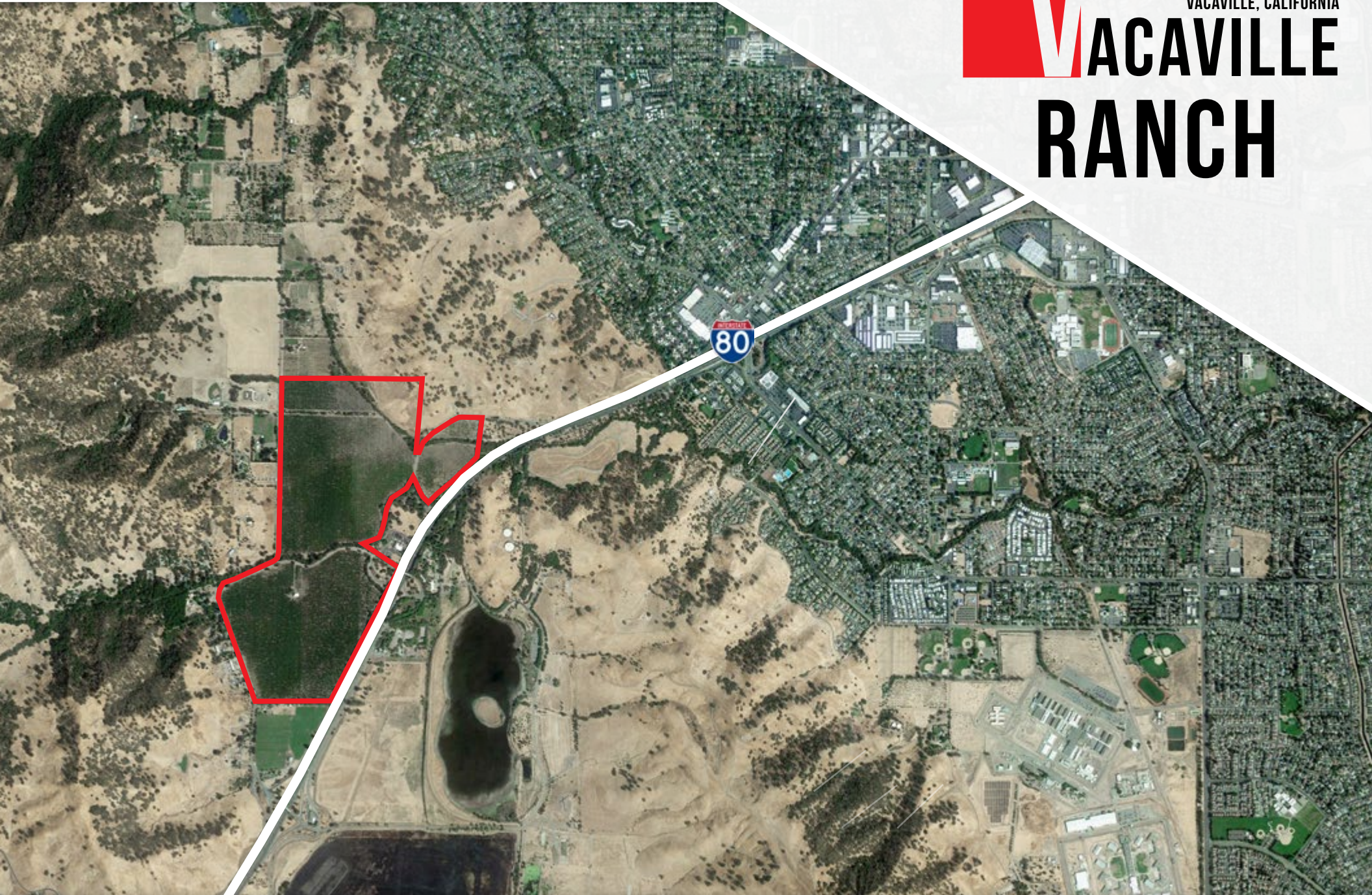




Presented by Jones Lang LaSalle Brokerage, Inc.,
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VACAVILLE RANCH

VACAVILLE, CALIFORNIA



274.8-ACRES FOR AGRICULTURE USES
5 PARCELS AVAILABLE FOR SALE

INVESTMENT SUMMARY

VACAVILLE RANCH

THE OFFERING

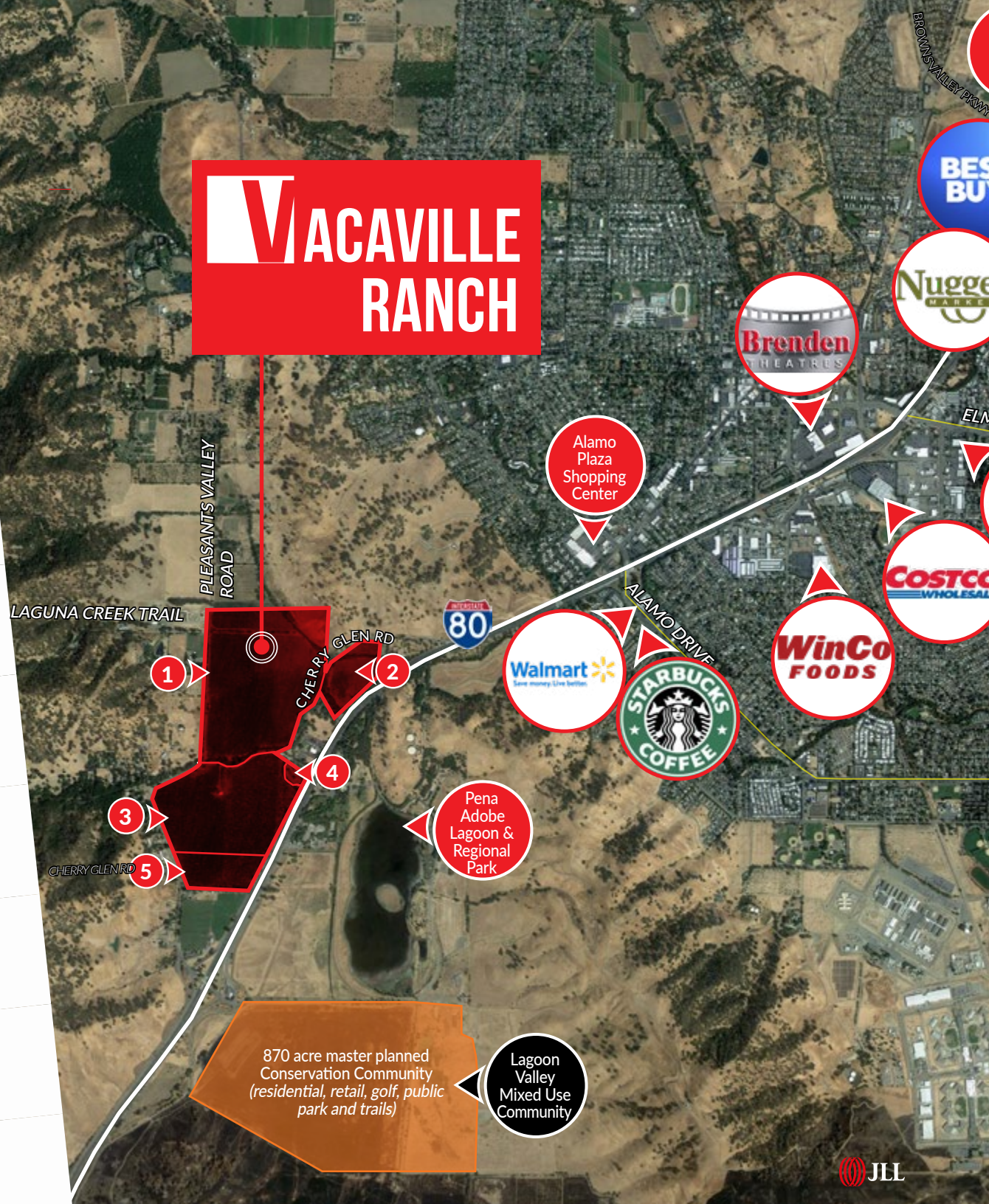
Jones Lang LaSalle Brokerage, Inc. "JLL", as exclusive advisor, is pleased to offer for sale of Vacaville Ranch, 274.8 acres of agricultural land in the City of Vacaville in Solano County.

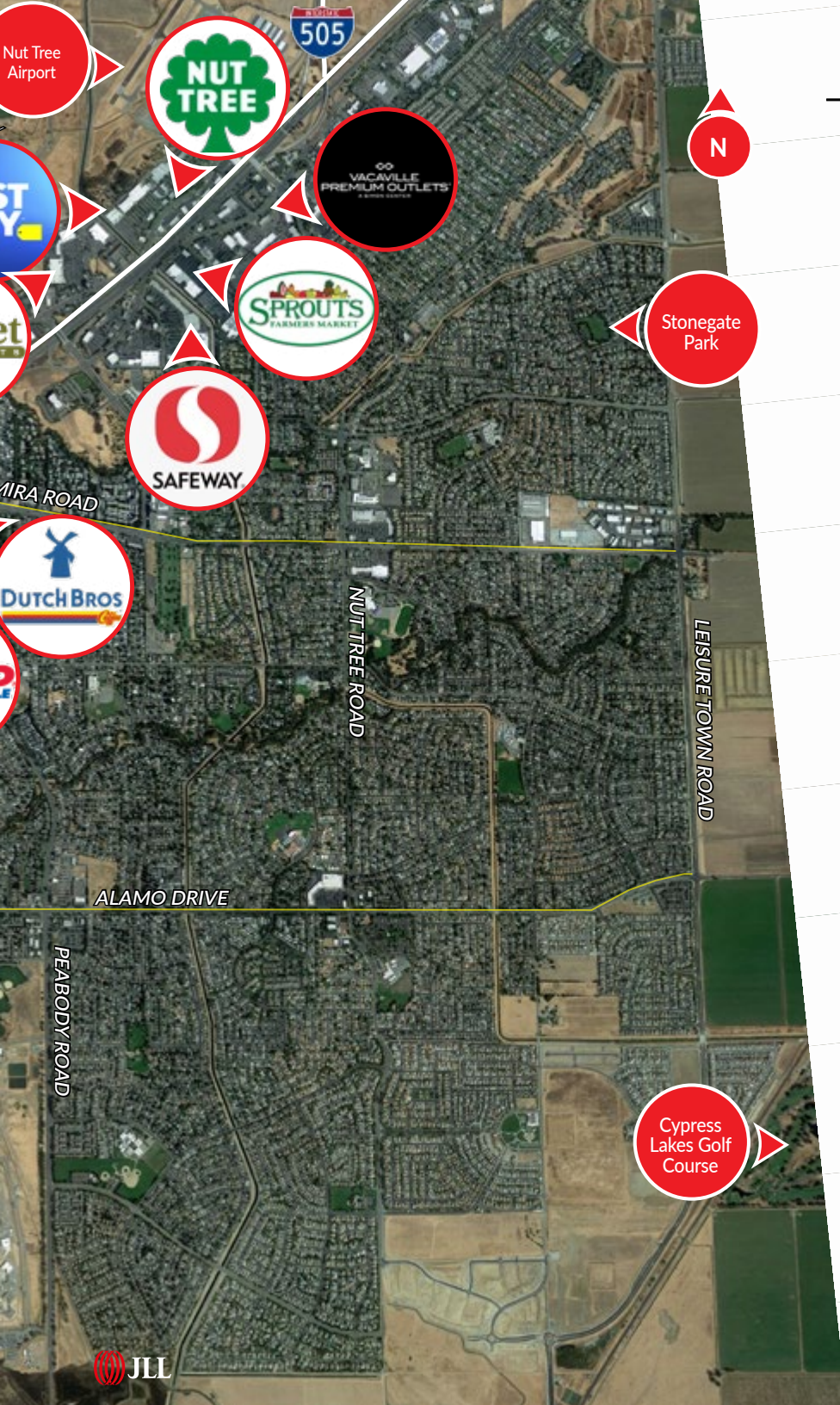
- Currently growing walnuts
- Water (domestic well) / Lake Berryessa (water)

PARCEL SUMMARY

ID	APN	ACREAGE
1	0127-010-010	141.12
2	0127-040-020	23.69
3	0127-020-010	81.98
4	0127-030-010	2.12
5	0128-020-030	25.15
TOTAL		±274.8

Acreage per Landvision and should be verified by buyer.





PROPERTY HIGHLIGHTS



Agricultural (A-40) Zoning

Zoning allows for various and extensive agriculture uses. Farming, crop production and grazing, nursery and winery use. Retail and/or office uses related to agriculture and residential uses

Find more zoning information [HERE](#)



Surging Demand for single family homes

California, and especially the Bay Area, is in a perennial housing shortage. The new work from home paradigm has further amplified demand for suburban communities such as the Fairfield/Vacaville area – which enable a commute to Bay Area hubs such as Oakland and San Francisco, but have the space for larger residences.



Insatiable Demand for Industrial Space

Adjacent to a multitude of retail amenities and housing



Excellent Access

Immediate access to Interstates 80 and 505 positions the parcels for a range of business uses, and creates easy access to nearby amenities for residents.



Booming Bay Area Economy

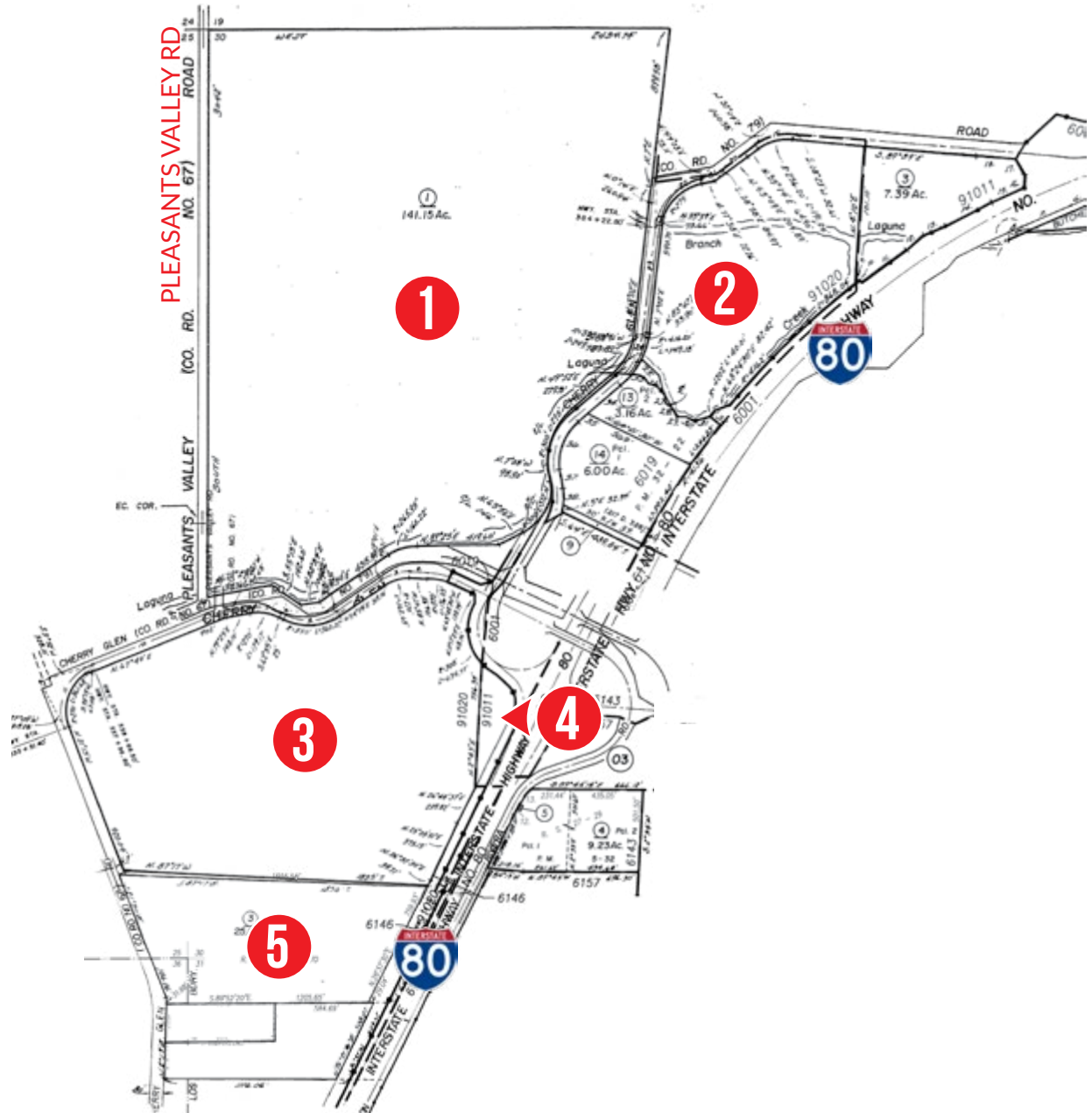
Always a powerhouse, the Bay Area is poised to recover quickly from the covid slow-down thanks to its diversified economic base.

ASSET OVERVIEW

274.8 acres, 5 parcels, currently planted with walnut trees. Potential to keep current owners as a sale/leaseback while you work on entitlements.



PARCEL MAP



ZONING MAP



VACAVILLE RANCH DEVELOPMENT

MAP	ZONING	ACRES	SF	CURRENT STATUS
1	A-40	141.12	6,147,187	Orchard/Walnut Trees
2	A-40	23.69	1,031,936	Orchard/Walnut Trees
3	A-40	81.98	3,571,048	Orchard/Walnut Trees
4	A-40	2.12	92,347	Orchard/Walnut Trees
5	A-40	25.15	1,095,534	Orchard/Walnut Trees
TOTAL		±274.06	11,938,052	

POTENTIAL USES

AGRICULTURE USES: Grazing/pastured livestock; irrigated farming; agriculture accessory structures; pastured poultry



RESIDENTIAL: Primary dwelling; private stable



RETAIL: Roadside stand; Agritourism; Nursery; Winery with special events





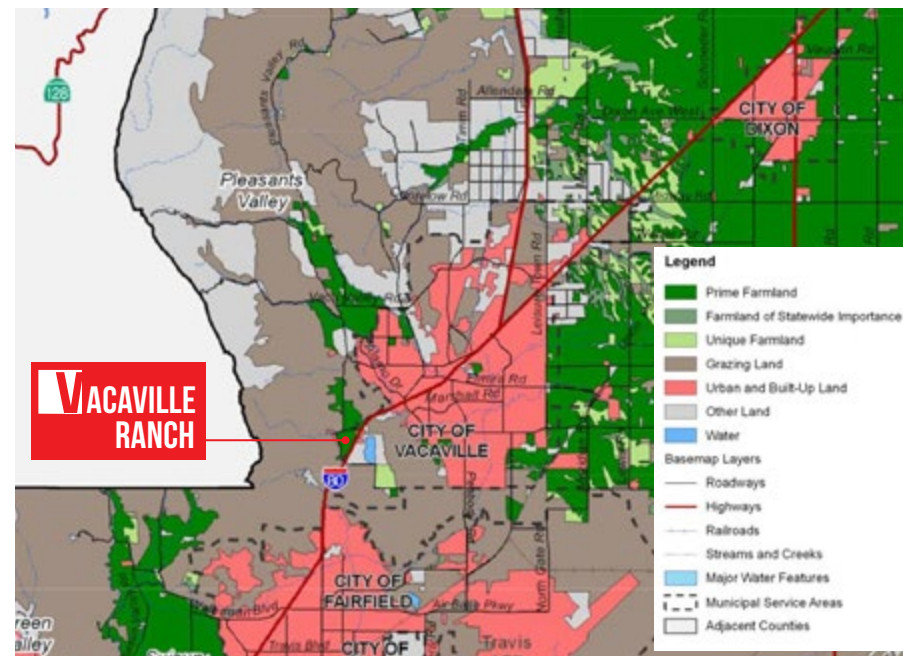
LAGOON VALLEY PROPOSED COMMUNITY

MARKET OVERVIEW

AGRICULTURE

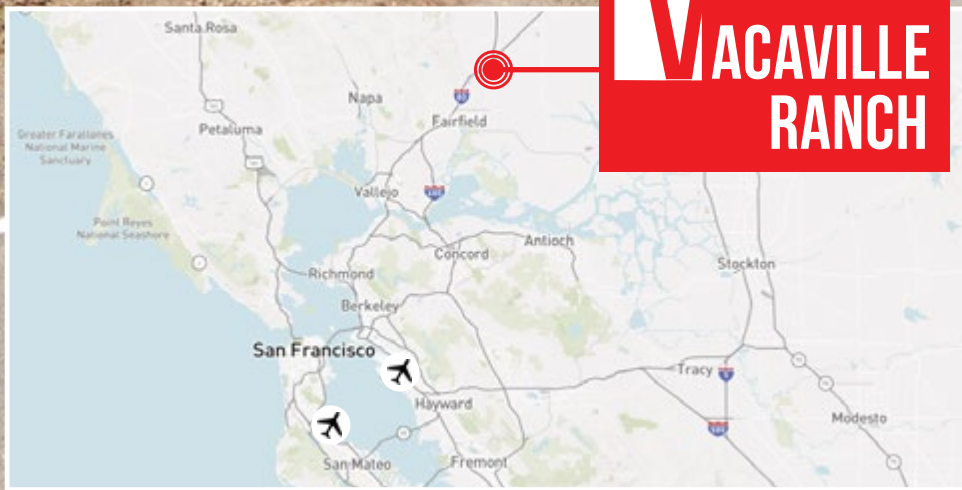
Agriculture has historically been both an important industry in Solano County and a central part of the county's identity. Agricultural lands account for more land than any other land use. Agriculture contributes to regional economic health and prosperity, defines much of the County's visual character, supports wildlife habitats and migration corridors, provides open space and recreational amenities for residents and visitors, and acts as community separators defining the county's cities. The combined benefits of agriculture help make Solano County a great place to live, work, and visit.

Source: Redfin.com



SELECT SINGLE FAMILY DEVELOPMENT MAP





VACAVILLE RANCH

VACAVILLE OVERVIEW

Vacaville benefits from an ideal location in northern Solano County, midway between San Francisco and Sacramento. Residents can “day trip” to beaches, Lake Tahoe, and the Napa wine county, while also having a wide range of entertainment, retail, restaurants and outdoor activities within city limits.

The City’s rich history has transformed the community from a small agriculture town into a thriving and progressive city with a diverse population. Affordable housing, quality schools and numerous community events contribute to making Vacaville a family-oriented city. Some events include the annual Fiesta Days and Fourth of July celebrations, concerts during the summer at the downtown Creekwalk and the “Merriment on Main” festivities during the holiday season.

Talent

Where are the top jobs by occupation?



Source: City of Vacaville



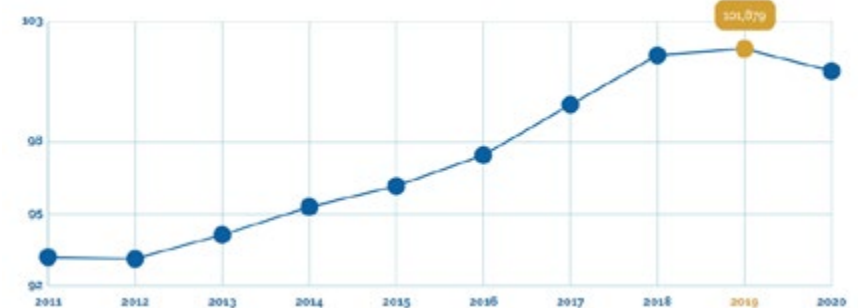


MAJOR VACAVILLE EMPLOYERS

Located halfway between San Francisco and Sacramento, Vacaville is centrally located and appealing to many companies



VACAVILLE POPULATION GROWTH



Source: City of Vacaville

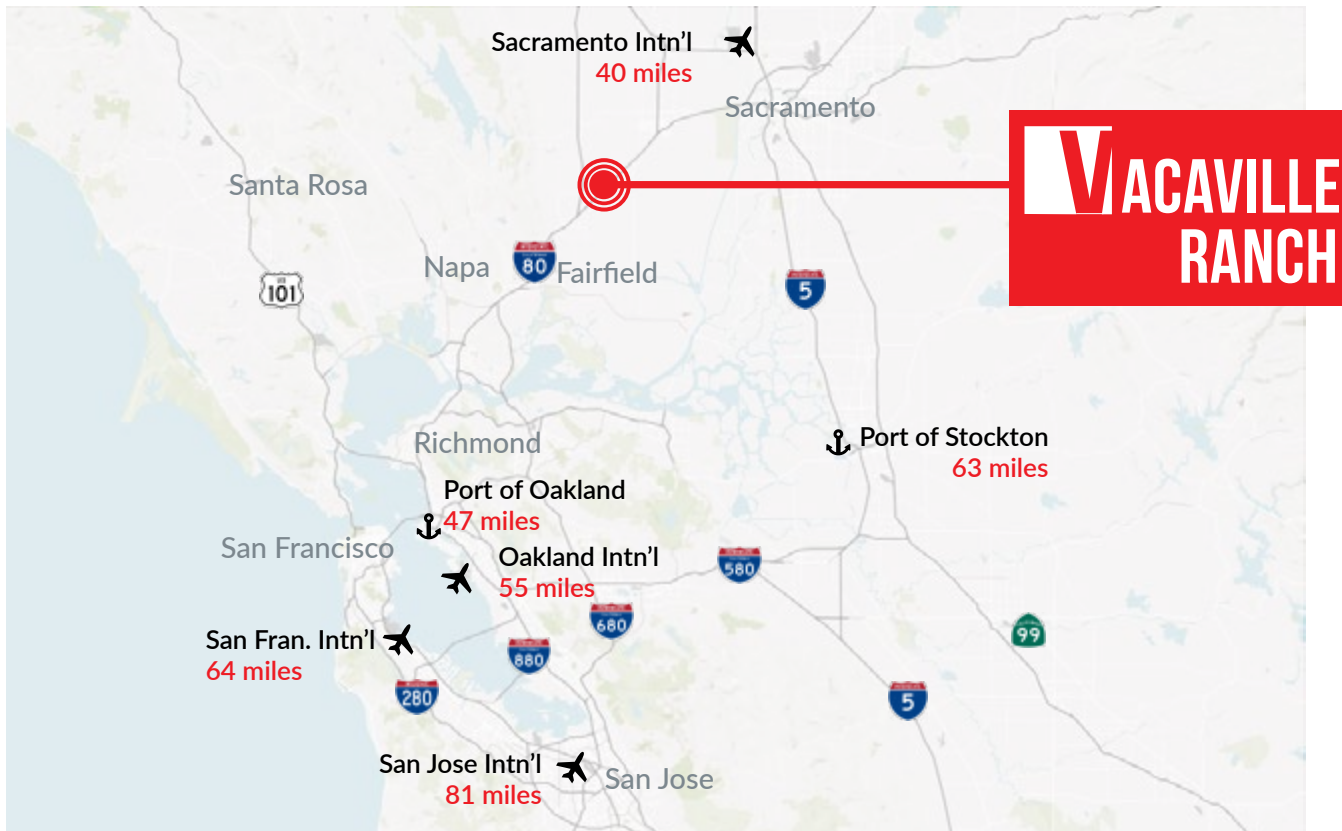
VACAVILLE RANCH

INDUSTRIAL

The North Bay YTD net absorption increased nearly 500% year-over-year mostly due to 2020's e-commerce demand. Industrial's need for space will continue to increase through 2021 and new Class A product will not remain on the market long after it becomes available.

2,557,009 SF Under Construction **68,845,881** Inventory (SF) **4.8%** Total Vacancy **\$0.78** Average Asking Rent PSF

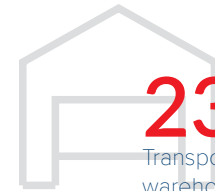
STRATEGIC LOCATION



DEMOGRAPHICS WITHIN 25 MINUTE DRIVE



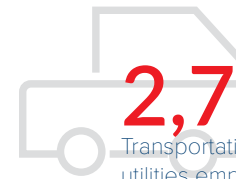
328
Manufacturing businesses



232
Transportation & warehouse businesses



5,667
Manufacturing employees

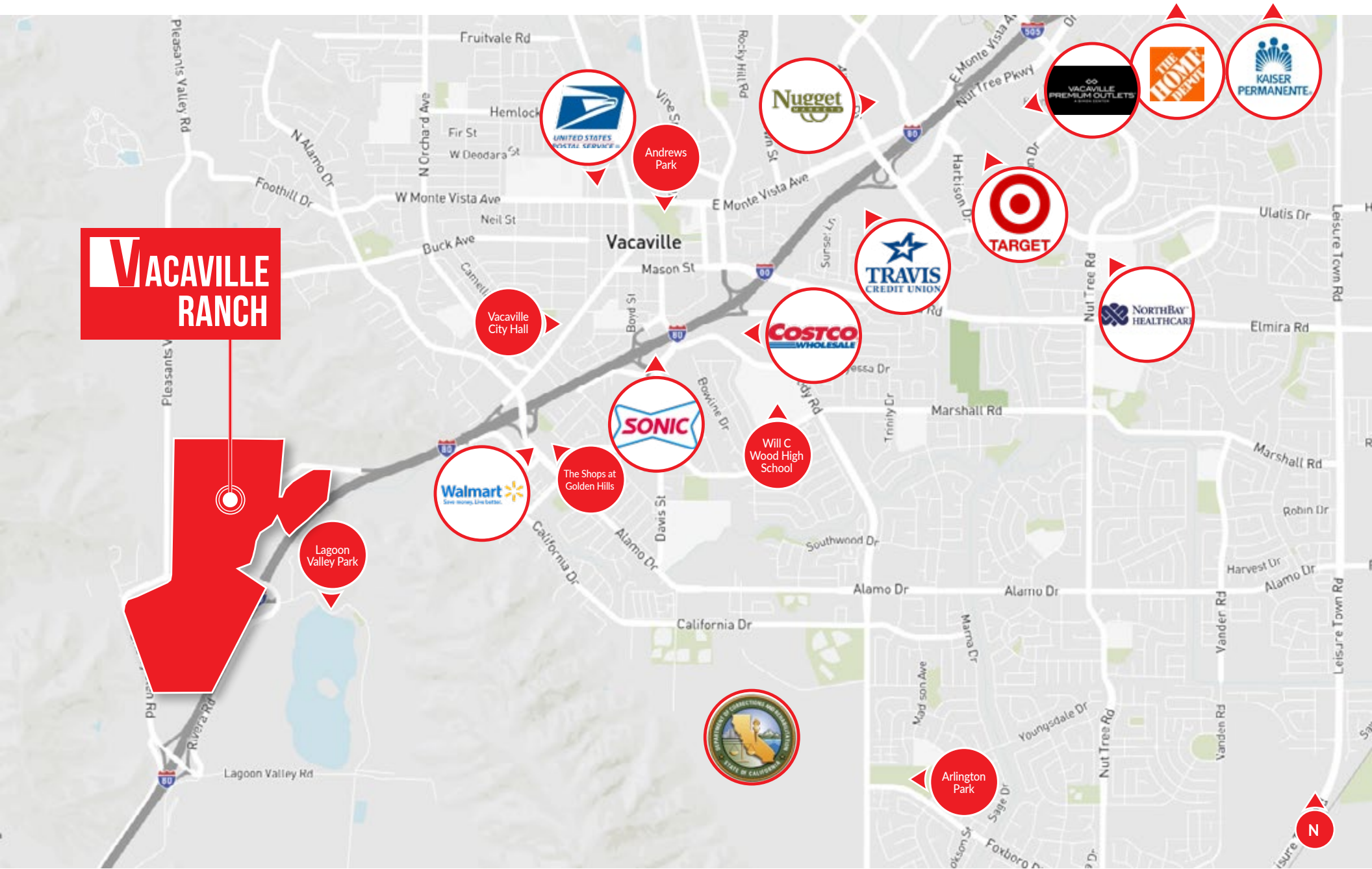


2,785
Transportation/ utilities employees



\$17.89
Average hourly wage (warehouse employees)

NEIGHBORING VACAVILLE TENANTS



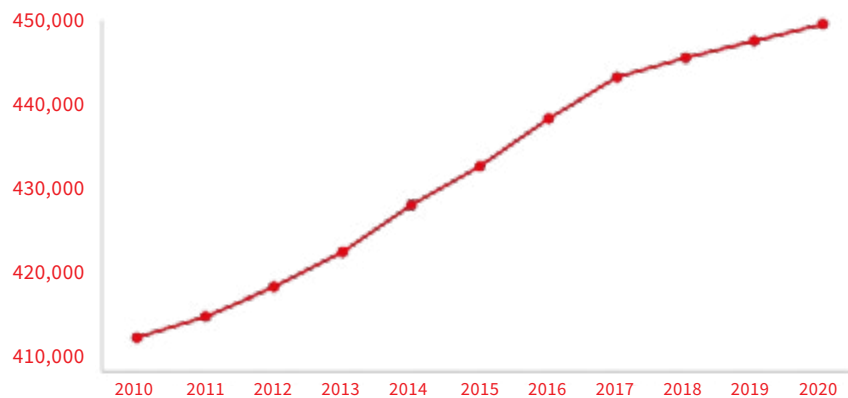


SOLANO COUNTY

Solano County, situated midway between San Francisco and Sacramento, is a growing community with an ideal location in the North Bay. The blend of agriculture, corporate business and pleasant lifestyle enhance the attraction of Solano County. Blessed with a thriving agricultural economy, the county is also home to biotechnology and other growth industries. With its strategic location, affordable housing, natural and human resources, and attractive quality of life, Solano County is a promising place to live, work and play. The America's Promise Alliance named Solano County as one of the 100 Best Communities for Young People - the only California community with that distinction.

Source: www.SolanoCounty.com

SOLANO COUNTY POPULATION



Source: worldpopulationreview.com



BAY AREA OVERVIEW

The Greater Bay Area is a major international gateway and one of the world's most important commercial, cultural, and financial centers. Today, the Greater Bay Area is widely recognized as the modern epicenter of technological innovation in the fields of nanotechnology, biotechnology, alternative energy, hardware, software and social media. Marked by a dynamic and resilient economy, large presence of leading Fortune 500 companies, high concentration of venture capital investment, highly skilled workforce, temperate weather, unique cultural offerings and an unparalleled quality of life, the Greater Bay Area continues to lead the way as one of the world's most desirable places to live, work and play.

ROBUST ECONOMY

The Greater Bay Area has consistently proven itself as an economic leader domestically and abroad, continually boasting robust economic figures.

3rd Largest Metro Area in the USA in terms of Real GDP

3rd Largest Metro Area in the USA in terms of absolute job growth

5th Largest Metro Area in USA in terms of population

17th Largest Economic market in the world with an annual GDP of over \$850 billion



7,700,000

Population



4,150,600

Employees



2.3%

Unemployment Rate



VACAVILLE RANCH



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