

**±167-ACRE  
MIXED-USE  
DEVELOPMENT  
OPPORTUNITY**

**AMADOR WINE COUNTRY**

**PLYMOUTH, CALIFORNIA**





## ONLINE AUCTION OVERVIEW

- ±167 acres
- Plymouth, Amador County, California
- Mixed-use development opportunity
- Includes commercial frontage on Hwy 49
- Residential uses throughout the balance of the property

The Future of Real Estate's **Auction Plus** sale format allows buyers to include any contingencies along with their bid.

This seller is highly motivated and has set the minimum bid at just **\$1,999,000** (\$11,970 per acre)

Bid deadline for this auction is **August 23, 2018** (5pm PST)

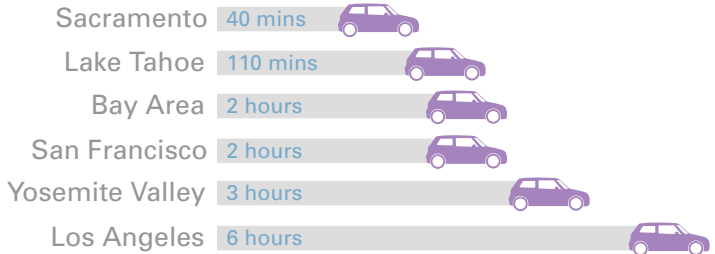


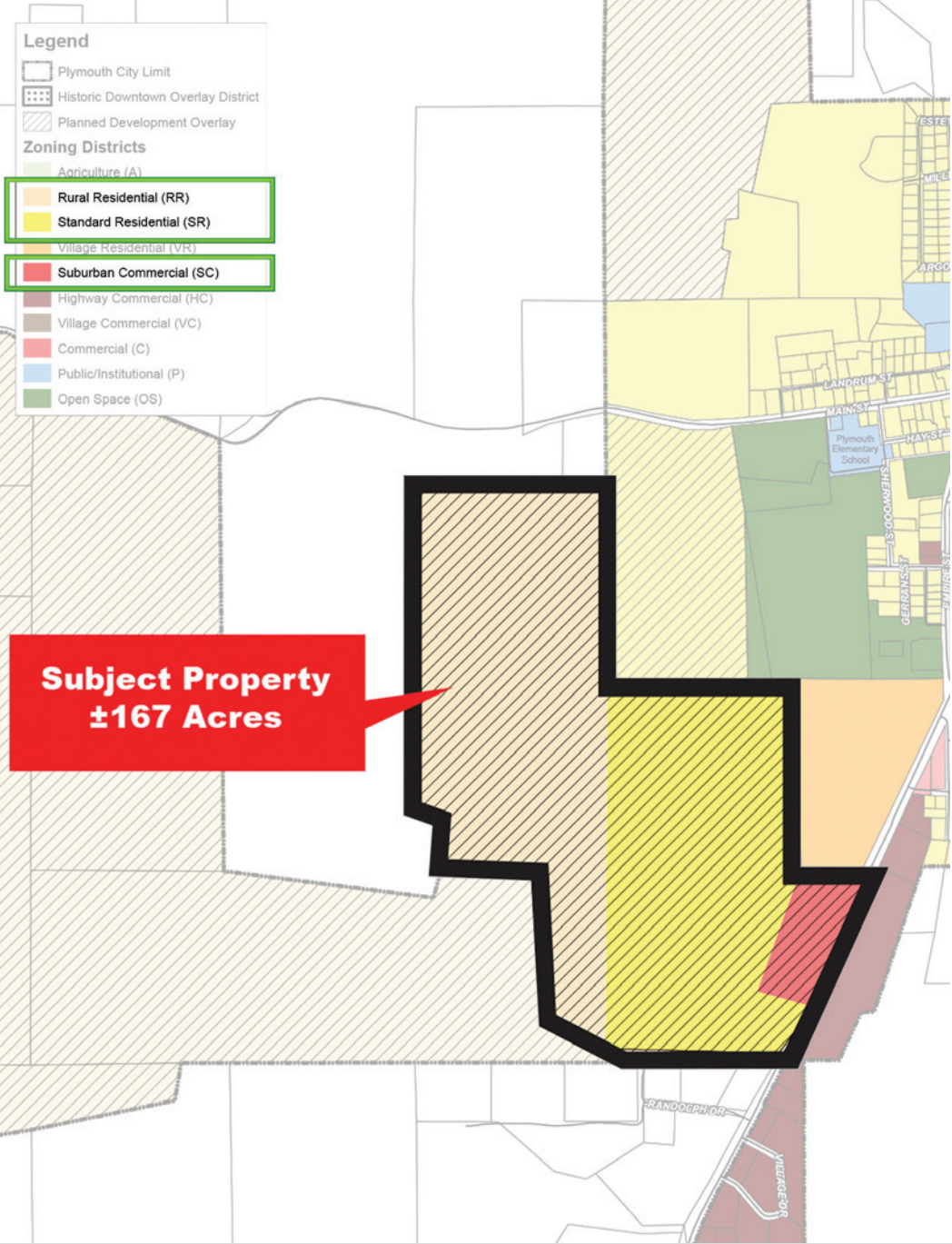
### LOCATION • LOCATION • LOCATION

Just 40 minutes east of downtown Sacramento and 55 minutes from Sacramento International Airport, the City of Plymouth is centrally located in Amador County, the heart of “Gold Country,” and is the gateway to Shenandoah Valley’s 40+ Wineries.

An area rich with parks and lakes including the Eldorado National Forest and Mokelumne Wilderness, Amador County provides outdoor playgrounds for everyone from toddlers to extreme athletes. Camping, boating, kayaking, swimming, fishing, biking, hiking, hunting, ATV riding, skiing, snowboarding or just enjoying the scenery are all available within a short drive from Plymouth.

### AVERAGE DRIVE TIMES





## PROPERTY ZONING

### SR ZONING Standard Residential – (Yellow)

- Average lot size of 6,000 sq ft
- Minimum density is 4 lots per acre
- Maximum density of 4.8 lots per acre

### RR ZONING Rural Residential – (Tan)

- Average lot size is one acre
- Minimum lot size is 12,000 sq ft
- Minimum density is 0.6 of an acre lot per acre
- Maximum density is 2.28 lots per acre

### SC ZONING Suburban Commercial – (Pink)

- Commercial uses to be compatible with the neighborhood
- The Commercial component of the property is along the highway and is in a “design review corridor”
- Land use is intended for smaller retail, not larger retail like Home Depot
- A gas station use can be granted through an administrative use permit not the planning commission.
- Retail uses of greater than a 5,000 sq ft building require administrative use permit

## PROPERTY HIGHLIGHTS

The scenery doesn't get much better than this. Flat ground and gentle knolls rest below a ridge that offers spectacular views of the Sierra Nevada mountains. Affordable housing is scarce in the area leaving tremendous opportunity for a residential developer to come in and fill this need.

"The last housing development before Zinfandel Ridge, a neighboring development of high-end housing, is 15+ years old. As owners look to move up, there's nowhere for them to move." says Chrissy Cooper, a 5th generation Plymouth local and owner of Cooper Winery.

She continues by saying, "Current inventory, when there is any, usually lasts 7-10 days on the market and sells for roughly 265-285k. The phase-1 homes in the new development Zinfandel Ridge, which are nearly sold out, start at 500k, so there's no middle step for buyers to go except out-of-town new developments."

The property is the perfect fit for:

- Standard residential
- Rural residential
- Senior housing
- Vineyard / Compound

**The Sacramento Bee** —  
2017 Housing Inventory Surrounding Counties  
<http://bit.ly/NorCalHousing2017>





## AMADOR COUNTY

Amador County is a patchwork of the rugged and serene. During the rainy months, the verdant rolling hills are pocked with vernal pools, mountain streams and more than a few cattle. In the dry heat of summer, the grass is a long blonde shag scarred with rocky crags and dry culverts braced by live oak.

Where gold once reigned, a new treasure is produced: the superb wines which have earned Amador County international acclaim.

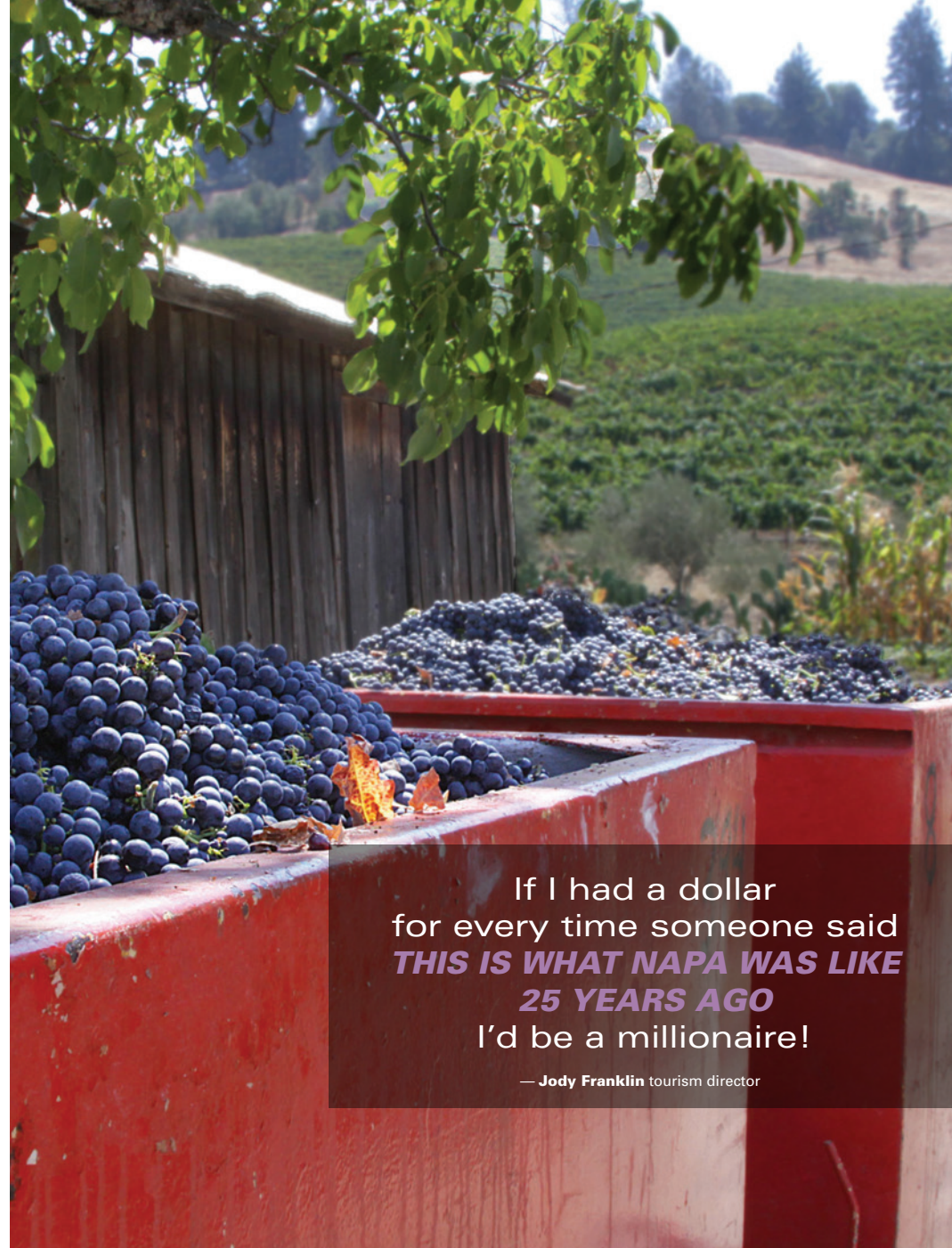
Experience wine country the way it used to be; quaint, family-owned and nestled along scenic backroads in some of California's most picturesque rural settings, where chatting with the winemaker isn't all that uncommon and unpretentious hospitality is the norm.

*"Authenticity proves key in the growth of Amador County – California's most approachable wine scene." — Tyler Forvé*

## THE NEXT NAPA!

With today's bustling travel industry, it can be difficult to find a destination that is such a rare gem, just getting its feet wet in the tourism business. With a variety of exceptionally hospitable and generously welcoming businesses, Amador County is most famous for their 40+ extraordinary wineries.

The county showcases award-winning Zinfandels, Barberas, and Rhones, guaranteed to satisfy even the most refined palate.



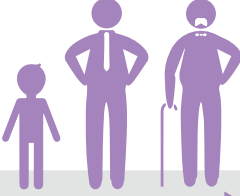
If I had a dollar  
for every time someone said  
***THIS IS WHAT NAPA WAS LIKE  
25 YEARS AGO***  
I'd be a millionaire!

— Jody Franklin tourism director


## DEMOGRAPHICS AMADOR COUNTY, CALIFORNIA




POPULATION  
**36,995**



MEDIAN AGE  
**49.6**



MEDIAN HOUSEHOLD INCOME  
**\$54,171**



MEDIAN PROPERTY VALUE  
**\$251,000**

## TOP EMPLOYMENT BY OCCUPATION

Administrative: **13.9%**

Sales: **11.4%**

Management: **9.1%**

Construction & Extraction: **6.8%**

Education, Training, & Library: **6.5%**



## FUN FACTS

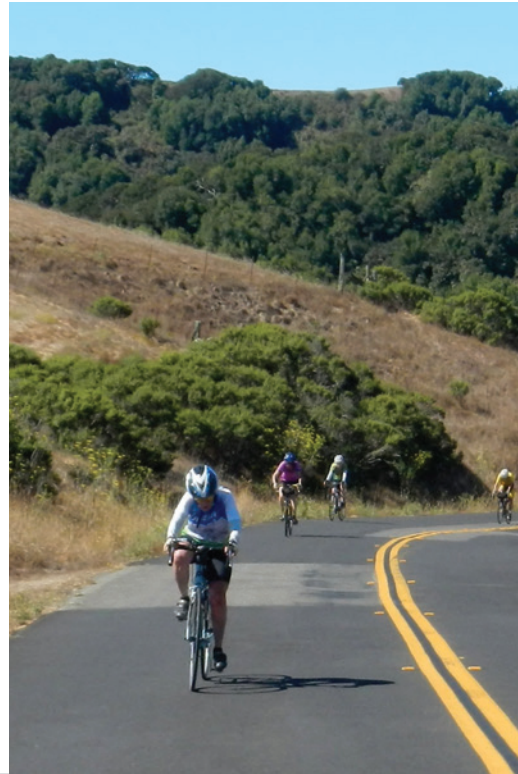
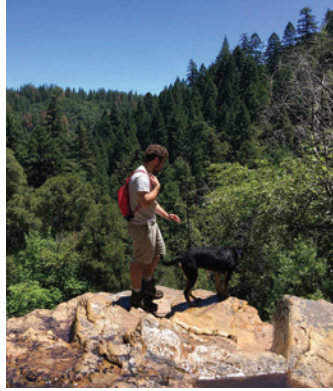
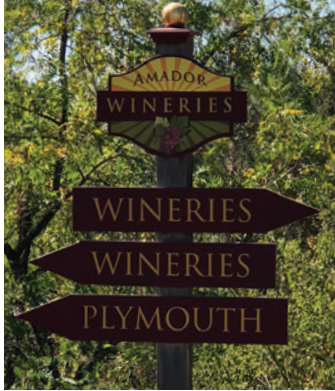
Amador Vintner wineries generate \$60 million in wine sales annually, including \$10 million in tasting room sales; they employ 150 full-time employees and 300 part-time and seasonal workers.

Wine tourism in Amador generates \$35 million annually in non-wine expenditures





## AMADOR COUNTY OFFERS YEAR-ROUND LOCAL POINTS OF INTEREST!





# ONLINE AUCTION

**±167-Acre Mixed-Use Development Opportunity**

Amador Wine Country | Plymouth, California

Minimum Bid **\$1,999,000**  
Bid Deadline **August 23, 2018**

for more information & auction details  
visit **[www.FRE.com/257](http://www.FRE.com/257)**