

FOR SALE OR LEASE

52210 WILLOW POINT RD

CLARKSBURG, CA 95612

- 10-acres with $\pm 15,500$ SF building and office @ \$22,000/month + NNN fees (est. \$0.07/PSF) and utilities on pre-approved credit
- ± 3 -acre frontage portion with $\pm 15,500$ SF office/warehouse/shop and surplus yard for parking @ \$15,500/month + NNN & utilities
- Asking Price \$3,195,000.00

Potential wine, olive oil, cider, craft beer processing facility, subject to Yolo County planning approval

Ideal River Delta location by Old Sugar Mill

Approximately 5-miles west of I-5 Freeway for access

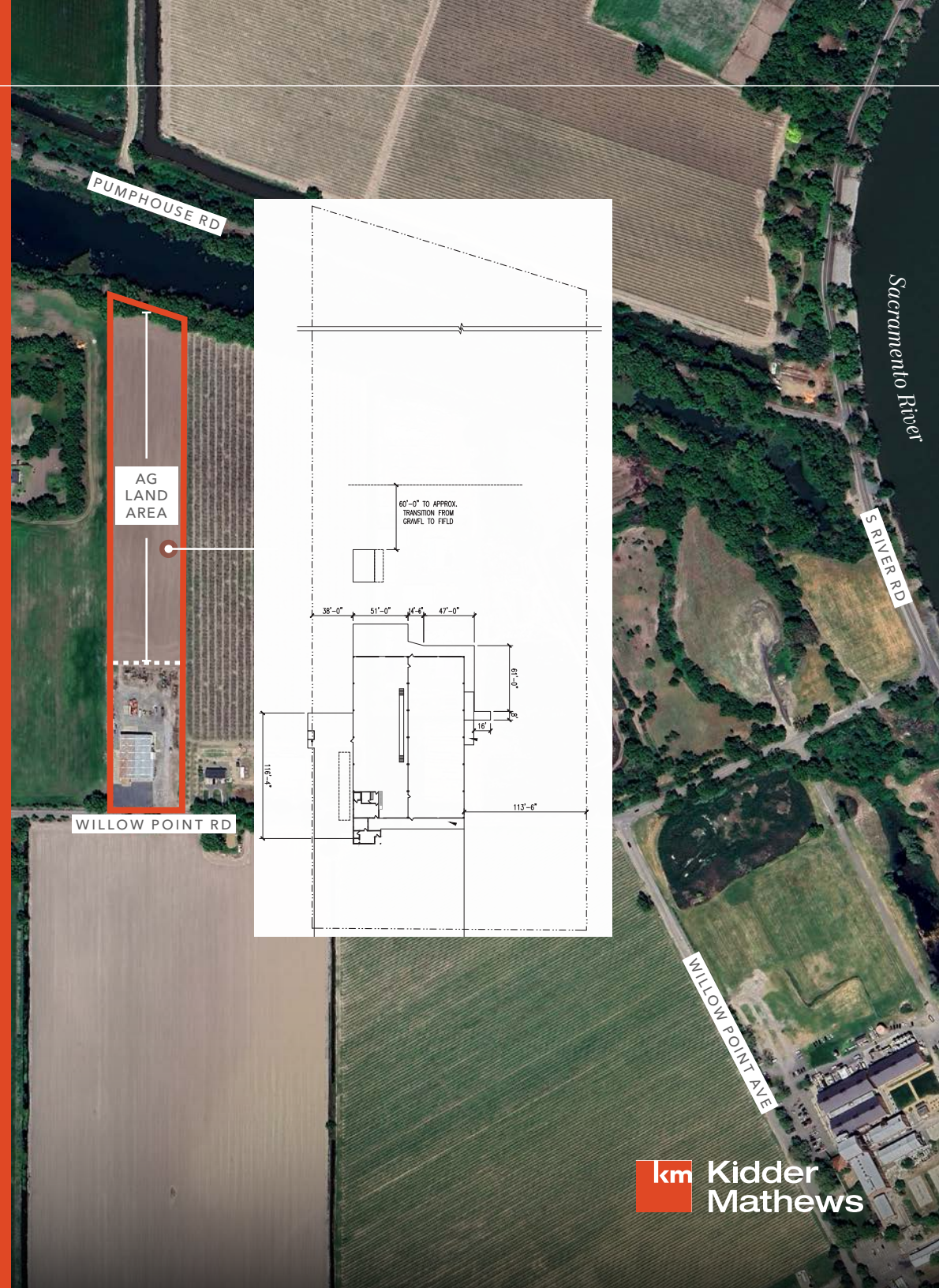
Located in the heart of Clarksburg wine appalachia

Note: Potential Seller-financing with 50% down payment, O.A.C.

Example:

Loan of \$1,500,000 @ 5.25%, amortization 20 years, \$10,107.66/mo, monthly payment. 5-year balloon payment of \$1,257,363.25

Current AG Industrial zoning as per public records



POTENTIAL USES FOR OWNER/ USER OR INVESTMENT BUYERS:

SURPLUS LAND COMPONENT:

Equestrian facility with pasture, paddocks and riding arena

Pumpkin Farm w/corn maze

Delta Organic row crop farming of vegetables for local/regional restaurants

Delta Olive, Pears, Peaches, & nut orchards

Delta corn, wheat, safflower, and asparagus crop fields

Cattle, Texas longhorns, exotic Llamas pasture & paddocks ranch

EXISTING OFFICE & SHOP FACILITY:

Olive oil, cidery, craft beers and wine tasting facility & commercial sales

Custom ag harvesting operations with equipment gravel yard area

Satellite ag office and shop for local ranch ag land crop operations

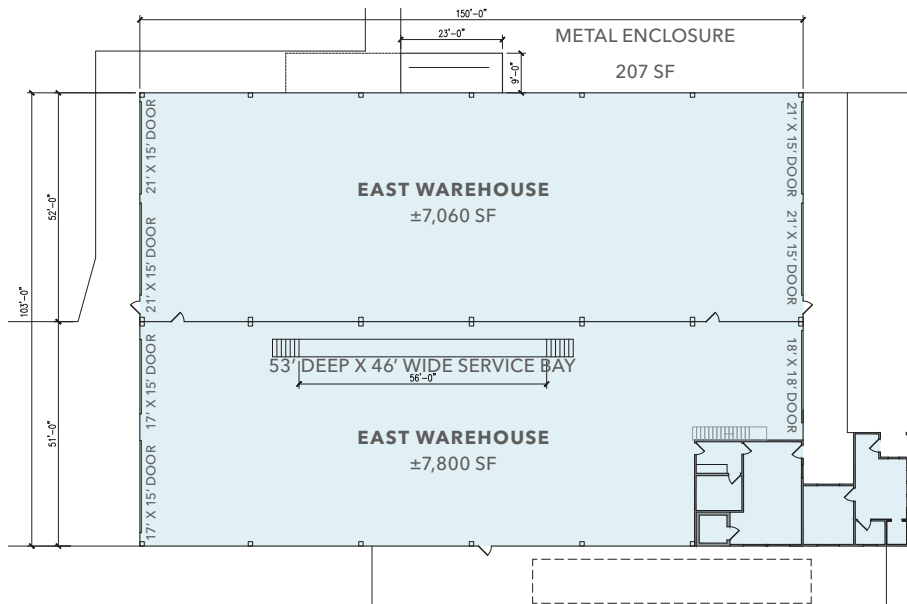
*Above uses may be subject to Yolo County Planning review and approval.

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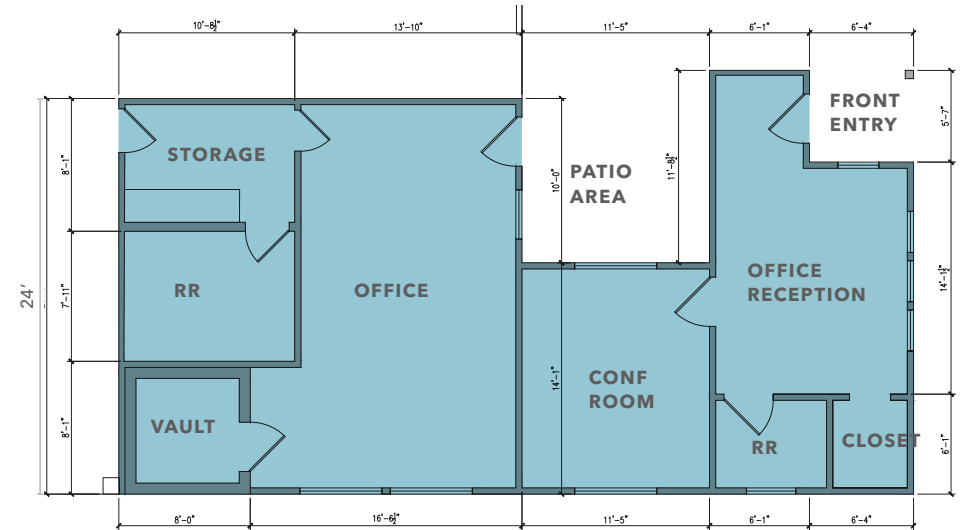
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BUILDING PLAN APPROX ±15,500 SF BUILDING



FLOOR PLAN OFFICE AREA APPROX ±1,100 SF



ALSO AVAILABLE FOR SALE:

±117 AC Central Ave Ranch

[CLICK HERE](#)





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PROPERTY OVERVIEW

COUNTY	Yolo County
ADDRESS	52210 Willow Point Road
LOCATION	Clarksburg, CA 95612
OWNER OF RECORD	DUTRA FAM 2006 REV TRUST
APN	043-240-003-000
2025 PROPERTY TAXES	\$6,513 (Annual Tax)
WILLIAMSON ACT	Not enrolled
TOTAL LAND AREA	±435,600 SF (±10 ACRES)
CURRENT ZONING	AG, Planned Development Commercial Overlay, AG Industrial
HIGHEST & BEST POTENTIAL USE	Wine, craft beer, cider or olive oil processing and related tasting room, music commercial use subject to Yolo County planning approval

RESOURCES & DEVELOPMENT

TOPOGRAPHY	Level Topography
SOILS TYPE	Normal , W
WATER	Private domestic well, Reclamation District 999 (no AG well available)
FLOOD ZONE	A (½-mile west of Sacramento River)
BUILDING	±15,500 SF 2-Bay Shop & office
UTILITIES	PG&E Electric and Sheldon propane tank

PROPERTY HIGHLIGHTS

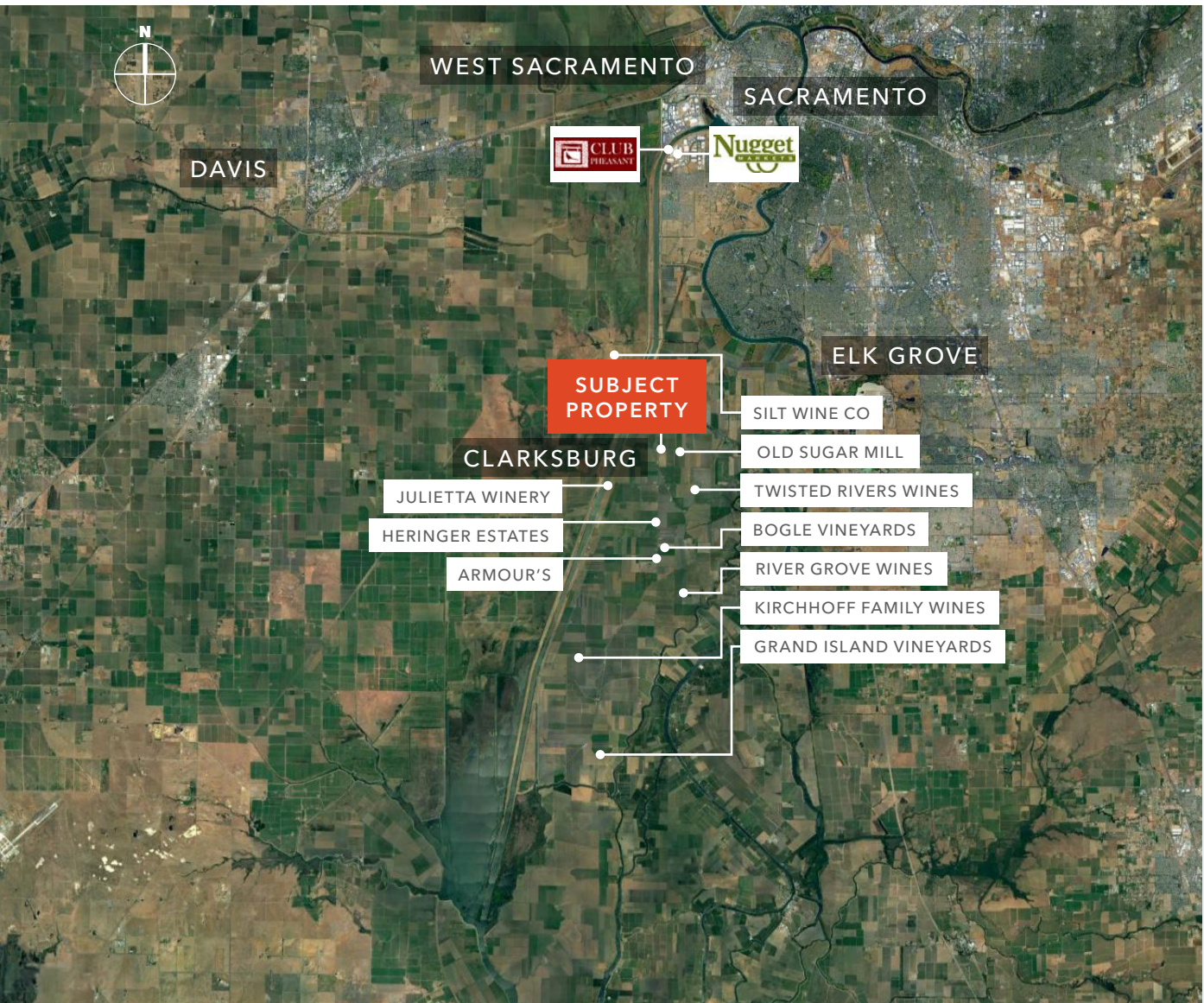
- ±15,500 SF Metal Warehouse on ±3-AC of ±10-AC Parcel
- ±7-AC Ag Land Area
- ±1,100 SF of office space
- Minimum clear height 17' to 23.5'
- 7 grade-level roll-up doors (3 front, 4 rear)
- 5 ton rolling crane

1 MILE WALK
TO SACRAMENTO RIVER

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DEMOGRAPHICS - WEST SACRAMENTO

POPULATION	55,871
POPULATION EST. 2029	57,881
HOUSEHOLDS	20,318
HOUSEHOLDS POPULATION EST. 2029	21,235
MEDIAN INCOME	\$90,423
MEDIAN INCOME EST. 2029	\$105,365

DEMOGRAPHICS - CLARKSBURG

POPULATION	373
POPULATION EST. 2029	391
HOUSEHOLDS	157
HOUSEHOLDS POPULATION EST. 2029	152
MEDIAN INCOME	\$114,517
MEDIAN INCOME EST. 2029	\$157,247



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