



PUBLISHED RESERVE: \$1,450,000

LAST ASKING: \$2,000,000

SIZE: 5.92± Acres

ZONING: Boulevard Mixed Use--Compact Residential--High Density Residential (BMU-CR-HDR)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.92± acre mixed-use development site is located at the northeast intersection of Shiloh Road and Hembree Lane in the town of Windsor, which is located between Santa Rosa and Healdsburg. The property received tentative map approval in November 2008 as part of the Shiloh Sustainable Village, which includes 76 residential condominiums constructed above 63,000± square feet of commercial space, and 60 row homes. The application was for the division of the site in to two parcels of 2.41± and 2.66± acres. 76 of the units are to be maintained as affordable housing.

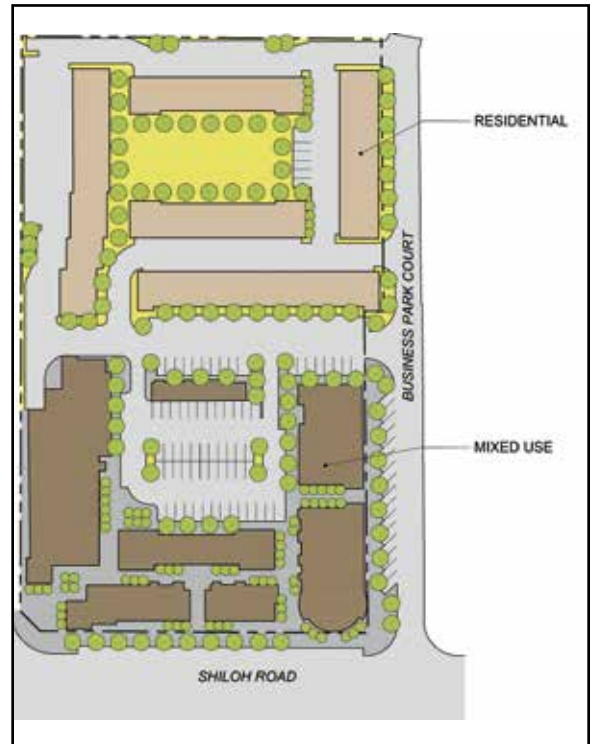
The property is located near the Shiloh Shopping Center, with Walmart, Home Depot, and Office Depot, and additional retail located at 6580 Hembree Lane.

Please see the Supplemental Information Package for tentative map, environmental and zoning information. Access to the property is from Shiloh Road. All utilities are available to the property.

LOCATION: 295 Shiloh Road, Windsor, California. APN 167-171-039

Auction conducted in affiliation with Cassidy Turley Commercial Real Estate Services

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.