

San Ramon Land

OFFERING MEMORANDUM

6401 Tassajara
San Ramon, CA 94583

Stephen Bethel
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San Ramon Land

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Frazier Capital



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US Bank Tower

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Los Angeles, CA 90071

SAN RAMON LAND

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	6401 Tassajara San Ramon CA 94583
COUNTY	Contra Costa
MARKET	Bay Area Land
SUBMARKET	San Ramon
PRICE	\$2,970,000
PRICE PSF	\$0.05
LAND SF	62,377,920 SF
LAND ACRES	1,432
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Agriculture (A-80)
# OF PARCELS	3
APN	205-060-004-4, 205-060-009-3, 205-050-007-9

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	98	39,282	126,868
2025 Median HH Income	\$200,001	\$200,001	\$200,001
2025 Average HH Income	\$250,489	\$267,646	\$255,343

- INTRODUCTION

Major Price Drop from \$3,890,000 to \$2,970,000 (\$2,074/acre).
Bring all offers.

This is your opportunity to purchase a combined 1,432 acres of prime agricultural preserve land and own a sizeable ranch in the eastern Contra Costa County foothills. The property consists of three parcels. Two parcels (APN# 205-060-004 (308 acres) and 205-060-009 (287.32 acres) are at the southern end of the offering and one parcel is at the northern end (APN# 205-050-007)-837.77 acres. Two 2 acre parcels can be built on.



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- LOCATION

The property boundaries are a little over half a mile east of the City of San Ramon and the main entrance sits at the northern boundary of the City of Dublin. The property entrance is approximately 4.5 miles north of the Dublin/Pleasanton BART station. It is 3.5 miles north of the Hacienda Crossings Shopping Center and the Fallon Shopping Center. This is your chance at prime country living with nearby suburban amenities and linkages.

- The property is accessed from the south via an entrance at parcel - 004. The adjacent parcel (-009) has a 2.0-acre leveled homesite with beautiful valley views. There is a future 2.2 acre homesite or other agricultural development site at the southeastern portion of the ranch that is presently a horse arena (please note the adjacent building improvements are not part of the offering). There are three or four wells on the lower portion of the property each with a 5 gallon per minute capacity and two springs and a well on the northern portion of the property.

- (PARCELS 004 & 009)

The two parcels at the southern end of the property (595 acres) are encumbered by a conservation easement that covers 532 acres. The uses for the property are limited by a Habitat Mitigation and Management Plan (HMMP) restricting use on 532.3± acres of the property which preserves the land for wildlife habitat and future development. The entire 1,432 acre property is encumbered by a grazing easement so the property will always have a dedicated grazing and vegetation management solution handled by an expert that knows the land very well.

- 595 acres – Moller Ranch
 - 2.2 acre homesite
 - Additional 2 acre development site
 - Habitat mitigation & management plan on 532 acres and it is forever/in perpetuity

The home site and the arena/future development site are reported to be excepted from the conservation easement area.

- Utilities
 - Well water
 - Electrical PG&E substation adjacent to the property
- Additional building site and current horse arena near the property entrance. Can be a home site or other agricultural related use.

- (PARCELS 007)
While the southern portion of the property's usage is restricted beyond the two development sites, the northern 837 acres is permitted for various types of agricultural use according to the county zoning code. The 837 acres consists entirely of rangeland and is used as winter pasture for a larger cow-calf operation. According to an older appraisal report, there are four interior fields that the cattle are rotated between for "flash grazing". Elevations range between 620 and 1,100 feet above sea level. There are no buildings on the 837 acres. Site improvements include extensive fencing throughout and corrals in the southwest corner of the property. There are also numerous water storage tanks and watering troughs. All ranch improvements were completed by the prior owner. The fencing and corrals are assumed to be in good condition per a prior appraisal. The 837 acre subject parcel is zoned A-80 in Contra Costa County and enrolled within the Williamson Act.

- ZONING

All three parcels are zoned A-80 (Exclusive Agricultural District) per the county of Contra Costa. The general plan has the following designations for each parcel: (004 or 308.03 acres) has a General Plan of RC-Resource Conservation); (009 or 287.32 acres) has a General Plan of RC-Resource Conservation); (007 or 837.77 acres) has a General Plan of RC-Resource Conservation and AL-Agriculture Land). Surrounding zoning that borders Dublin is A-80 and A-20, per the county of Contra Costa zoning department.

All three parcels are in the Williamson Act which reduces property taxes.

- WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791



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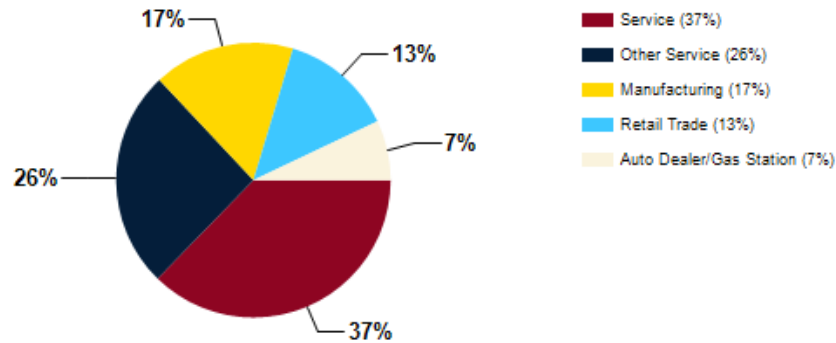
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Location

Location Summary
Local Business Map
Drive Times

SAN RAMON LAND

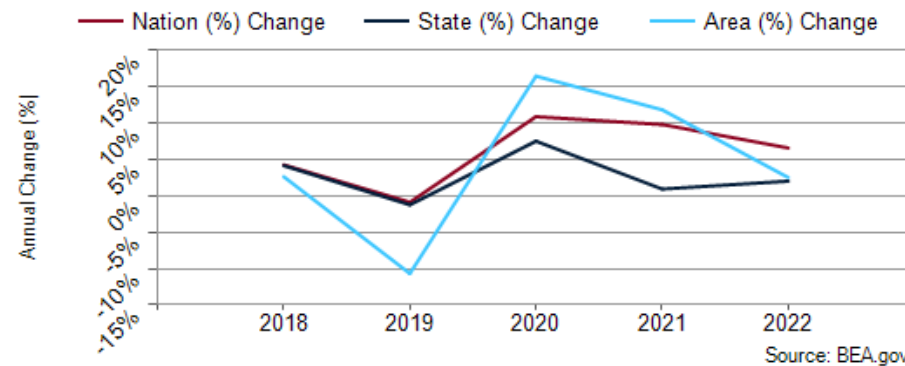
Major Industries by Employee Count



Largest Employers

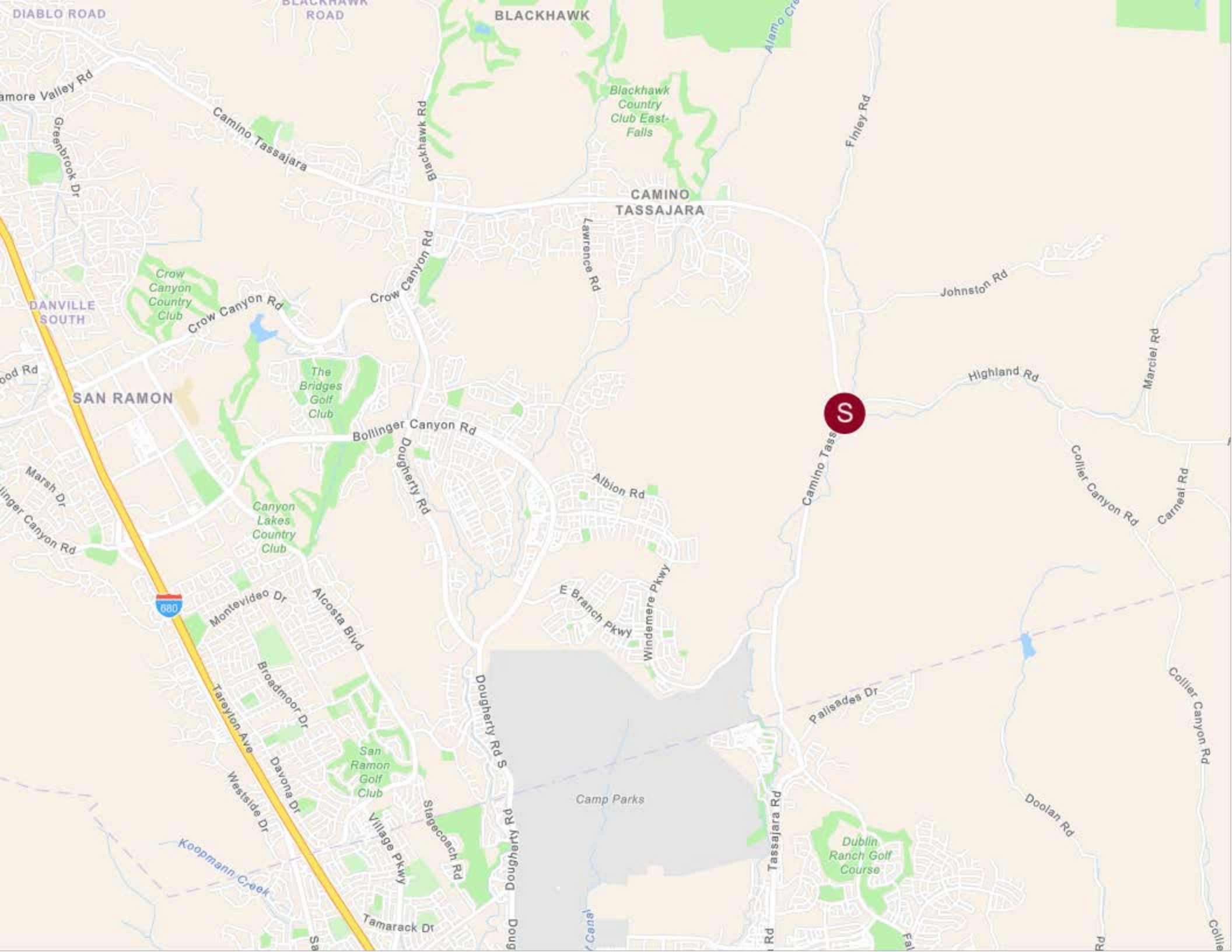
Chevron	8,730
Pacific Gas & Electric (PG&E)	5,200
Robert Half International	1,364
San Ramon Valley Unified School District	1,200
San Ramon Regional Medical Center	650
Primed Management Consulting	453
Five9, Inc.	448
United Parcel Service (UPS)	385

Contra Costa County GDP Trend



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SAN RAMON LAND

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND SF	62,377,920
LAND ACRES	1,432
# OF PARCELS	3
ZONING TYPE	Agriculture (A-80)
TOPOGRAPHY	Hilly

NEIGHBORING PROPERTIES

NORTH	Land
SOUTH	Land
EAST	Land
WEST	Land/Subdivision

UTILITIES

WATER	Well Water and Spring
ELECTRICITY / POWER	Available to Site









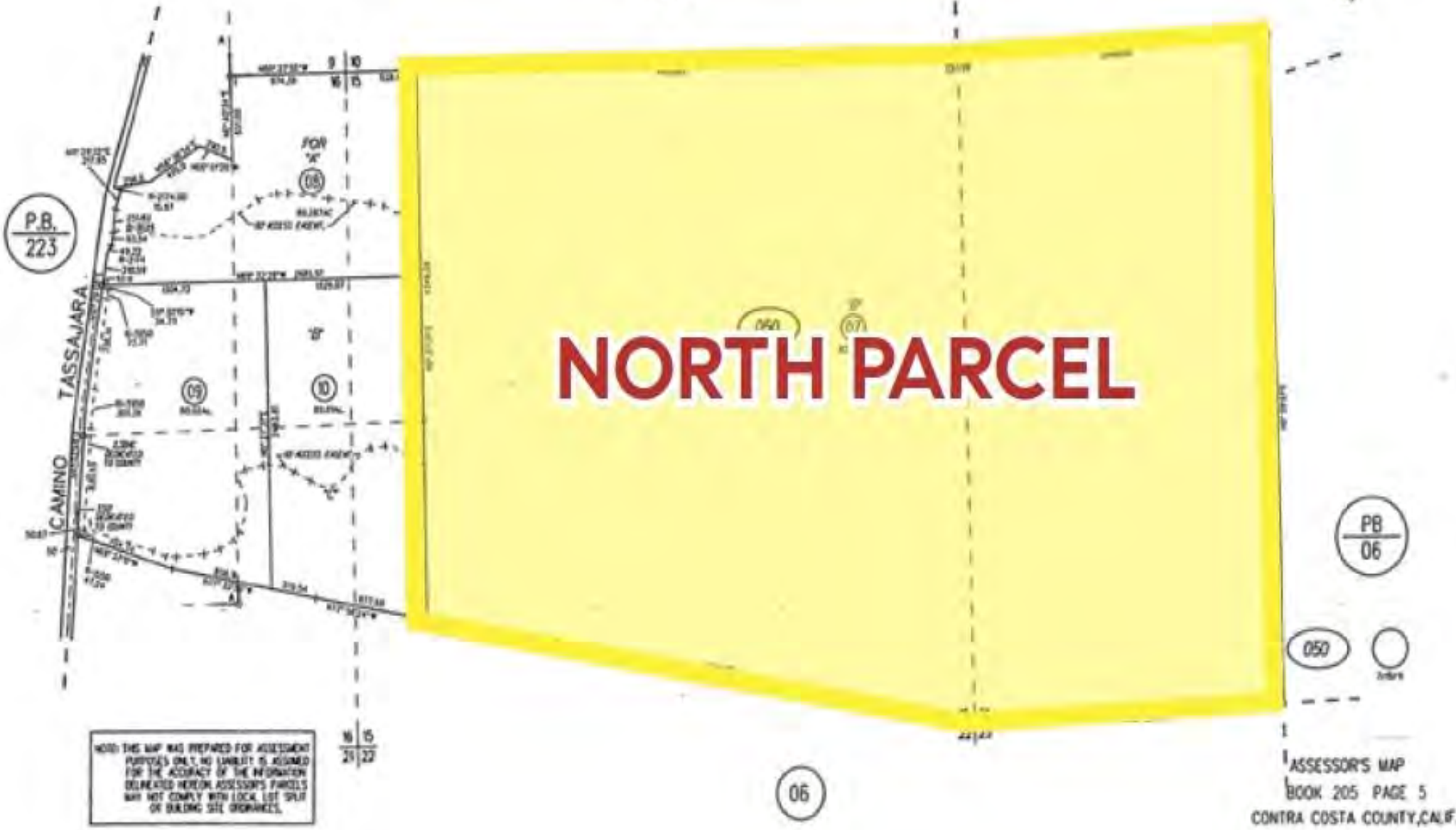


POR. SEC. 14, 15, & 16 T2S R1E MDB & M

A. DOUGHERTY RANCH MD 0-45

1 127PM32 5-14-87

1"=800'



NORTH PARCEL

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SET BACK ORDINANCES.

ASSESSOR'S MAP
BOOK 205 PAGE 5
CONTRA COSTA COUNTY, CALIF.

POR SEC 15,16,21,22,23 T2S R1E M08N
= DOUGHERTY RANCH ME 8-11 1078N

CAMINO
TASSALARA

T-202

05

P.B.
206

P.B.
6

SOUTH WEST & SOUTH EAST PARCEL

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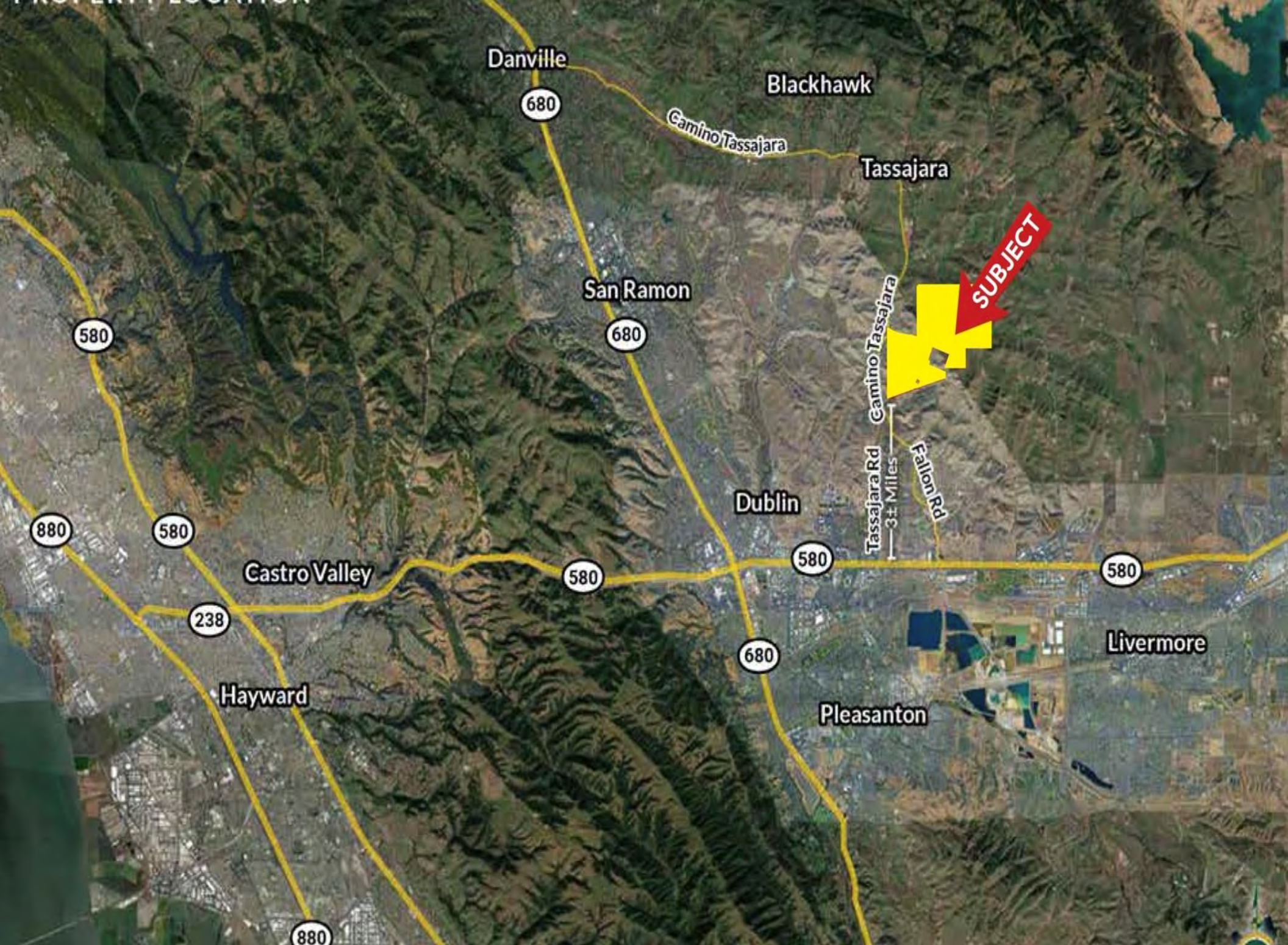
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ASSESSOR'S MAP
BOOK 206 PAGE 6
CONTRA COSTA COUNTY, CALIF.







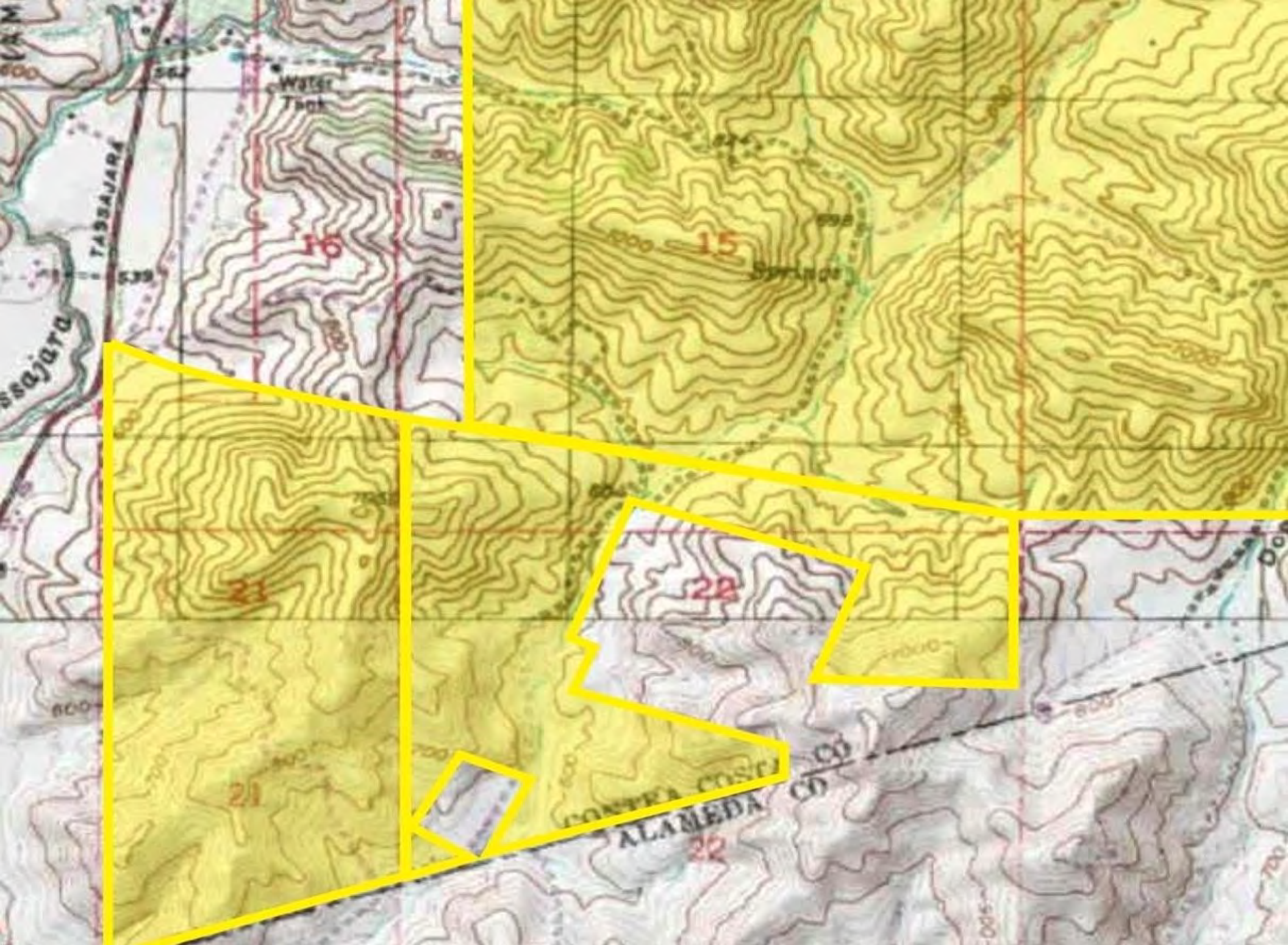
PROPERTY OVERVIEW



LEGEND

- Parcel Outlines
- Conservation Easement
- Future Development
- County Line
- Entrance







HOME SITE

SOUTH WEST PARCEL

POTENTIAL HOME SITE

ENTRANCE FROM PALISADES DR





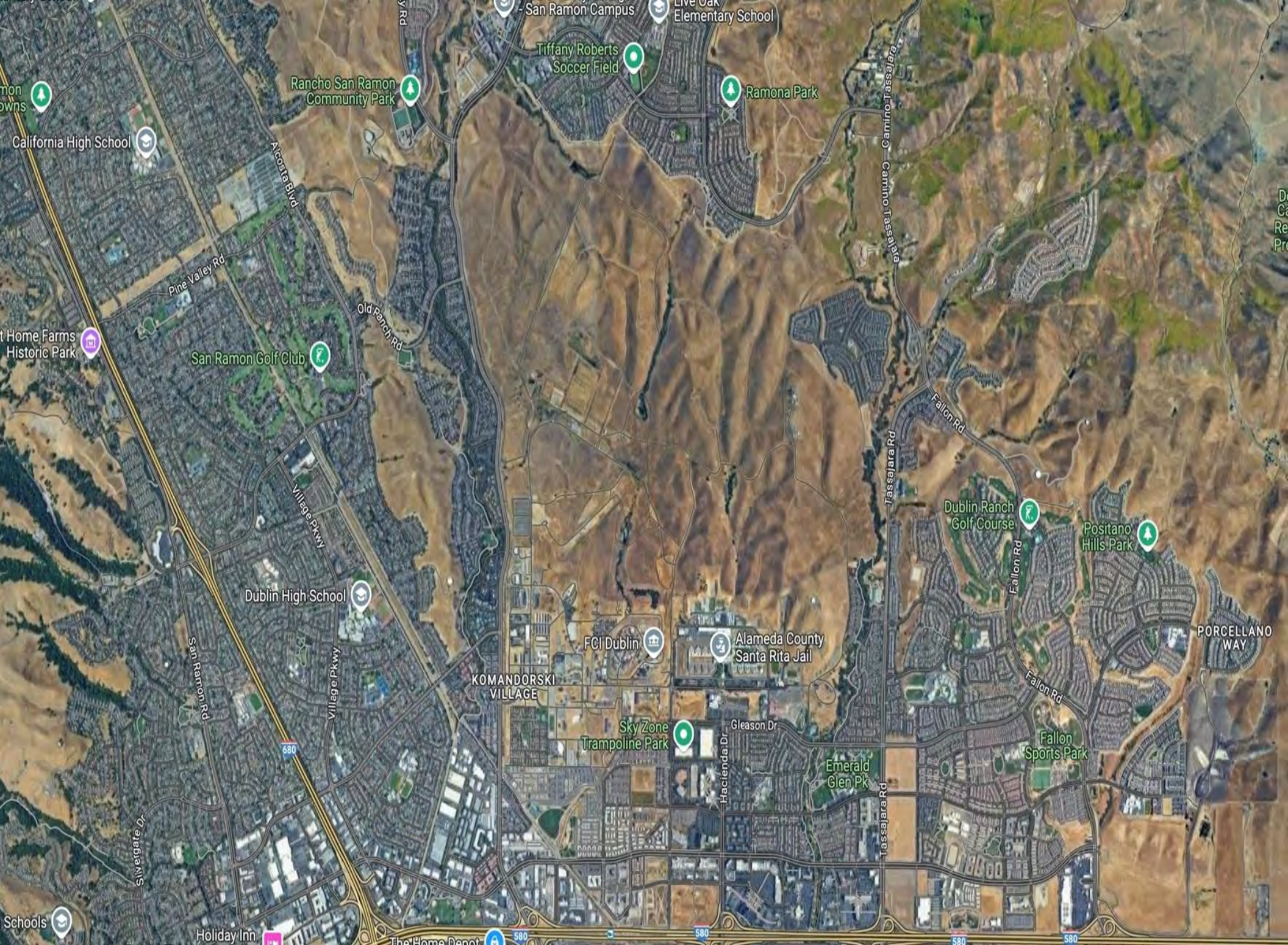


















SAN RAMON LAND

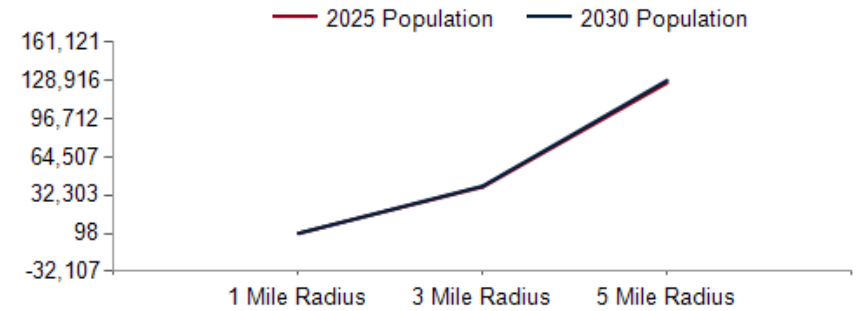
04

Demographics

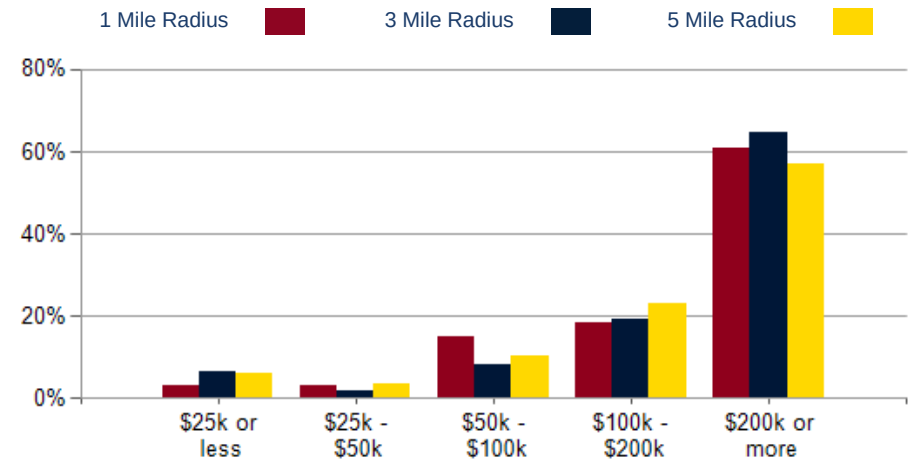
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41	6,201	48,257
2010 Population	63	29,160	90,537
2025 Population	98	39,282	126,868
2030 Population	98	39,980	128,916
2025 African American	2	1,077	3,727
2025 American Indian	0	84	577
2025 Asian	40	26,553	74,421
2025 Hispanic	10	2,314	10,594
2025 Other Race	4	780	2,974
2025 White	43	7,871	34,798
2025 Multiracial	8	2,852	10,095
2025-2030: Population: Growth Rate	0.00%	1.75%	1.60%

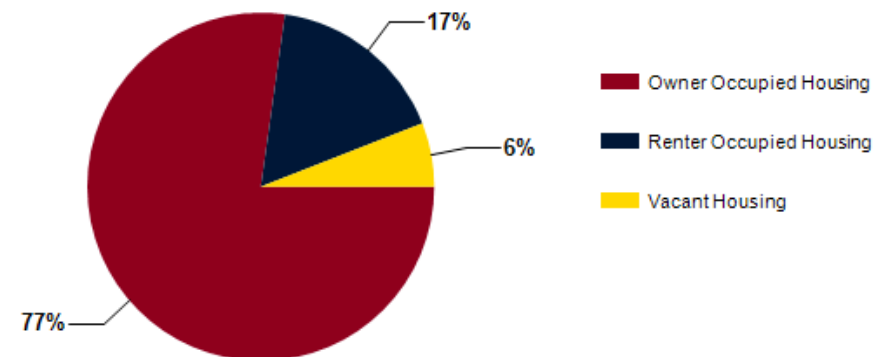
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1	605	1,882
\$15,000-\$24,999	0	138	605
\$25,000-\$34,999	0	62	498
\$35,000-\$49,999	1	160	894
\$50,000-\$74,999	2	455	1,714
\$75,000-\$99,999	3	482	2,391
\$100,000-\$149,999	2	892	4,784
\$150,000-\$199,999	4	1,295	4,504
\$200,000 or greater	20	7,405	22,684
Median HH Income	\$200,001	\$200,001	\$200,001
Average HH Income	\$250,489	\$267,646	\$255,343



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



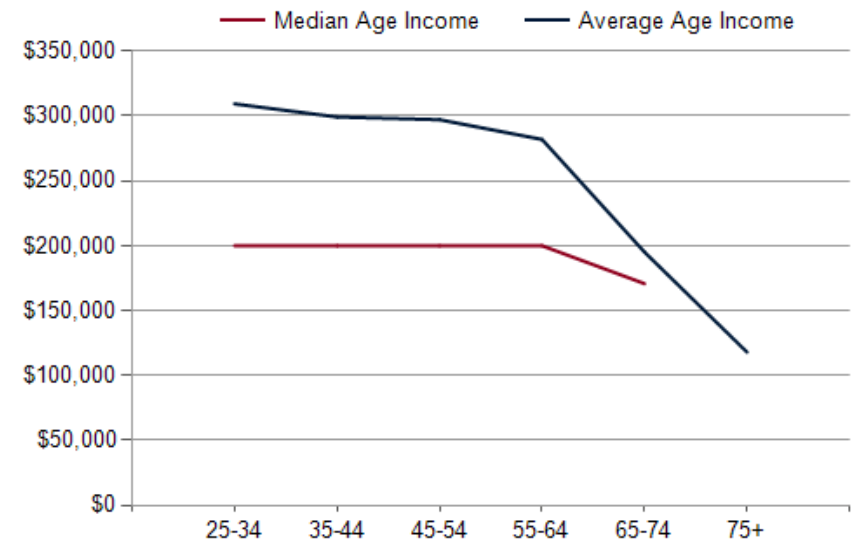
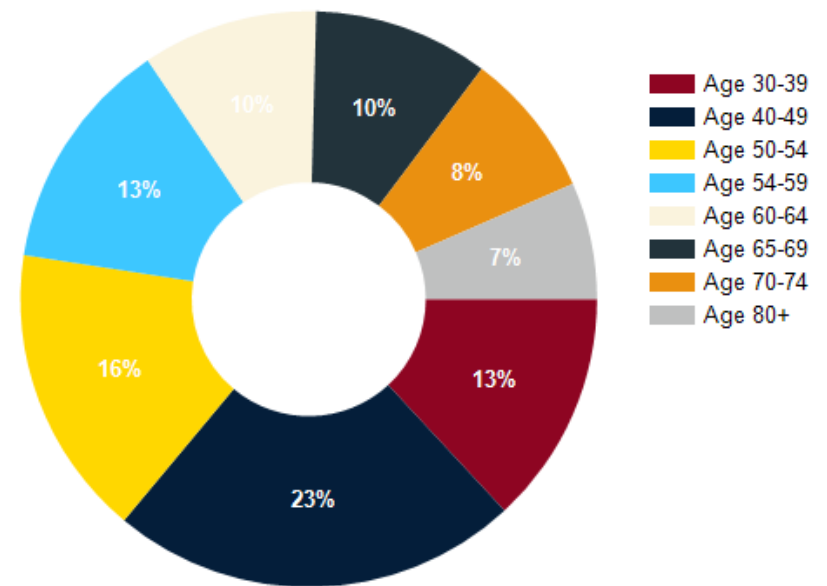
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4	1,224	6,474
2025 Population Age 35-39	4	2,030	9,098
2025 Population Age 40-44	6	3,817	12,718
2025 Population Age 45-49	8	4,465	12,566
2025 Population Age 50-54	10	4,043	10,898
2025 Population Age 55-59	8	2,380	7,368
2025 Population Age 60-64	6	1,507	5,753
2025 Population Age 65-69	6	1,114	4,341
2025 Population Age 70-74	5	1,009	3,594
2025 Population Age 75-79	4	742	2,756
2025 Population Age 80-84	3	445	1,608
2025 Population Age 85+	2	414	1,324
2025 Population Age 18+	76	28,252	93,754
2025 Median Age	46	40	40
2030 Median Age	45	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$200,001	\$172,700	\$155,762
Average Household Income 25-34	\$309,346	\$208,752	\$205,824
Median Household Income 35-44	\$200,001	\$200,001	\$200,001
Average Household Income 35-44	\$299,228	\$273,064	\$262,753
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$297,158	\$300,222	\$294,898
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$281,925	\$283,309	\$286,230
Median Household Income 65-74	\$170,715	\$150,813	\$137,488
Average Household Income 65-74	\$195,092	\$209,446	\$204,002
Average Household Income 75+	\$117,977	\$131,442	\$134,179

Population By Age



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SAN RAMON LAND

05

Company Profile

Advisor Profile



Stephen Bethel
National Director

Mr. Bethel is the National Director of Frazier Capital. He received his BA in Economics from Occidental College in Los Angeles and a Masters in Management, Economics and Politics (MEP) from St. Andrews University, Scotland as well as a second masters in International Finance from Glasgow University, Scotland.

Active in the brokerage and valuation profession for over 30 years, he has valued domestic and international businesses, commercial real estate investments, and industrial machinery and equipment as well as sold businesses and commercial real estate from Washington DC to California.

Mr. Bethel has written 10 books on valuing and selling all types of businesses and special use properties. He has been interviewed by NPR's Market Place and Bloomberg multiple times and continues to speak and provide training to a number of industry groups throughout the United States. Prior to entering the valuation and mergers and acquisition industry he was the Controller and CFO of a Multi-National low tech Medical Manufacturing Company.