

# Beyer Ranch

OFFERING MEMORANDUM

6741 TESLA ROAD, LIVERMORE, CA 94550



# Beyer Ranch

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*Exclusively Marketed by:*

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01

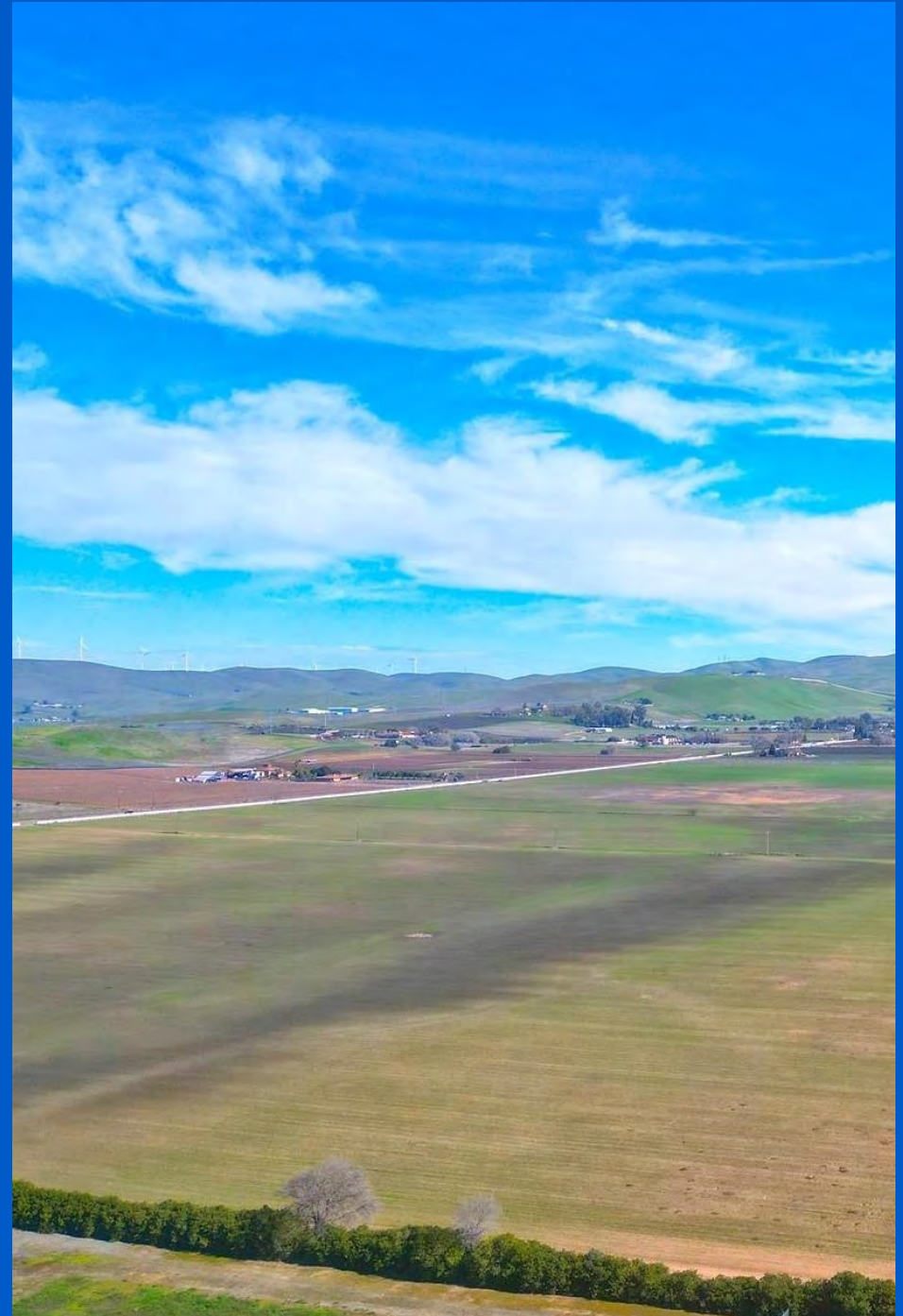
Executive Summary

Investment Summary

# BEYER RANCH

ADDRESS	6741 Tesla Road Livermore CA 94550
COUNTY	Alameda
MARKET	Bay Area
SUBMARKET	Tri-Valley
PRICE	\$8,950,000
PRICE PSF	\$0.84
LAND SF	10,626,462 SF
LAND ACRES	243.95
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Ag Zoning
# OF PARCELS	1
APN	99A-1610-1-9

- The 243.95 acre property is potentially eligible to subdivide up to 12 individual 20± acre parcels, each with 2-acre building envelopes, offering exceptional flexibility for rural residential estates, vineyard estates, or other clustered commercial development. With both potable/city water service, appropriate agricultural water allocation in place along and future sewer access, the site is well-positioned to support residential uses, cultivated agriculture, vineyard operations, winery and production uses, possible event centers, hospitality uses or a destination resort.





02

Location

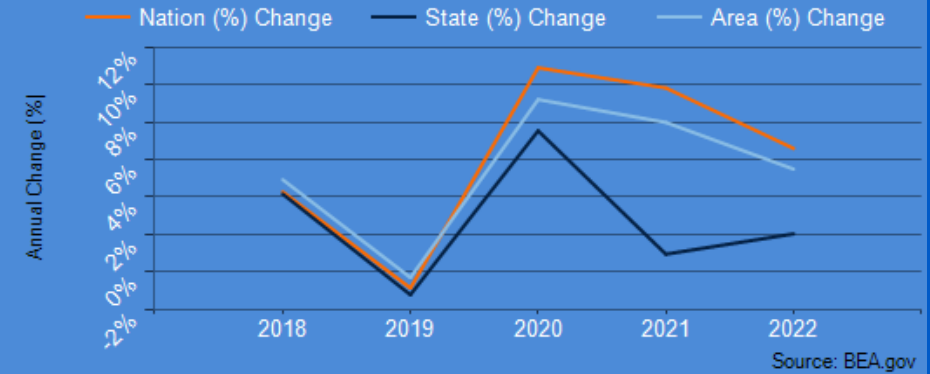
Location Summary

Major Employers Map

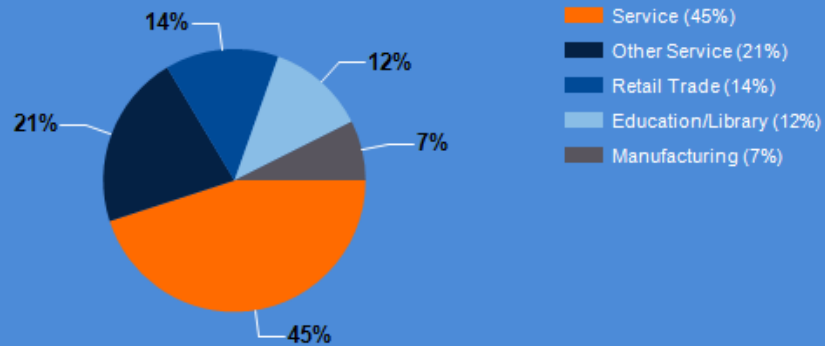
# BEYER RANCH

- Strategically situated on the main corridor in the Livermore Valley Wine Country with over 3,400 feet of road frontage, Tesla Road offers strong year-round traffic, high visibility, and direct access to the Livermore Valley Wine Trail, minutes from downtown Livermore and Interstate 580. The area's mix of premium wineries, golf courses and equestrian estates underscores the investment potential for hospitality, destination resort, or winery development at scale.

### Alameda County GDP Trend

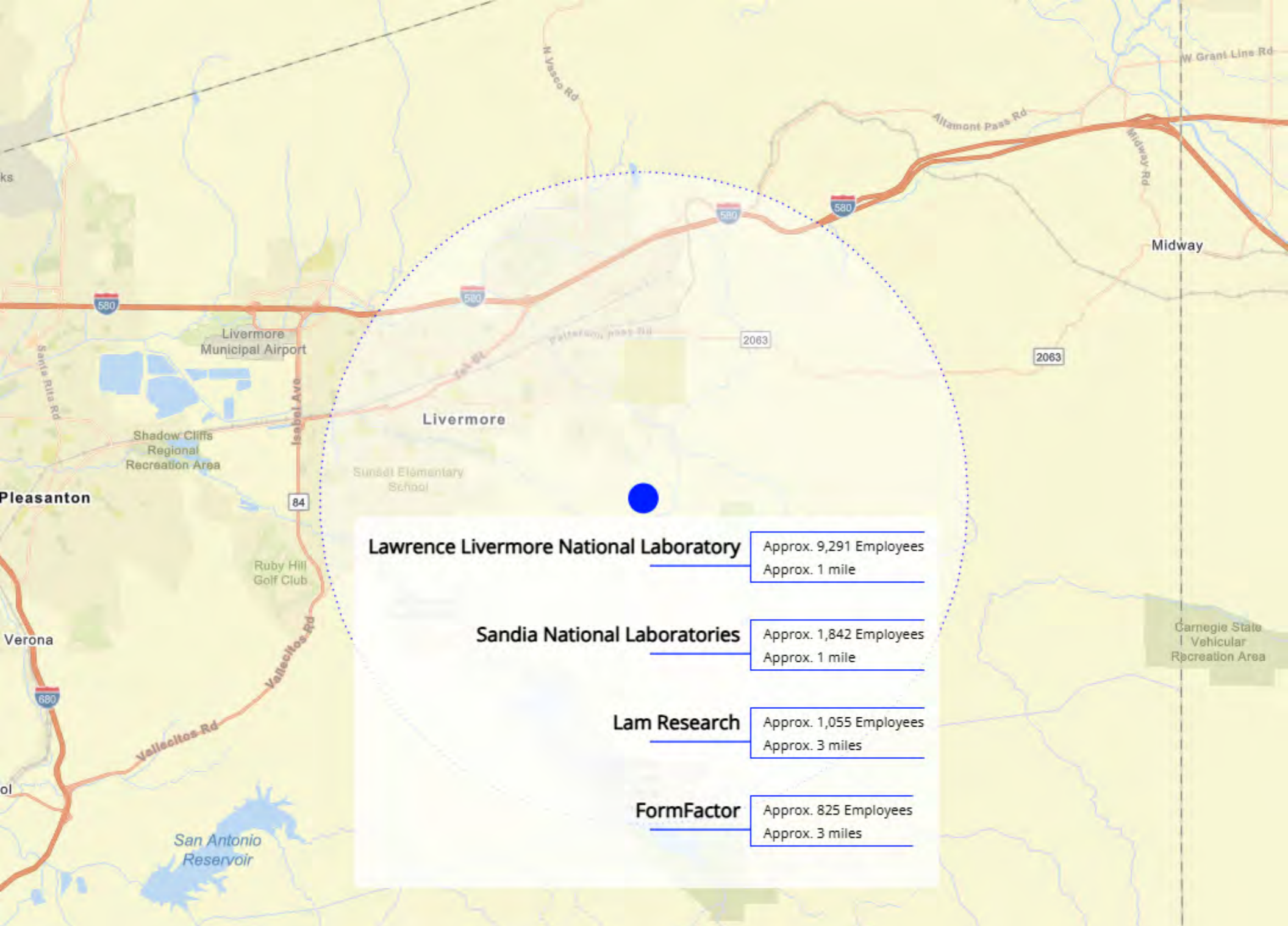


### Major Industries by Employee Count



Lawrence Livermore National Laboratory	9,291
Sandia National Laboratories	1,842
Livermore Valley Joint Unified School District	1,380
Lam Research	1,166
Gillig LLC	886
FormFactor, Inc.	825
Kaiser Permanente	813
U.S. Foodservice Inc.	562





<b>Lawrence Livermore National Laboratory</b>	Approx. 9,291 Employees Approx. 1 mile
<b>Sandia National Laboratories</b>	Approx. 1,842 Employees Approx. 1 mile
<b>Lam Research</b>	Approx. 1,055 Employees Approx. 3 miles
<b>FormFactor</b>	Approx. 825 Employees Approx. 3 miles



03

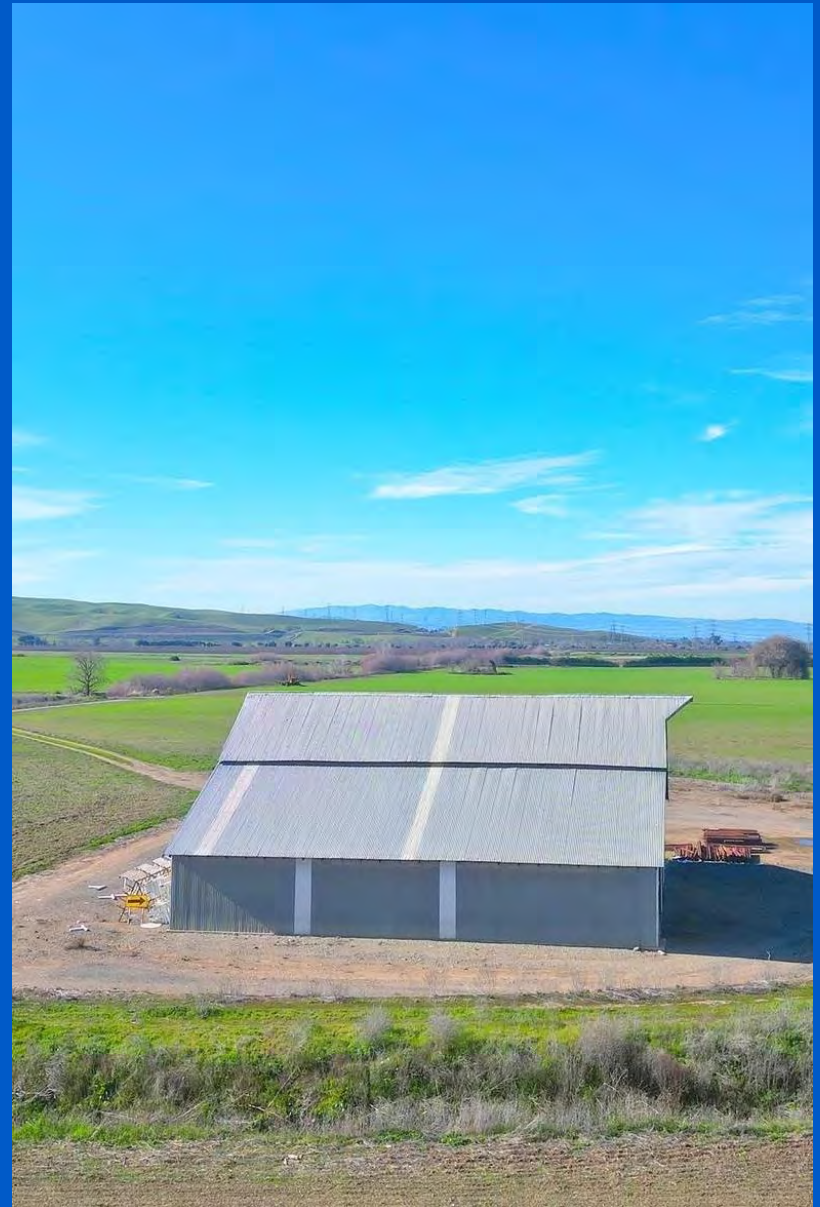
## Property Description

- Property Features
- Potential Site Plan

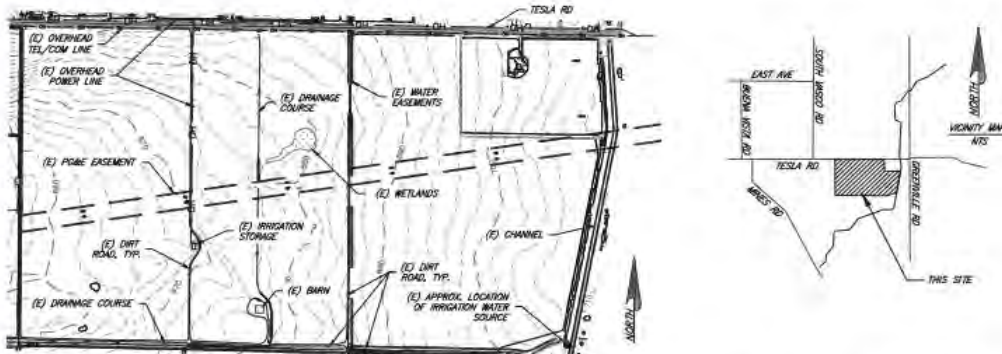
# BEYER RANCH

LAND SF	10,626,462
LAND ACRES	243.95
# OF PARCELS	1
ZONING TYPE	Ag Zoning
TOPOGRAPHY	Flat
ROAD FRONTAGE	3,400 feet

WATER	California Water Service
IRRIGATION	Zone 7 Untreated Agricultural Water
ELECTRICITY / POWER	PGE



NOTE: THIS EXHIBIT DOES NOT REPRESENT A (COMPLETE) TOPOGRAPHIC SURVEY OR BOUNDARY DETERMINATION. BOUNDARY SHOWN IS PER ASSESSOR RECORDS ONLY AND HAS NOT BEEN SURVEYED OR CONFIRMED.



# BAYER RANCH SUBDIVISION TENTATIVE TRACT MAP # 8156

6741 TESLA RD, LIVERMORE CA  
APN: 099A-1610-001-09

PROPERTY OWNER:  
WENTE BRCS  
5565 TESLA ROAD  
LIVERMORE, CA 94550

**GENERAL NOTES**  
A PORTION OF THE N.W. QUARTER AND THE N.E. QUARTER OF SECTION 24, T. 5. S., R. 2. E., M.D.M. COUNTY OF ALAMEDA

TOTAL AREA:  
243.95 +/- ACRES

ZONING:  
AGRICULTURAL, A DISTRICT (ROW CROPS, ORCHARD, VINEYARD)

GENERAL PLAN CLASSIFICATION:  
PER "DEED OF PERPETUAL AGRICULTURAL CONSERVATION EASEMENT" (RECORDED SERIES: 2001118674) BY AND BETWEEN WENTE BRCS AND THE SOUTH LIVERMORE VALLEY AREA AGRICULTURAL LAND TRUST, PROPOSED USE PER EXHIBIT D: "PERMITTED ACTIVITIES AND USES"

FOR DOMESTIC AND WINERY PROCESS WASTE DISPOSAL INFORMATION SEE "PRELIMINARY DITS BASIS OF DESIGN REPORT"

FIRE PROTECTION:  
ALAMEDA COUNTY FIRE DISTRICT

DOMESTIC WATER SOURCE:  
DRANE RIDGE MUTUAL WATER COMPANY

POWER COMPANY:  
PACIFIC GAS & ELECTRIC

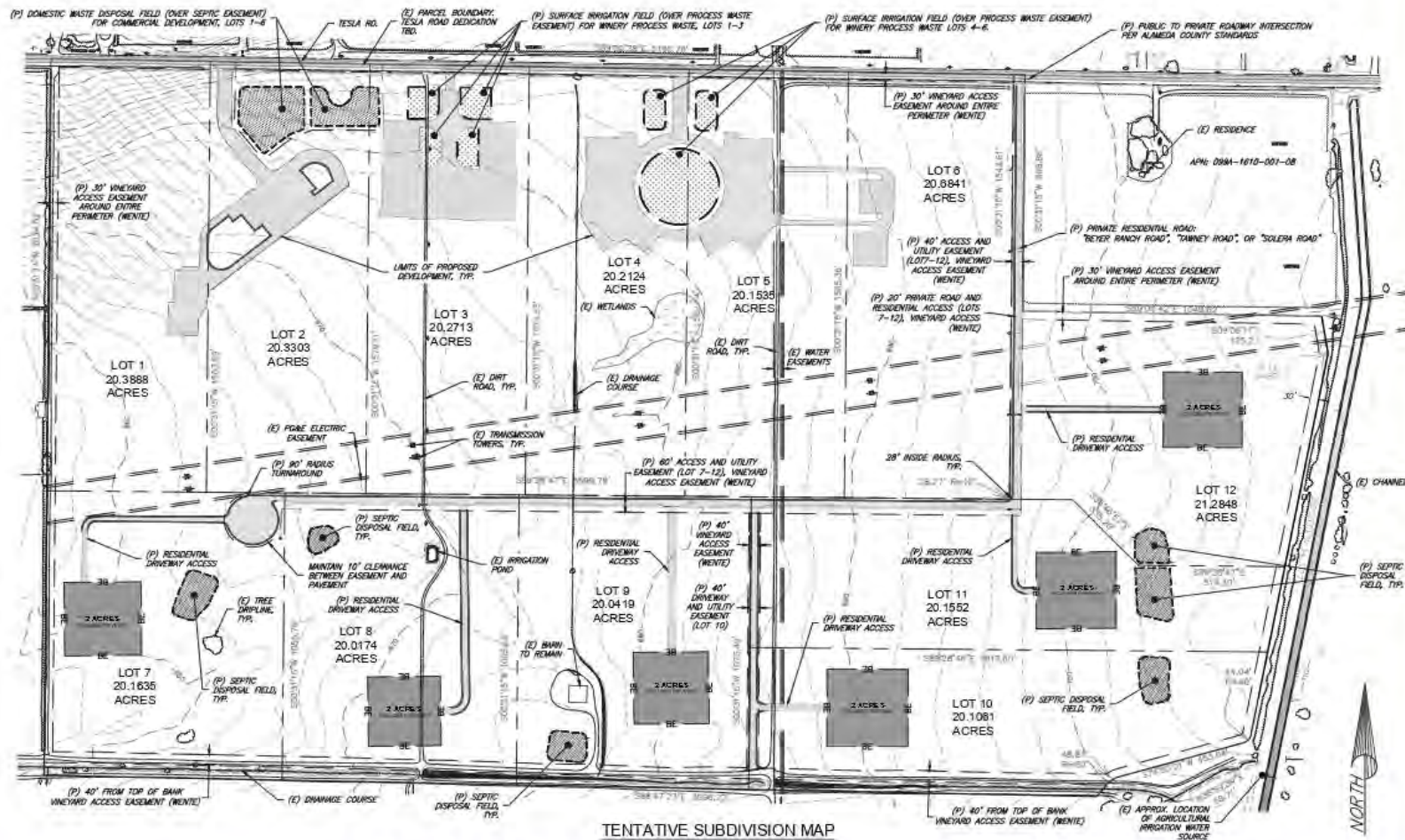
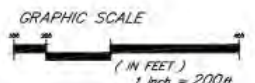
GAS SOURCE:  
PACIFIC GAS & ELECTRIC

TELEPHONE COMPANY:  
PACIFIC BELL AT&T

LEGEND

- [Symbol] LIMITS OF PROPOSED COMMERCIAL DEVELOPMENT
- [Symbol] PROPOSED RESIDENTIAL BUILDING ENVELOPE
- [Symbol] PROPOSED DOMESTIC WASTE DISPOSAL AREA
- [Symbol] PROCESSED WASTE DISPOSAL AREA
- [Symbol] STORMWATER PROTECTION: VEGETATED BUFFER
- [Symbol] STORMWATER PROTECTION: VEGETATED SWALE
- [Symbol] EARTHQUAKE SPECIAL STUDY ZONE
- [Symbol] MAJOR CONTOUR
- [Symbol] MINOR CONTOUR
- [Symbol] RECORD BOUNDARY LINE
- [Symbol] PROPOSED PARCEL BOUNDARY LINE
- [Symbol] EASEMENT BOUNDARY
- [Symbol] EXISTING STRUCTURE
- [Symbol] EXISTING DIRT/GRVEL ROADWAY
- [Symbol] WATERWAY CENTERLINE
- [Symbol] EXISTING DRAINAGE BOUNDARY
- [Symbol] DESIGNATED WETLANDS PER FCS - EXHIBIT 1

NOTE:  
ENCROACHMENT PERMIT FROM THE ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MUST BE ACQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE DISTRICT RIGHT-OF-WAY AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS.



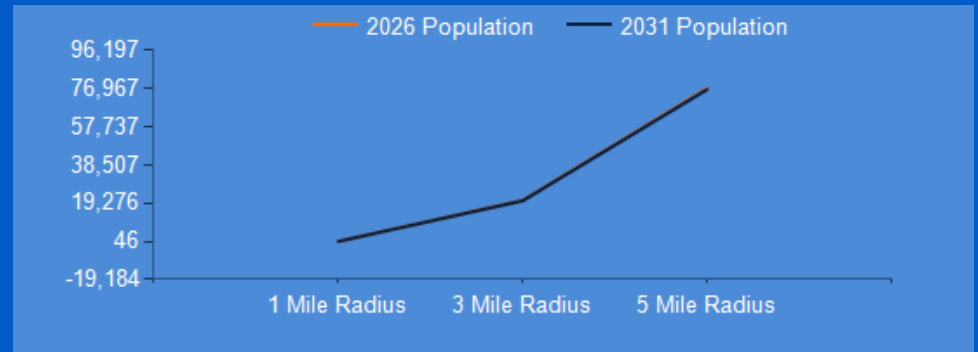
NOTE: VINEYARD/AGRICULTURAL USE NOT SHOWN FOR CLARITY. 200 +/- ACRES OF THE TOTAL 244 ACRES TO BE VINEYARD OR AGRICULTURAL USE PER AGRICULTURAL REQUIREMENTS.



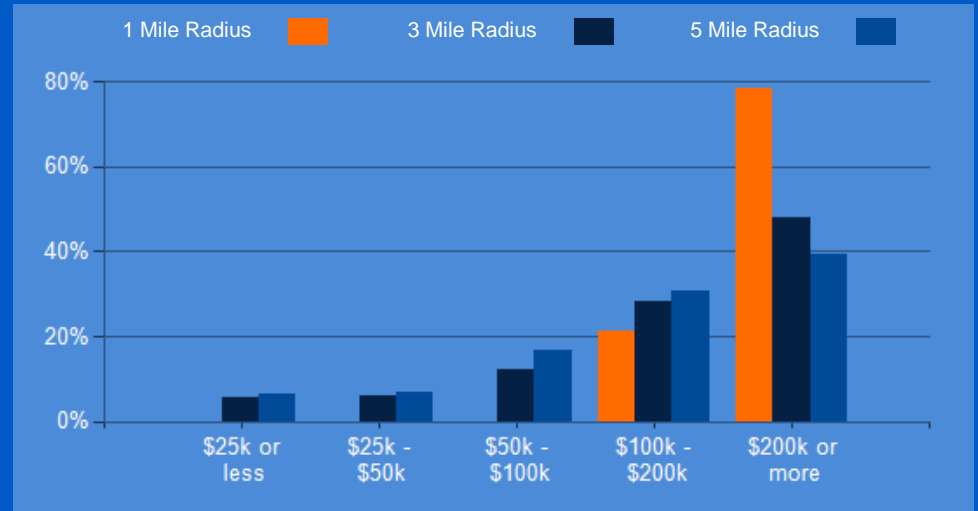
# BEYER RANCH

2000 Population	15	16,109	65,274
2010 Population	57	18,985	72,263
2026 Population	46	20,633	76,967
2031 Population	46	20,505	76,474
2026 African American	1	491	1,534
2026 American Indian	0	177	690
2026 Asian	7	2,957	11,715
2026 Hispanic	7	4,279	17,718
2026 Other Race	2	1,644	7,302
2026 White	30	12,362	44,140
2026 Multiracial	5	2,966	11,360
2026-2031: Population: Growth Rate	0.00%	-0.60%	-0.65%

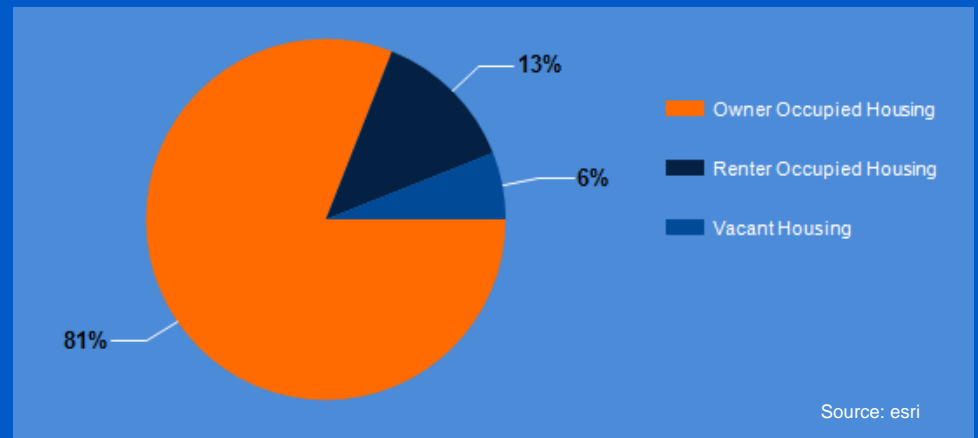
less than \$15,000	0	228	1,129
\$15,000-\$24,999	0	189	621
\$25,000-\$34,999	0	175	766
\$35,000-\$49,999	0	289	1,190
\$50,000-\$74,999	0	468	2,459
\$75,000-\$99,999	0	439	2,196
\$100,000-\$149,999	1	1,063	4,755
\$150,000-\$199,999	2	1,065	3,763
\$200,000 or greater	11	3,611	10,873
Median HH Income	\$271,359	\$190,915	\$157,929
Average HH Income	\$370,187	\$244,355	\$205,472



### 2026 Household Income



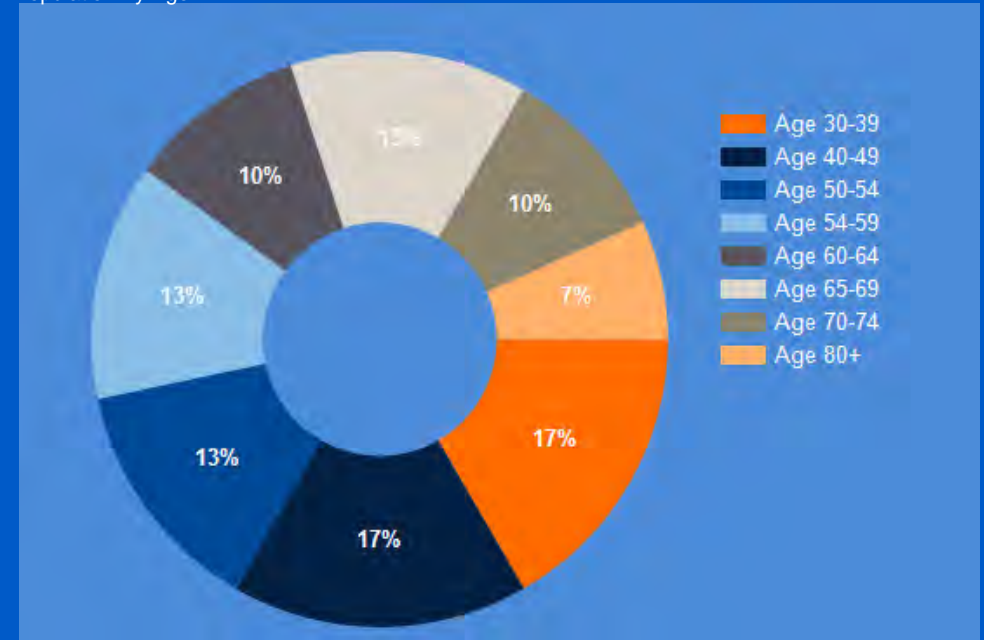
### 2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 Population Age 30-34	3	1,243	5,038
2026 Population Age 35-39	2	1,449	5,797
2026 Population Age 40-44	3	1,462	5,909
2026 Population Age 45-49	2	1,280	4,955
2026 Population Age 50-54	4	1,334	4,929
2026 Population Age 55-59	4	1,482	5,319
2026 Population Age 60-64	3	1,581	5,243
2026 Population Age 65-69	4	1,295	4,388
2026 Population Age 70-74	3	1,005	3,253
2026 Population Age 75-79	2	696	2,491
2026 Population Age 80-84	1	466	1,721
2026 Population Age 85+	1	380	1,573
2026 Population Age 18+	38	16,332	60,378
2026 Median Age	48	42	41
2031 Median Age	48	43	42

Population By Age



Median Household Income 25-34	\$200,001	\$171,472	\$148,328
Average Household Income 25-34	\$534,552	\$226,065	\$194,853
Median Household Income 35-44	\$200,001	\$200,001	\$187,213
Average Household Income 35-44	\$353,076	\$267,558	\$231,465
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$366,504	\$285,118	\$248,333
Median Household Income 55-64	\$200,001	\$200,001	\$195,792
Average Household Income 55-64	\$357,374	\$286,773	\$239,751
Median Household Income 65-74	\$200,001	\$146,933	\$115,463
Average Household Income 65-74	\$401,917	\$219,171	\$171,794
Average Household Income 75+	\$287,237	\$134,487	\$106,743

