

**Development Opportunity**  
**A Catalytic Site of “Heart of Fairfield” City Plan**

# **Great Jones Development Plan**

Presented by

**AMP Great Jones Investment LLC**

**FOR SALE: 1,650,000**

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# Development Opportunity In A Catalytic Site of “Heart of Fairfield” City Plan

**FOR SALE: 1,650,000**

Great Jones St. Fairfield CA 94533

## 28+ Multifamily Development Plan

Build 28 units of Condo in 0.78 Acre of property

- 26 2 bedroom 2 bath (1024 sf)
- 2 3 bedroom 2 bath (1478 sf)

Total Building size: 44,804 sf

Supported by City’s newly adopted development plan

One of 10 catalytic site of the City’s Plan



**Approved by the City of Fairfield Planning**



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FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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## **830 Great Jones Street Fairfield CA**

3 Parcel: 0030-173-100, 0030-173-090, 0030-173-080

The property in the whole block between Empire St and Kentucky St

Total of three lots and lot Size: 0.78 acre (33,975 sq ft)

Proposed Concept Development Plan

The plan is under review with City Planning Department . It subject to change.

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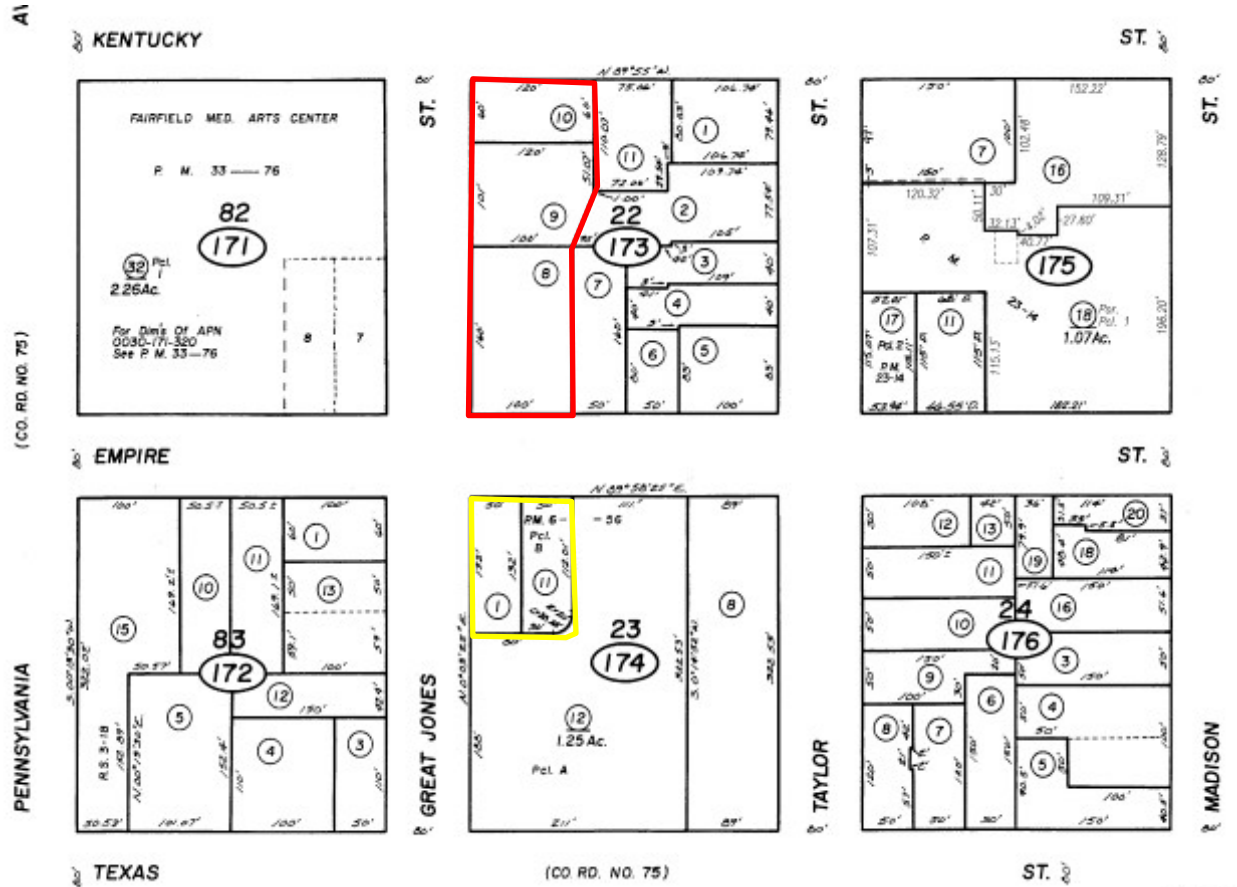
**Great Jones St. Fairfield CA 94533**

- Total Lot Size: 0.78 AC (33,975 sq ft)
- No. Lots: 3
- APN / 3 Parcel: 0030-173-100, 0030-173-090, 0030-173-080
- APN NUMBERS: 0030-173-100: LOT SIZE: 6,969 sq ft.
- APN NUMBERS: 0030-173-080 LOT SIZE: 15,681 sq ft.
- APN NUMBERS: 0030-173-090 LOT SIZE: 11,325 sq ft
  - 830 Great Jones St. Fairfield
    - Room Information: · # of Rooms: 11
    - Fireplace Type: Yes
    - Cooling Type: Central Air
    - Heat Type: Central
    - Bathroom Information: · # of Baths (Total): 2
    - Bedroom Information: · # of Bedrooms: 6
    - Property Information
    - Building/Structure Sq.Ft.: 2,156
    - Total number of Stories: 1

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## PROJECT PRESENTATION

Great Jones St. Fairfield CA 94533



- The property occupies the whole block between Empire St and Kentucky St
- Total of three lots and lot Size: 0.78 acre (33,975 sq ft)
- Adjacent to City Lot

Proposed Concept Development Plan

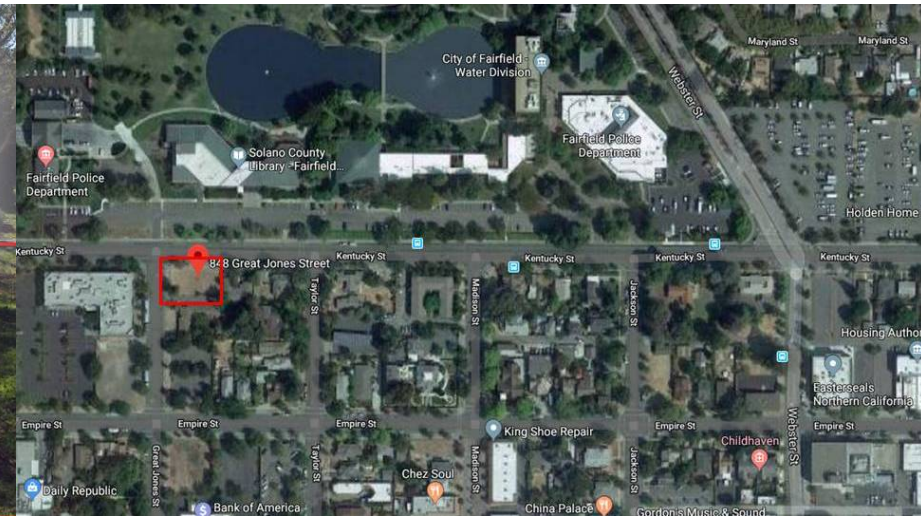
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**Lot 1**

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Lot 3

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Lot 3



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## Lot 2: Existing House – rental income (\$2000/month)

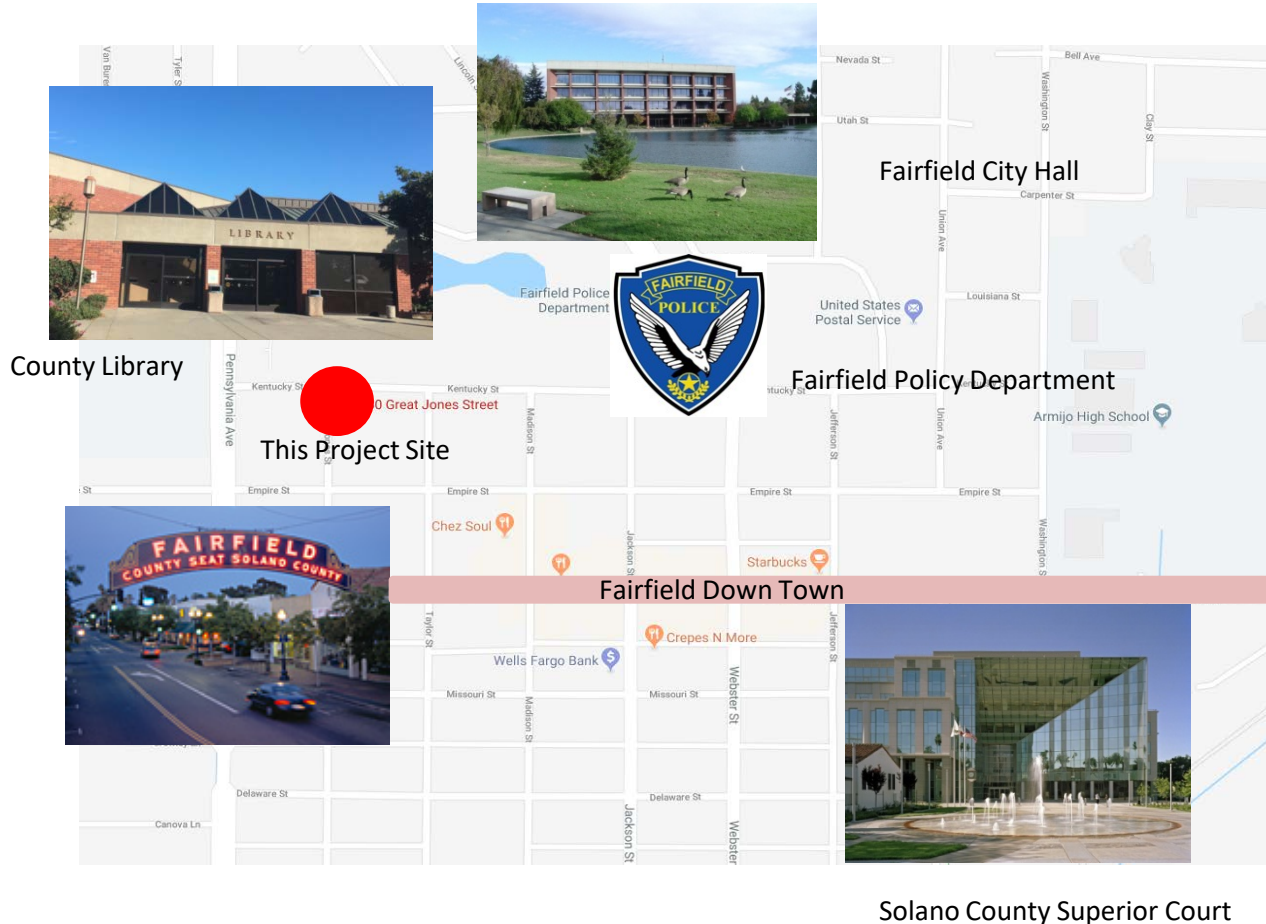


**Lot 2**

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- ❖ The property is next to Fairfield down town, City Hall, Policy department, County Library Solano County Superior Court,

Proposed Concept Development Plan

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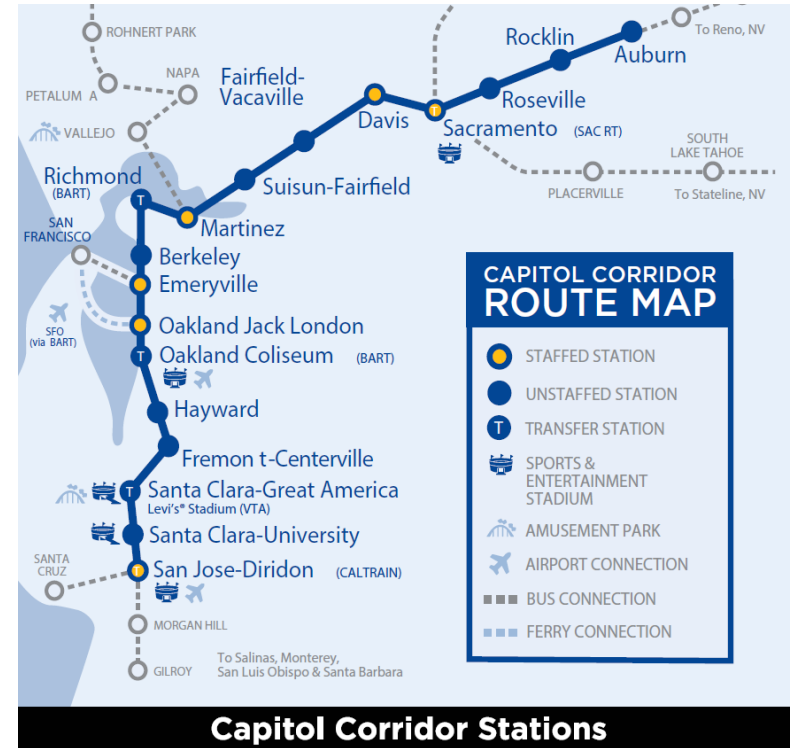
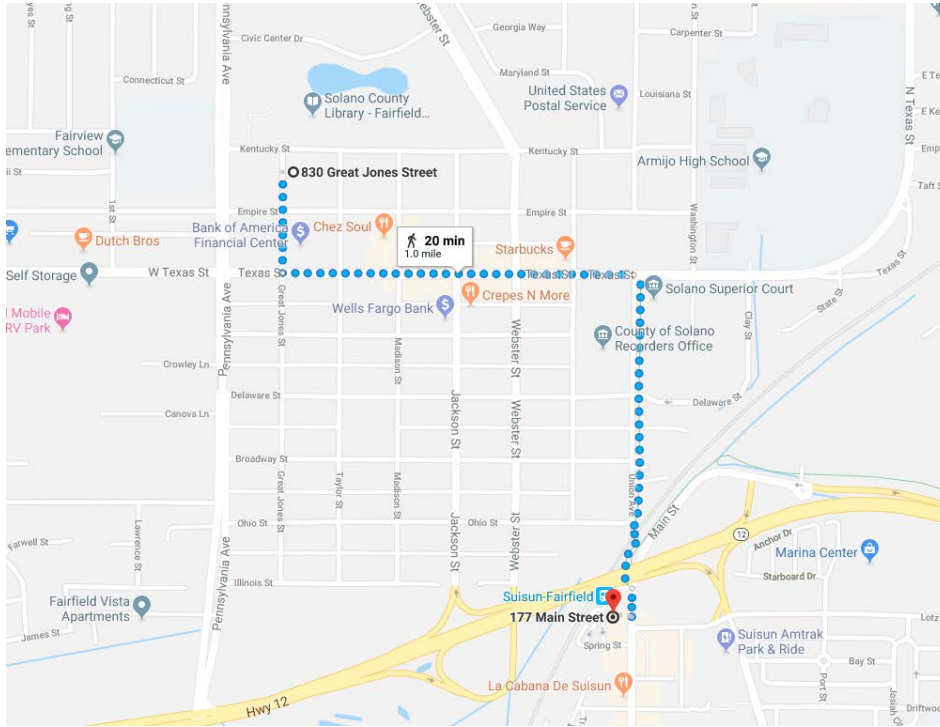
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❖ Walking distance to Amtrak Depot to San Francisco and Oakland

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## Fairfield Location



- The midpoint between San Francisco and Sacramento on Interstate 80
- 50 miles to San Francisco
- 50 miles to Sacramento
- 20 miles north of Concord
- 38 miles northeast of Oakland
- 14 miles southeast of the Napa Valley



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## Area Description

- Fairfield is a hot development market with the right demographics.
- A growing community ripe with commercial and residential development opportunities, and a population of 110,000.

## Contacts

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