

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

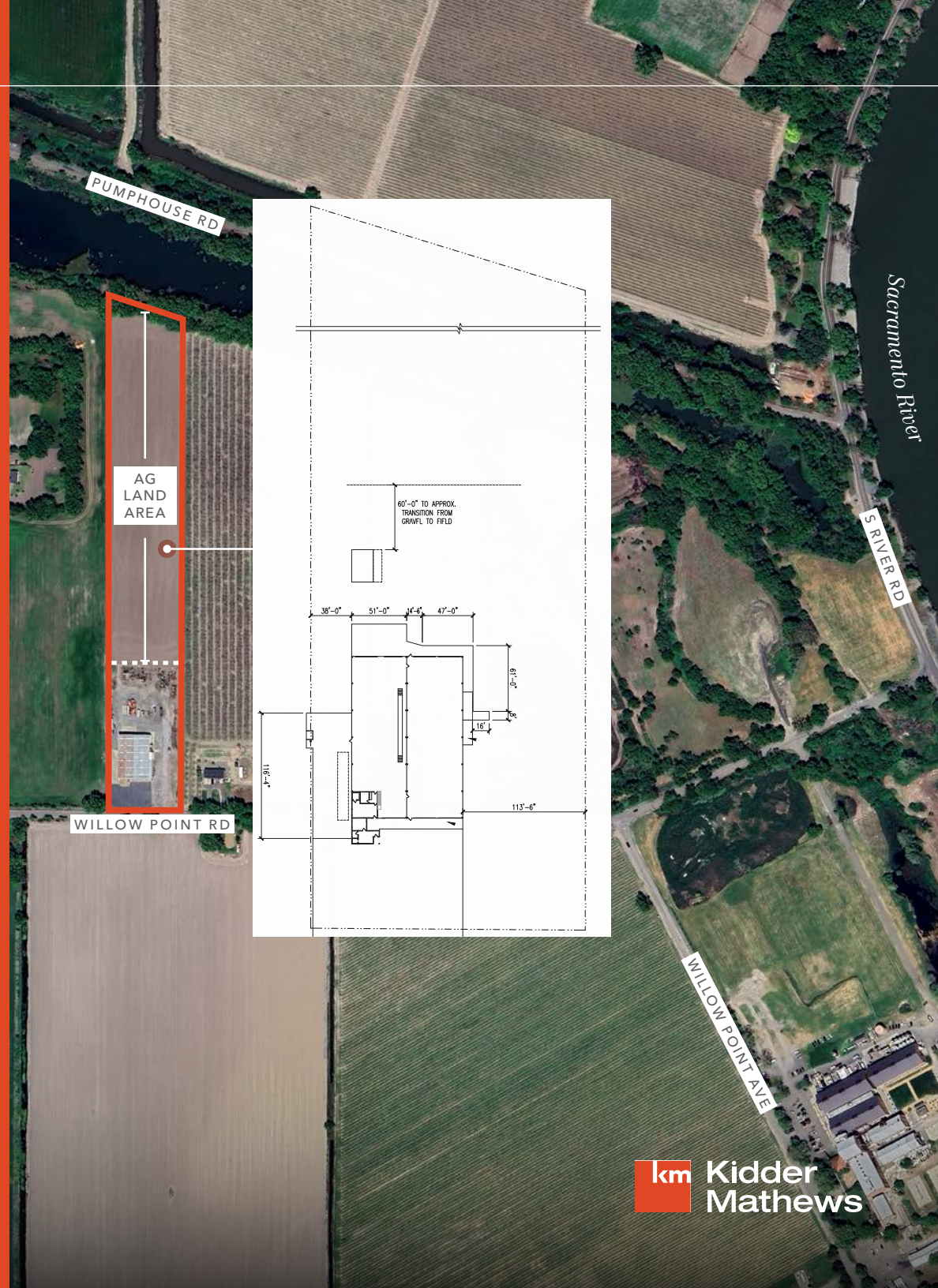
Located in the heart of Clarksburg wine appalachia

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

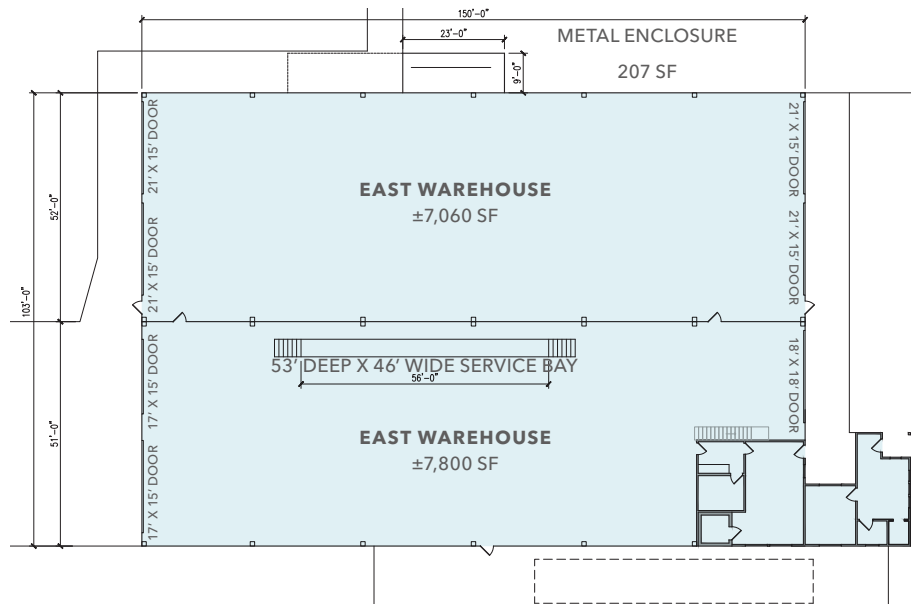
*Above uses may be subject to Yolo County Planning review and approval.

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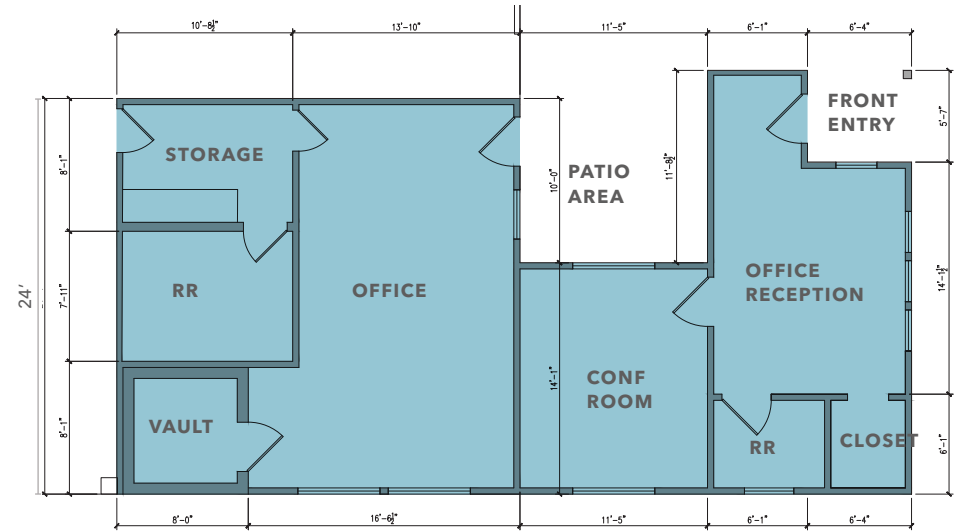
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BUILDING PLAN APPROX ±15,500 SF BUILDING



FLOOR PLAN OFFICE AREA APPROX ±1,100 SF





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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 (1/2-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'

3 grade level doors

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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