

RUDNICK ESTATES

SHERWOOD PLACE & ROBINHOOD DRIVE

NOVATO, CALIFORNIA | SONOMA COUNTY

SHERWOOD PL

ROBINHOOD DR

UP TO 17 RESIDENTIAL LOTS
ASKING PRICE \$350,000 - \$399,000 PER LOT

Steven Leonard

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EXECUTIVE SUMMARY

This is a rare opportunity to acquire 17 residential lots in Novato, California with build potential and flexible exit strategies (bulk or phased development).

Sherwood Place is ideally sited along undeveloped private and scenic space. The project consists of twelve (12) finished lots with infrastructure in place and pads ready for vertical construction. The lots are well positioned for construction of approximately 3,000–3,400 square foot homes, designed by Wagstaff Architects, with projected end values in the range of \$1,800,000 or more, subject to market conditions and final product design.

Given the completed site work and efficiencies of scale, Sherwood is best positioned for a bulk sale to a single buyer. This structure enables a developer to control design consistency, optimize construction scheduling, and maximize overall project returns with an asking price of \$4,200,000 (\$350,000 per lot).

The **Robinhood Drive** offering consists of five (5) residential lots distinguished by their premium view orientation and suitability for custom home development. There is an opportunity for a bulk sale to a developer or custom home builder, will allow for cohesive design and efficient project execution. The asking price is \$1,995,000 total (\$399,000 per lot).

Additional infrastructure and development study available upon request.

With proximity to US 101, the Novato Downtown SMART train station, walkable Downtown Novato with restaurants, shops and amenities, and schools, the location of all parcels make this an ideal and rare infill development opportunity.



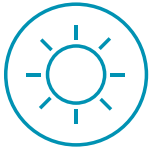
PARCEL OVERVIEW

INFORMATION

Sherwood Pl Addresses	10, 14, 18 & 22 Sherwood Pl, Novato 9, 13, 17, 21, 25, 29, 33 & 37 Sherwood Pl, Novato
Sherwood Pl APNs	143-650-12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23
Robinhood Dr Addresses	65, 69, 73, 77 & 85 Robinhood Dr, Novato
Robinhood Dr APNs	143-650-24, 25, 26, 27 & 40
Sherwood Place	\$4,200,000 for all 12 lots (\$350,000 per lot)
Robinhood Drive	\$1,995,000 for all 5 lots (\$399,000 per lot)
Lot Sizes	±8,203 SF - ±26,265 SF
Zoning	Residential
Public Transit	Novato Downtown SMART Train
Highways	US 101



17 Parcels
Available



Finished Premium
View Lots



\$350K to \$399K
Price Per Lot



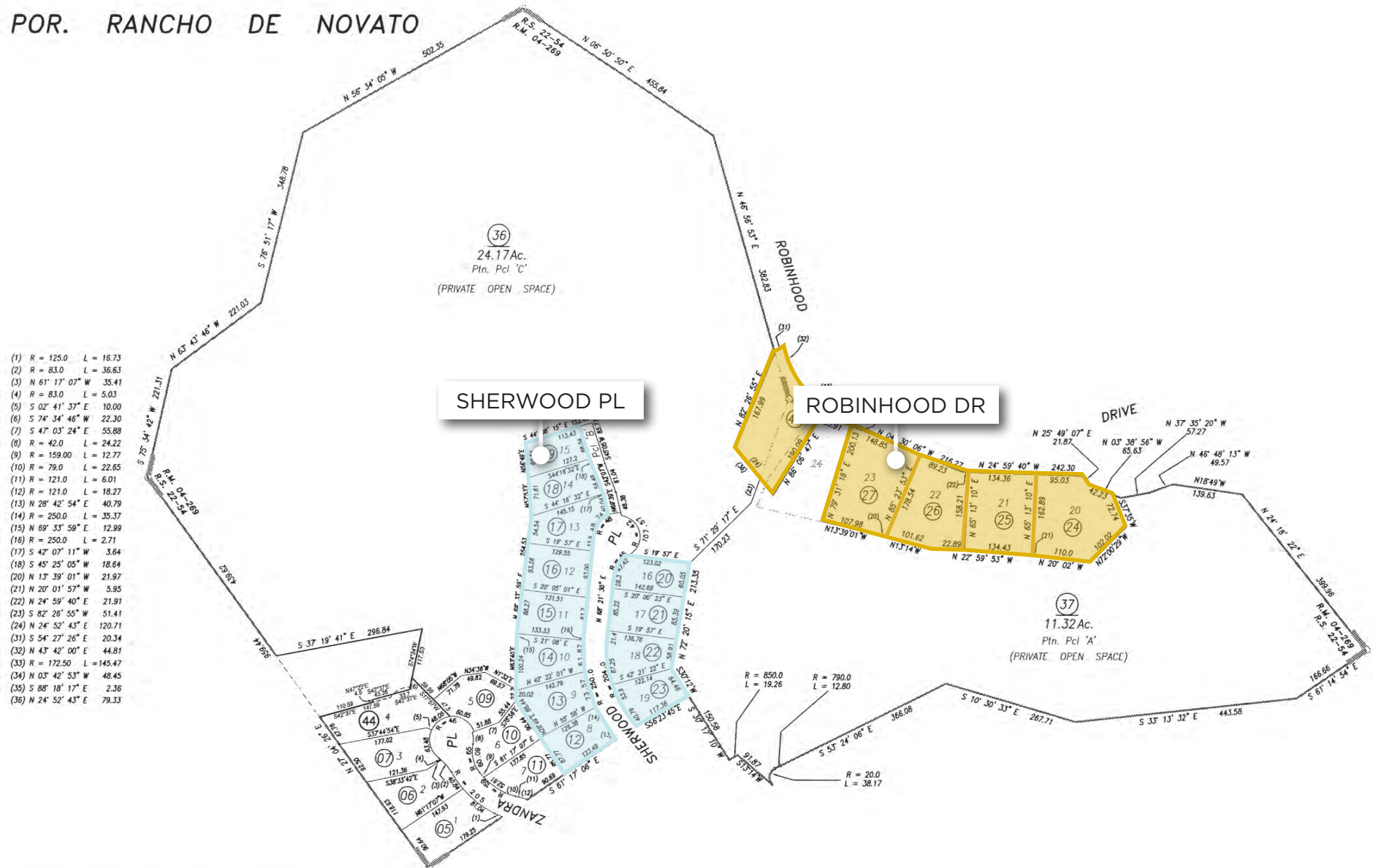
Easy Access
to US 101



PARCEL MAP

4

POR. RANCHO DE NOVATO



PARCEL APN KEY

9 SHERWOOD PL, NOVATO

APN 143-650-12 | LOT SIZE $\pm 10,153$ SF

13 SHERWOOD PL, NOVATO

APN 143-650-13 | LOT SIZE $\pm 12,268$ SF

17 SHERWOOD PL, NOVATO

APN 143-650-14 | LOT SIZE $\pm 11,799$ SF

21 SHERWOOD PL, NOVATO

APN 143-650-15 | LOT SIZE $\pm 11,528$ SF

25 SHERWOOD PL, NOVATO

APN 143-650-16 | LOT SIZE $\pm 12,153$ SF

29 SHERWOOD PL, NOVATO

APN 143-650-17 | LOT SIZE $\pm 11,618$ SF

33 SHERWOOD PL, NOVATO

APN 143-650-18 | LOT SIZE $\pm 10,255$ SF

37 SHERWOOD PL, NOVATO

APN 143-650-19 | LOT SIZE $\pm 8,203$ SF

22 SHERWOOD PL, NOVATO

APN 143-650-20 | LOT SIZE $\pm 8,729$ SF

18 SHERWOOD PL, NOVATO

APN 143-650-21 | LOT SIZE $\pm 11,912$ SF

14 SHERWOOD PL, NOVATO

APN 143-650-22 | LOT SIZE $\pm 10,943$ SF

10 SHERWOOD PL, NOVATO

APN 143-650-23 | LOT SIZE $\pm 9,667$ SF

65 ROBINHOOD DR, NOVATO

APN 143-650-24 | LOT SIZE $\pm 25,346$ SF

69 ROBINHOOD DR, NOVATO

APN 143-650-25 | LOT SIZE $\pm 21,572$ SF

73 ROBINHOOD DR, NOVATO

APN 143-650-26 | LOT SIZE $\pm 21,889$ SF

77 ROBINHOOD DR, NOVATO

APN 143-650-27 | LOT SIZE $\pm 26,265$ SF

85 ROBINHOOD DR, NOVATO

APN 143-650-40 | LOT SIZE $\pm 25,628$ SF





NOVATO

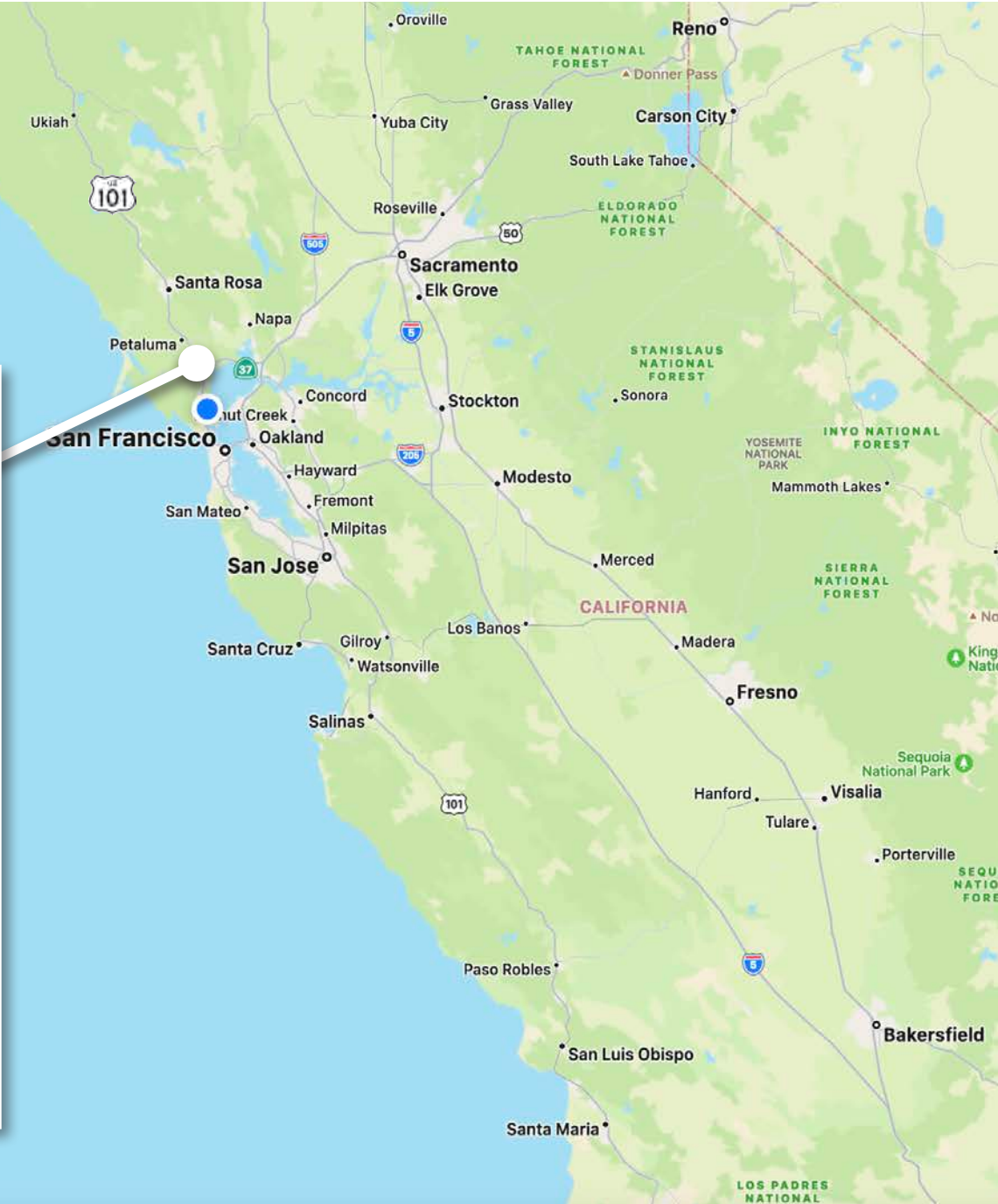
SUBMARKET OVERVIEW

Novato is known for its low density, abundant and scenic open space, and family-friendly atmosphere. Downtown Novato features a walkable historic core with local shops, restaurants, and year-round community events, including the Festival of Art, Wine & Music and the 4th of July Parade, one of the largest in the Bay Area. The city is well-connected via Highway 101, SMART rail, and proximity to San Francisco, Sonoma, and Napa Counties, making it a strategic location for both residents and businesses.

Novato supports a diverse economy, home to corporate headquarters, biotech firms, and retail centers, including Vintage Oaks. With award-winning schools, a strong commitment to sustainability, and over 3,600 acres of protected open space, Novato offers an ideal balance of lifestyle, opportunity, and natural beauty.

Learn more about Novato: novato.org

PARCELS & REGIONAL MAP



NOVATO DEMOGRAPHICS



1 Mile 3 Miles 5 Miles



MEDIAN HOUSEHOLD INCOME

\$127,699	\$137,587	\$131,182
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MEDIAN HOME VALUE

\$1,183,989	\$1,156,580	\$1,138,537
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MEDIAN AGE

44.2	46.6	46.5
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2025 POPULATION

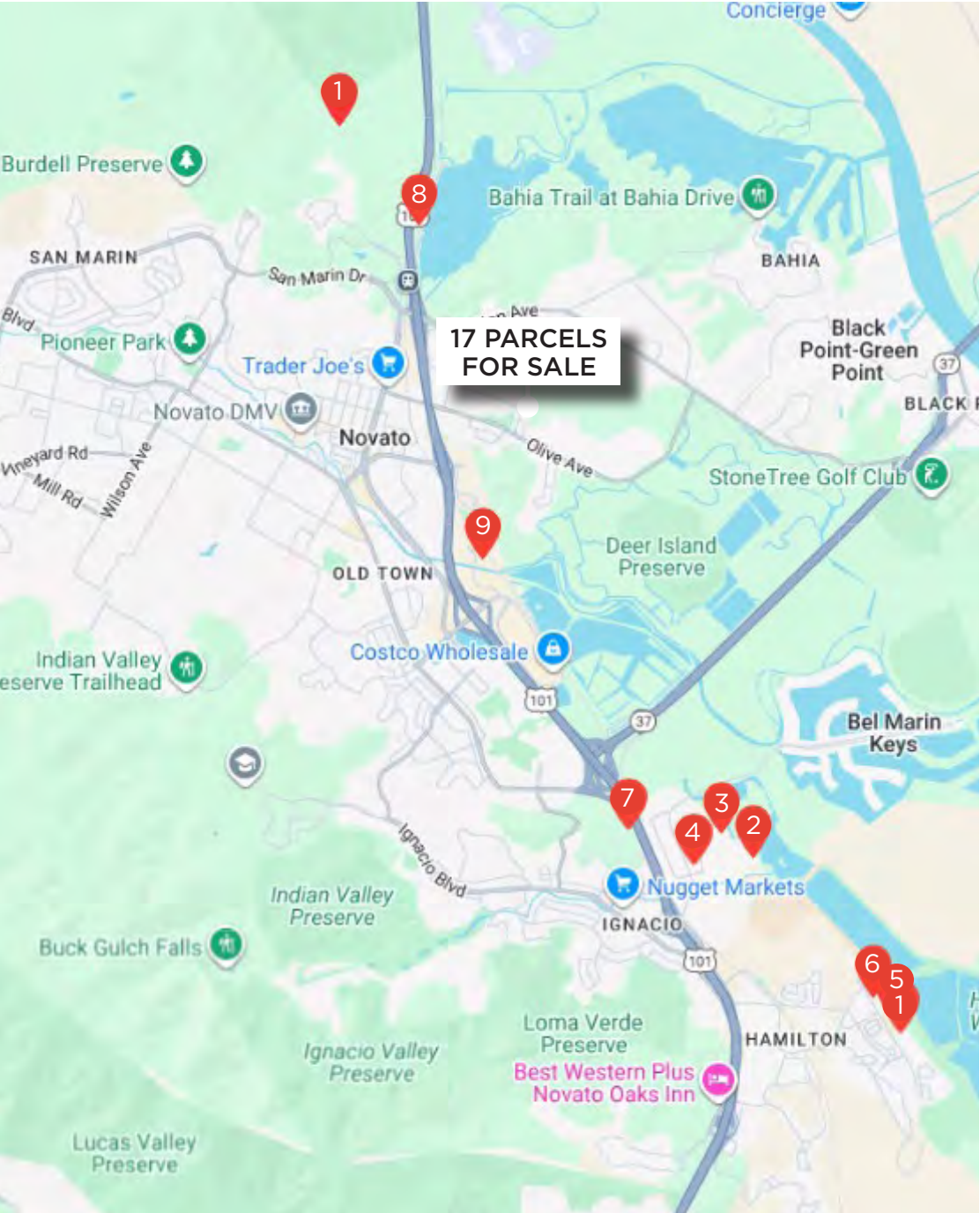
5,061	42,676	60,577
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DAYTIME EMPLOYMENT

4,864	20,333	26,168
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MAJOR NOVATO EMPLOYERS



DAYTIME EMPLOYMENT

1 Mile 3 Miles 5 Miles

4,864	20,333	26,168
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TOP NOVATO EMPLOYERS

- 1. Buck Institute
- 2. BioMarin
- 3. Ultragenyx
- 4. Sutter Instrument
- 5. Marin Community Foundation
- 6. 2K Games
- 7. Bank of Marin (Corporate HQ)
- 8. Brayton Purcell LLP
- 9. Sutter Care at Home - Marin



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