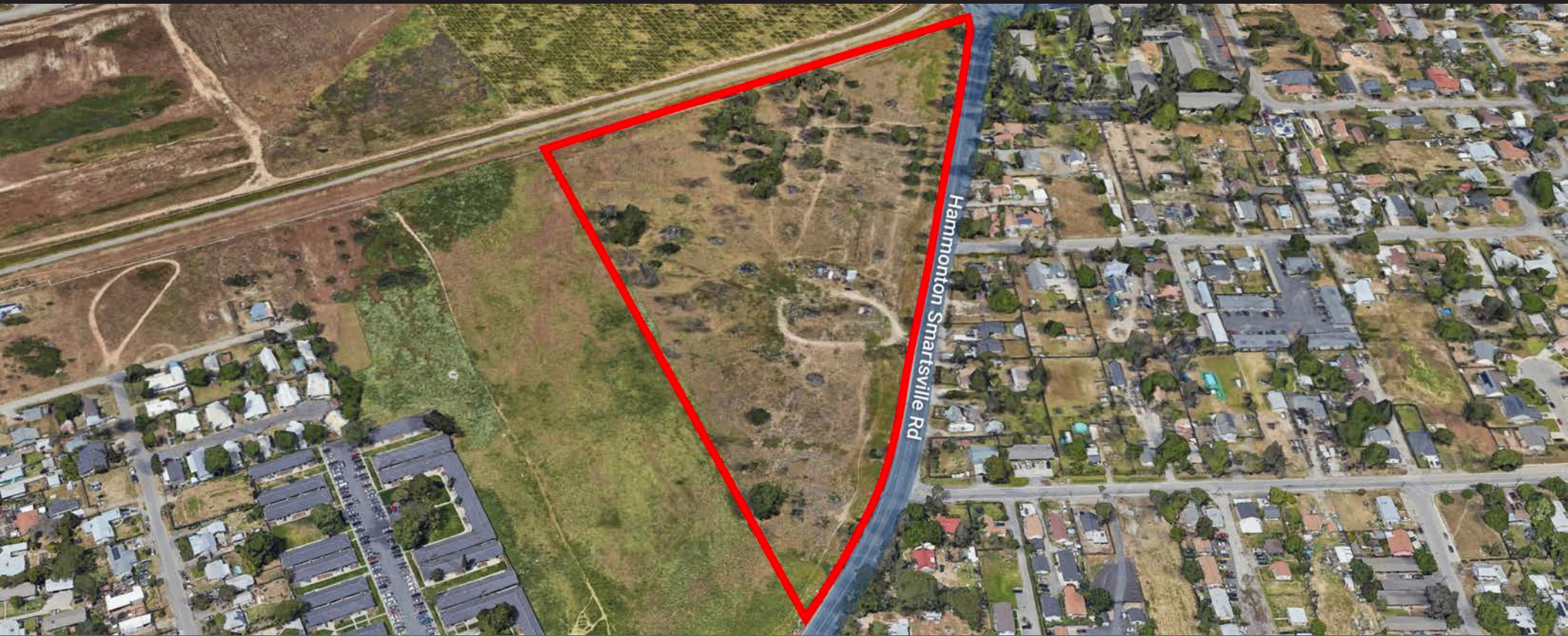


LINDA COMMONS

1687 HAMMONTON SMARTSVILLE ROAD

134-Lot Tentative Map Approved Residential Development Opportunity
±17.93 Acres | Linda, California | Yuba County



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HAMMONTON SMARTSVILLE ROAD



Executive Summary

Linda Commons presents a 134-lot, tentatively approved residential subdivision located in the Linda community of Yuba County.

The project benefits from Planned Unit Development (PUD) approval, Tentative Subdivision Map approval, and CEQA clearance via a Mitigated Negative Declaration, allowing a builder to bypass early-stage entitlement risk and focus on final map, infrastructure, and vertical construction.

The approved plan includes a diversified product mix of detached cluster homes and zero-lot-line duet homes, designed to deliver attainable housing in a market where affordability continues to drive demand.

Situated in an infill location surrounded by existing residential development, and supported by proximity to Beale Air Force Base and regional employment centers, Linda Commons offers a scalable, phaseable development opportunity with a clear path to execution.

BUILDER SNAPSHOT

Project Overview

Location	1687 Hammonton Smartsville Road, Linda, CA
APN	020-080-012
Total Lots	134
Site Area	±17.93 acres
Net Density	~9 units per acre
Zoning	RM-PD (Planned Unit Development)
General Plan	Valley Neighborhood

APPROVED PRODUCT MIX

- 82 Detached Cluster Homes
- 52 Duet / Zero Lot Line Homes

This mix supports a combination of entry-level and move-up housing options, increasing buyer pool and absorption potential.

ESTIMATED MARKET POSITIONING

- **Target Home Size:** ~1,500-2,200 SF
- **Estimated price range:** \$450,000-\$575,000

BUILDER UNDERWRITING (ILLUSTRATIVE)

- **Estimated Finished Lot Value:** \$95,000 – \$125,000
- **Estimated Improvement Costs:** \$50,000 – \$70,000 per lot
- **Implied Residual Land Value:** ~\$45,000 – \$55,000 per lot



STRATEGIC YUBA-SUTTER LOCATION

Linda Commons is located in the Linda area of Yuba County, positioned within an established residential community with convenient access to regional employment centers.

The site benefits from proximity to:

- Beale Air Force Base
- Marysville and Yuba City
- Regional transportation corridors connecting to Sacramento

The surrounding area includes a mix of existing residential neighborhoods, retail services, schools, and community amenities, supporting long-term housing demand.



MARKET OVERVIEW

NEW CONSTRUCTION MARKET SNAPSHOT – LINDA / YUBA-SUTTER

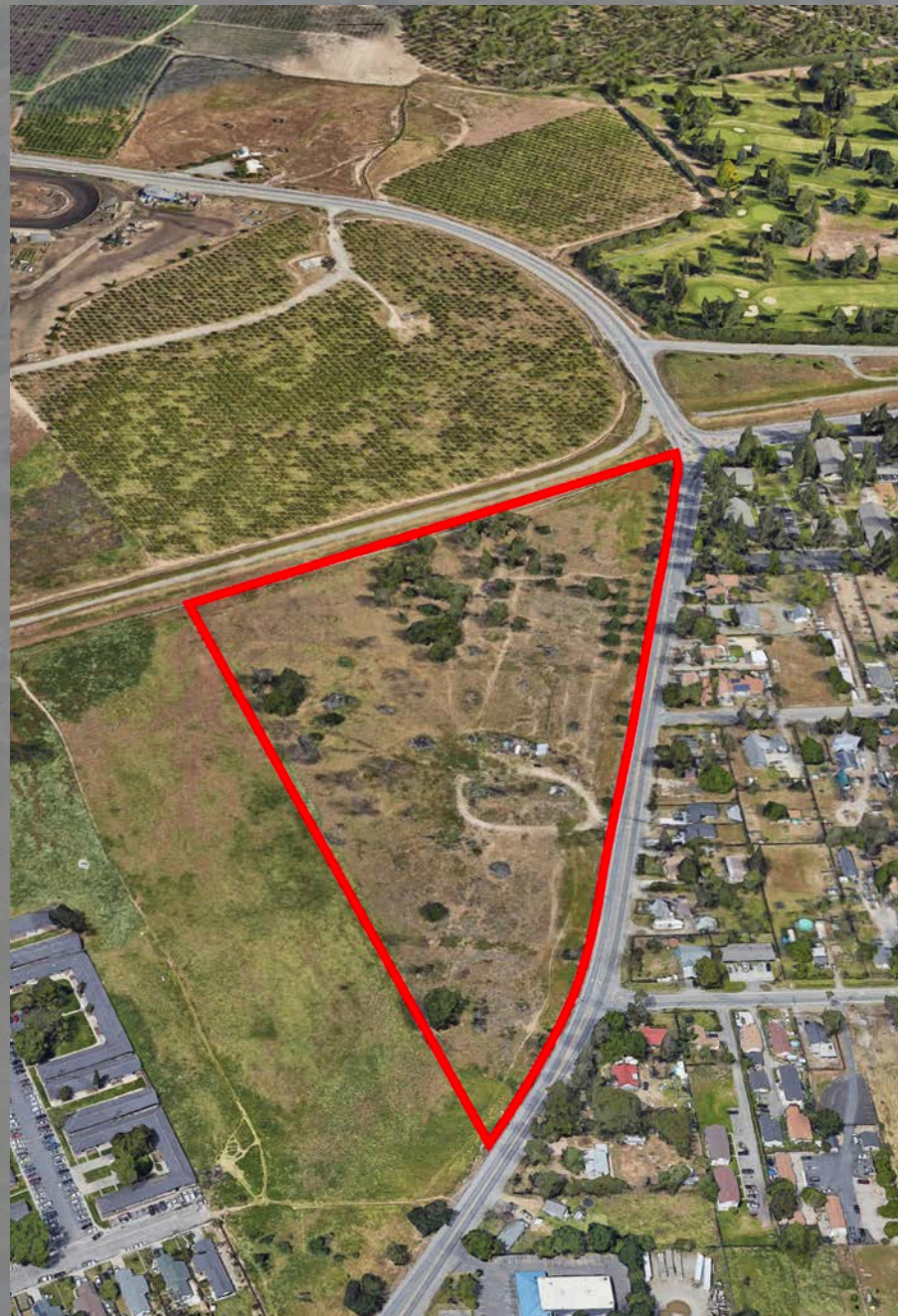
- Estimated home price: \$475,000-\$575,000
- Price per square foot: approximately \$290 – \$330

The market is characterized by:

- Strong demand for attainable housing
- Limited new construction supply
- Active builder presence in the submarket

WHY THIS WORKS

- Entitlement-advanced project reduces development risk
- 134-lot scale supports phased development
- Infill location surrounded by existing residential
- Product mix supports entry-level and move-up buyers
- Smaller lots allow attainable pricing
- Proximity to Beale Air Force Base and regional employment



ECONOMIC OVERVIEW

ECONOMIC & DEMOGRAPHIC SUMMARY

Linda Commons is positioned within the Yuba-Sutter market, an area supported by stable employment drivers, regional population growth, and continued demand for attainably priced housing. Relative affordability compared to surrounding Northern California markets continues to attract workforce households, first-time buyers, and families seeking homeownership opportunities.

ECONOMIC DRIVERS

Beale Air Force Base serves as a significant regional employment anchor, supporting military, civilian, contractor, and service-related jobs throughout the area. In addition, the property benefits from regional commuting access to Marysville, Yuba City, and the greater Sacramento region, allowing residents to access broader employment opportunities while living in a comparatively more affordable housing market.

The Yuba-Sutter region continues to experience residential and commercial growth, contributing to ongoing demand for housing, neighborhood services, retail amenities, and supporting infrastructure.

DEMOGRAPHIC OVERVIEW

The surrounding market continues to demonstrate demand for new single-family housing driven by workforce households, entry-level buyers, and families seeking attainable ownership product. Relative affordability, expanding community amenities, and access to regional employment centers continue to support long-term housing demand within the submarket.

BUILDER POSITIONING

Linda Commons offers a 134-lot, tentatively approved residential development opportunity within an established infill location. The project's approved density, product flexibility, and attainable housing positioning align with current market demand and provide builders the opportunity to deliver efficient residential product within a growing regional market.

RADIUS ANALYSIS

Linda Commons is located within an established residential area of Linda, California, surrounded by existing neighborhoods, expanding residential development, schools, retail services, and regional employment drivers. The property benefits from an infill setting that already supports residential use while offering a tentatively approved framework for future single-family development.

The project is positioned within the broader Yuba-Sutter housing market, drawing demand from Linda, Marysville, Yuba City, and surrounding communities. In addition to local demand, the area benefits from proximity to Beale Air Force Base, regional service employment, schools, and commuter access to surrounding job centers.

For builders, the surrounding demographic profile supports a practical housing strategy focused on attainable ownership product within a market where affordability continues to drive buyer demand.

METRIC	1 MILE	3 MILE	5 MILE
Population	5,903	38,733	83,654

Projected population and household growth within the surrounding area further support the need for additional residential inventory. Within the 3-mile radius, population is projected to increase by approximately 6.63% and households by approximately 6.98% between 2025 and 2030.

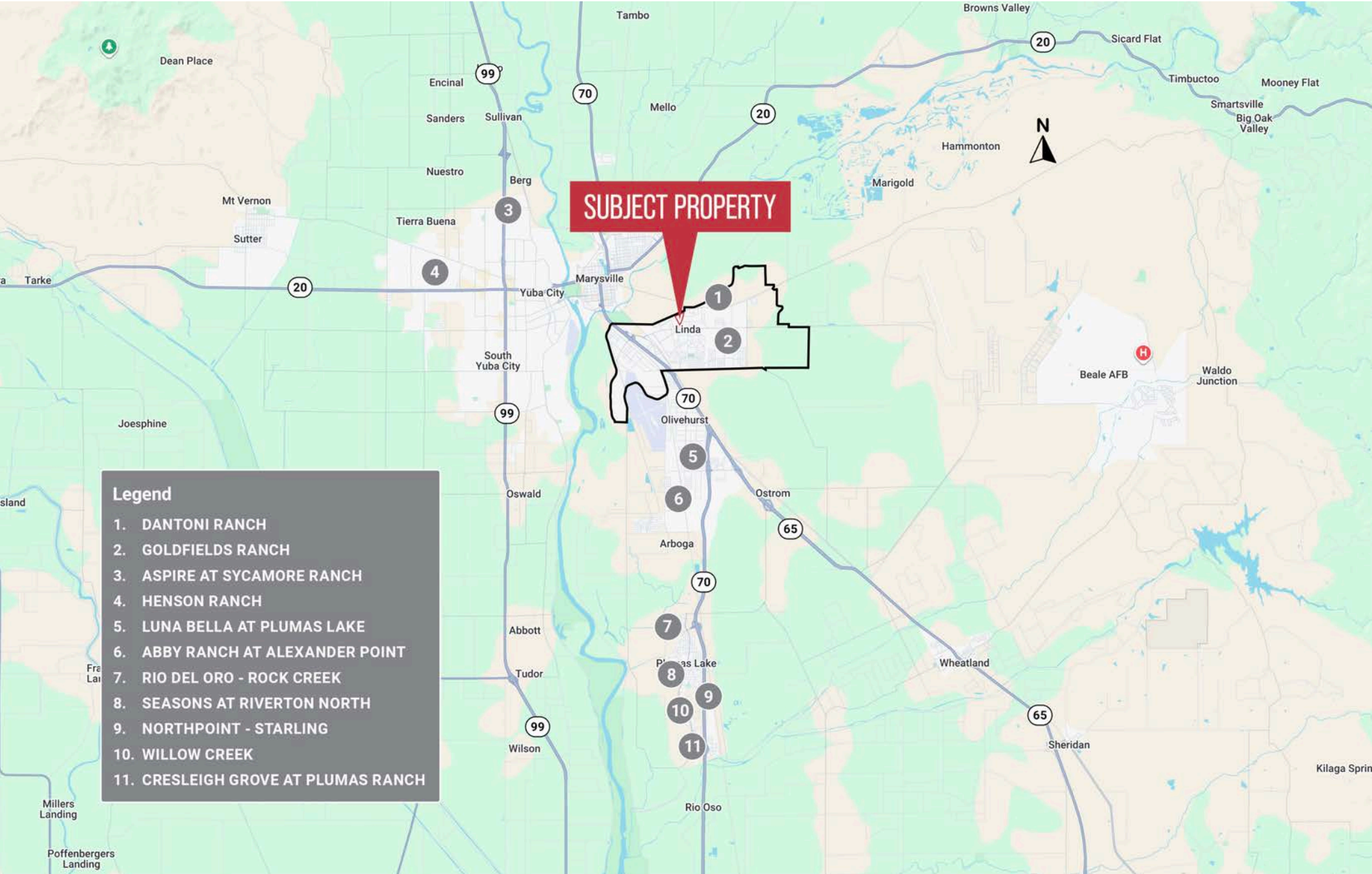
Linda Commons offers builders the opportunity to deliver a scaled 134-lot residential community within an established location supported by regional growth, improving local amenities, and continued demand for attainable single-family housing.



SITE PLAN



NEW HOME SUDIVISIONS



AERIAL MAP



DEVELOPMENT STATUS & INFRASTRUCTURE

ENTITLEMENT STATUS

Linda Commons has achieved significant entitlement progress, reducing early-stage development risk and positioning the project for continued advancement toward final development approvals.

COMPLETED

- Tentative Subdivision Map Approval
- Planned Unit Development (PUD) Approval
- CEQA Clearance via Mitigated Negative Declaration

REMAINING

- Final Map approval and recordation
- Annexation into Linda County Water District
- Improvement plans for roads, drainage, and utilities
- Offsite frontage improvements
- Utility “Will Serve” confirmations

ESTIMATED TIMELINE

- **Final Map:** ~6–12 months
- **Horizontal Improvements:** ~9–14 months
- **Vertical Construction:** Phased development

UTILITIES

- **Water & Sewer:** Annexation into Linda County Water District required
- **Power:** PG&E (to be verified)

ROAD IMPROVEMENTS

Frontage improvements are anticipated along Hammonton Smartsville Road, including:

- Road widening
- Turn lane improvements
- Sidewalk, curb, and gutter installation

DRAINAGE & FLOOD CONSIDERATIONS

- On-site detention basin required
- Must comply with zero increase in runoff requirements
- Building pads required above 100-year flood elevation

HOA STRUCTURE

A Homeowners Association is anticipated to maintain:

- Private streets and alleyways
- Landscaping and lighting
- Drainage systems
- Common areas and community amenities



COMMUNITY DESIGN & PRODUCT STRATEGY

Linda Commons is designed as a compact, walkable residential community intended to support efficient land use and attainable housing product within the Yuba-Sutter market. Planned community features include:

- Alley-loaded homes designed to reduce garage-dominant streetscapes
- Cluster home layouts and shared driveway configurations
- Walkable paseo system
- Community amenities including park areas, dog park, picnic spaces, and fitness features

The project's approved density and community-oriented design support:

- Efficient construction and land utilization
- Broader buyer appeal
- Attainable pricing strategies
- Phased residential absorption opportunities

The approved Planned Unit Development framework also provides flexibility for future builders to optimize floor plans, product mix, architectural design, and unit sizing in response to evolving market conditions and buyer demand, subject to applicable approvals.



INDEPENDENT APPRAISAL SUMMARY

An independent appraisal prepared by Real Estate Advisory, LLC dated October 2, 2023, analyzed Linda Commons as a proposed 134-lot residential subdivision on approximately 17.93 acres.

The appraisal concluded:

- **“As Is” Market Value:** \$8,700,000 (~\$64,925 per lot)
- **Retail Value of 134 Finished Lots Upon Completion:** \$15,750,000 (~\$117,537 per finished lot)

The appraisal assumptions included tentative map approval, utility availability, entitlements for vertical development, and completion of required infrastructure improvements.

The appraisal also referenced prior interest from a national homebuilder, reflecting market recognition of the site’s scale, entitlement progress, and residential development potential.

The appraisal is for informational purposes only, and prospective purchasers are encouraged to conduct their own independent investigations, due diligence, and underwriting.



DISCLAIMER

This Offering Memorandum (“OM”) has been prepared by Terri Briggs (“Broker”) for informational purposes only in connection with the potential sale of Linda Commons (the “Property”).

The information contained herein has been obtained from sources believed to be reliable; however, Broker and Owner make no representation or warranty, express or implied, as to the accuracy or completeness of the information. All information, including but not limited to acreage, lot count, entitlement status, zoning, utility availability, development potential, financial projections, and physical characteristics of the Property, is subject to change without notice.

This OM is not intended to be a substitute for a prospective purchaser’s independent investigation. Prospective purchasers are strongly encouraged to conduct their own due diligence and verification of all matters related to the Property, including but not limited to development requirements, governmental approvals, infrastructure obligations, environmental conditions, costs, and compliance with applicable laws and regulations. Any financial projections, assumptions, or estimates contained herein are provided for illustrative purposes only and are not guarantees of future performance. Actual results may vary.

The Owner expressly reserves the right, at its sole discretion, to accept or reject any offer, to withdraw the Property from the market, or to modify the terms of sale at any time without notice.



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