
<b>Historic District</b>	Not Applicable	<b>Urban Service Area</b>	Sonoma Valley USA
<b>Inspector - Building</b>	Alex MacLean	<b>Waiver Prohibition Area</b>	Not Applicable
<b>Inspector - Code Enforcement</b>	Andy Smith	<b>Water Quality Control Board</b>	San Francisco Bay Region
<b>Inspector - Code Enforcement Cannabis</b>	Todd Hoffman	<b>Wet Weather Zone</b>	B - Sonoma
<b>Inspector - Well &amp; Septic</b>	South District	<b>Williamson Act Land Contract</b>	No
<b>Land Size - Acres</b>	1.99		
<b>Land Size - Sq Ft</b>	86684		
<b>Landslide</b>	Few Landslides		
<b>Lat/Long (Parcel Center)</b>	38.355436, -122.524741		
<b>Liquefaction</b>	Moderate Susceptibility, Very High Susceptibility, Very Low Susceptibility		
<b>Local Area Development Guideline</b>	Glen Ellen Development and Design Guideline Subarea I		
<b>NRCS Soils (Expansive Soils*)</b>	RnA, SkC, SkD		
<b>Parcel Specific Policy</b>	Not Applicable		
<b>Planning Area</b>	9 - Sonoma Valley		
<b>Redevelopment Plan</b>	Not Applicable		
<b>Sanitation District</b>	Sonoma Valley County Sanitation District		
<b>School District - Elementary</b>	Sonoma Valley		
<b>School District - High</b>	Sonoma Valley		
<b>Seismic Design Category</b>	SDC D		
<b>Sphere of Influence</b>	Not Applicable		
<b>Supervisorial District</b>	District 1		