

**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**

**Patricia Li**

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# 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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Great Jones St. Fairfield CA 94533



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Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property.

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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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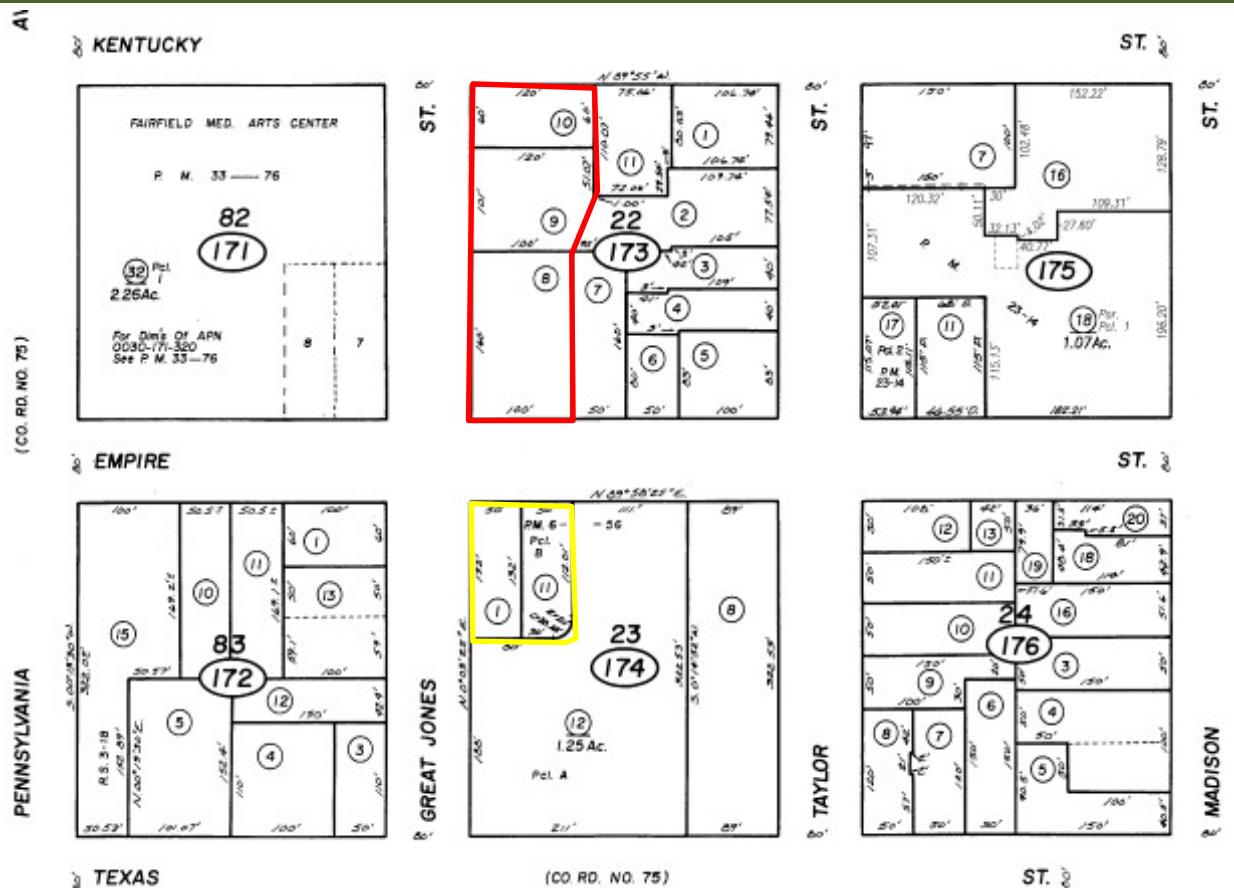
Great Jones St. Fairfield CA 94533

- 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

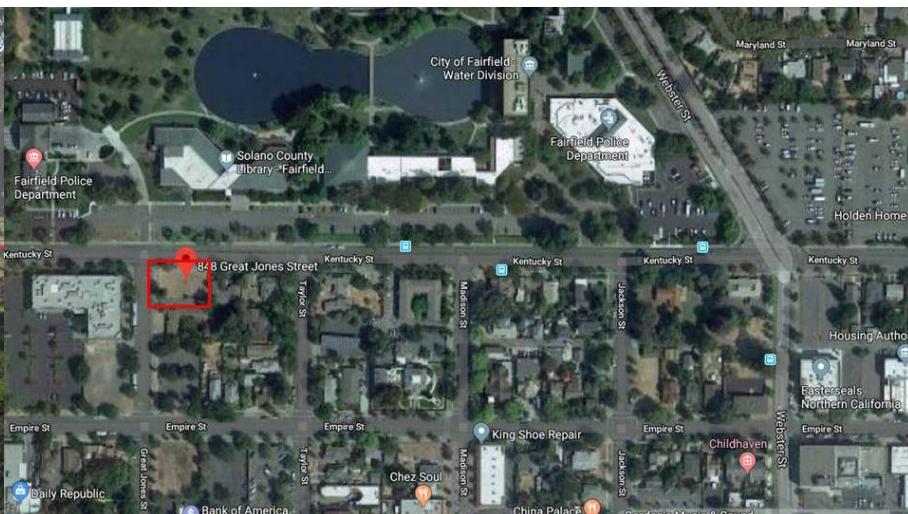
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**Lot 1**

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Lot 3

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Lot 3

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

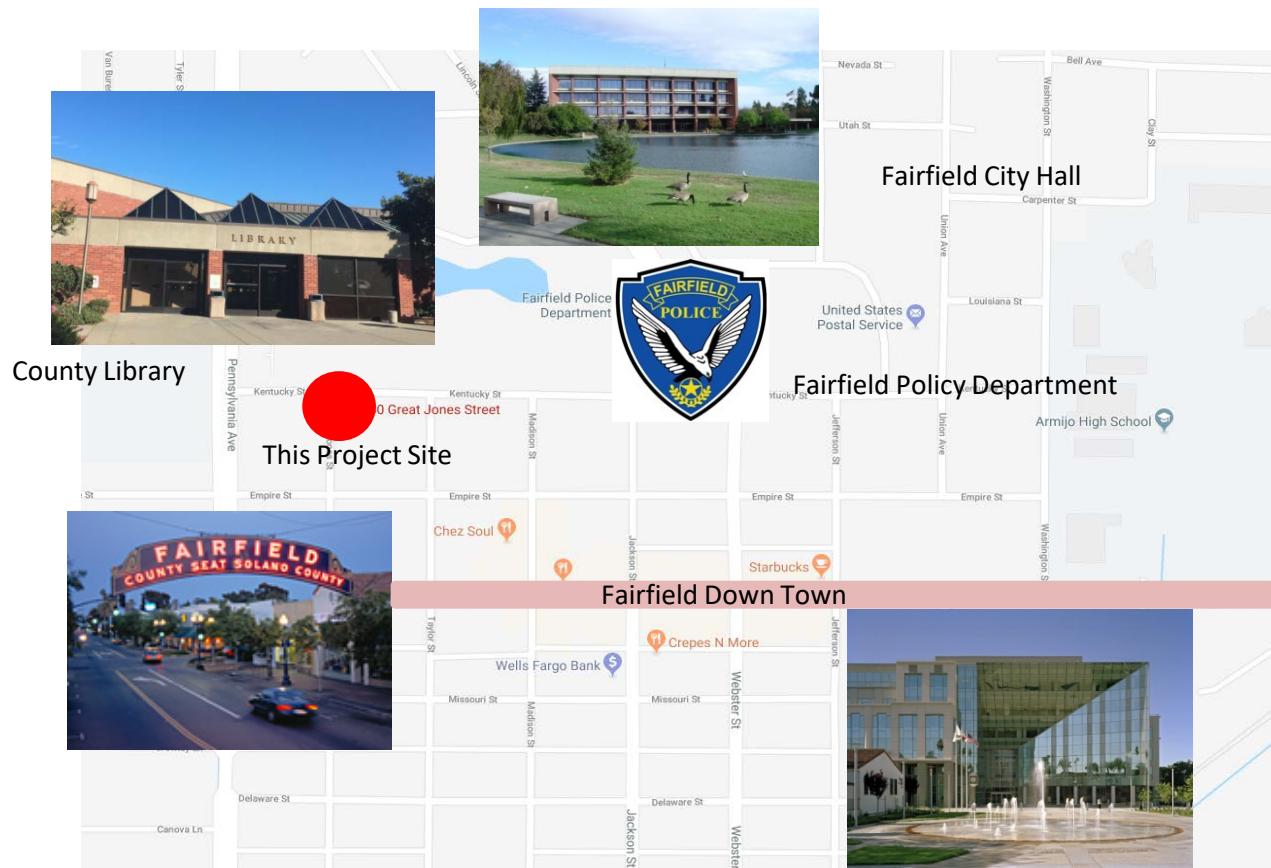


**Lot 2**

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

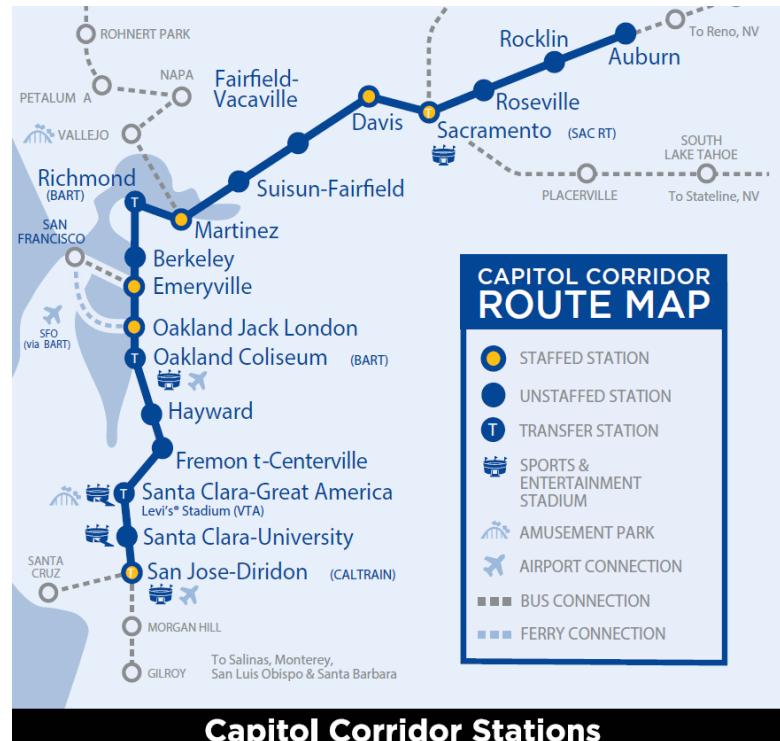
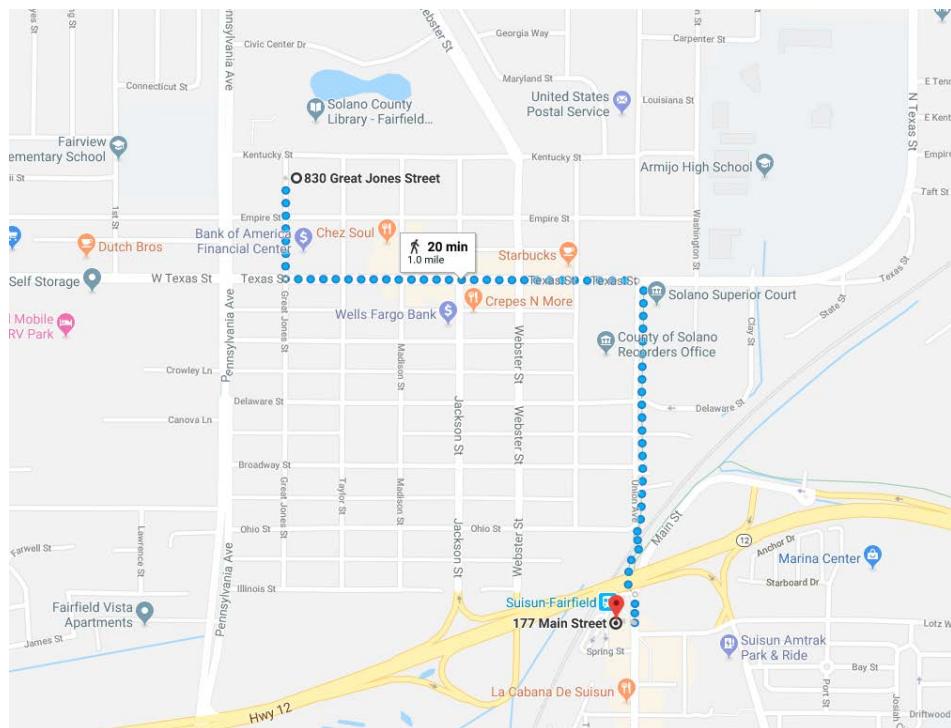
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❖ Walking distance to Amtrack Depot to San Francisco and Oakland

## 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

## **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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