

FOR SALE - UNENTITLED LAND, MULTIFAMILY DEVELOPMENT

1200 Detroit Avenue, Concord, CA 94520



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FOR SALE MULTIFAMILY DEVELOPMENT

EXECUTIVE SUMMARY

1200 Detroit Avenue

OFFERING SUMMARY

Sale Price: \$1.5 Million

Lot Size: 0.75 Acres
(32,496 SF)

Zoning: Residential
Medium
Density
(RM)

PROPERTY HIGHLIGHTS

- Flood Plain: Zone X – Area of Minimal Flood Hazard
- Sewer: Yes
- Water: Yes
- Opportunity Zone: Yes
- Maximum Lot Coverage: 80% attached; 60% detached (Residential)
- Maximum # of Units: 24
- Units per Acre: 11 – 32 du/net acre



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PROPERTY DESCRIPTION

1200 Detroit Avenue



PROPERTY DESCRIPTION

Existing Condition: 3 residential dwelling units on month-to-month leases.

DO NOT DISTURB CURRENT TENANTS.



LOCATION DESCRIPTION

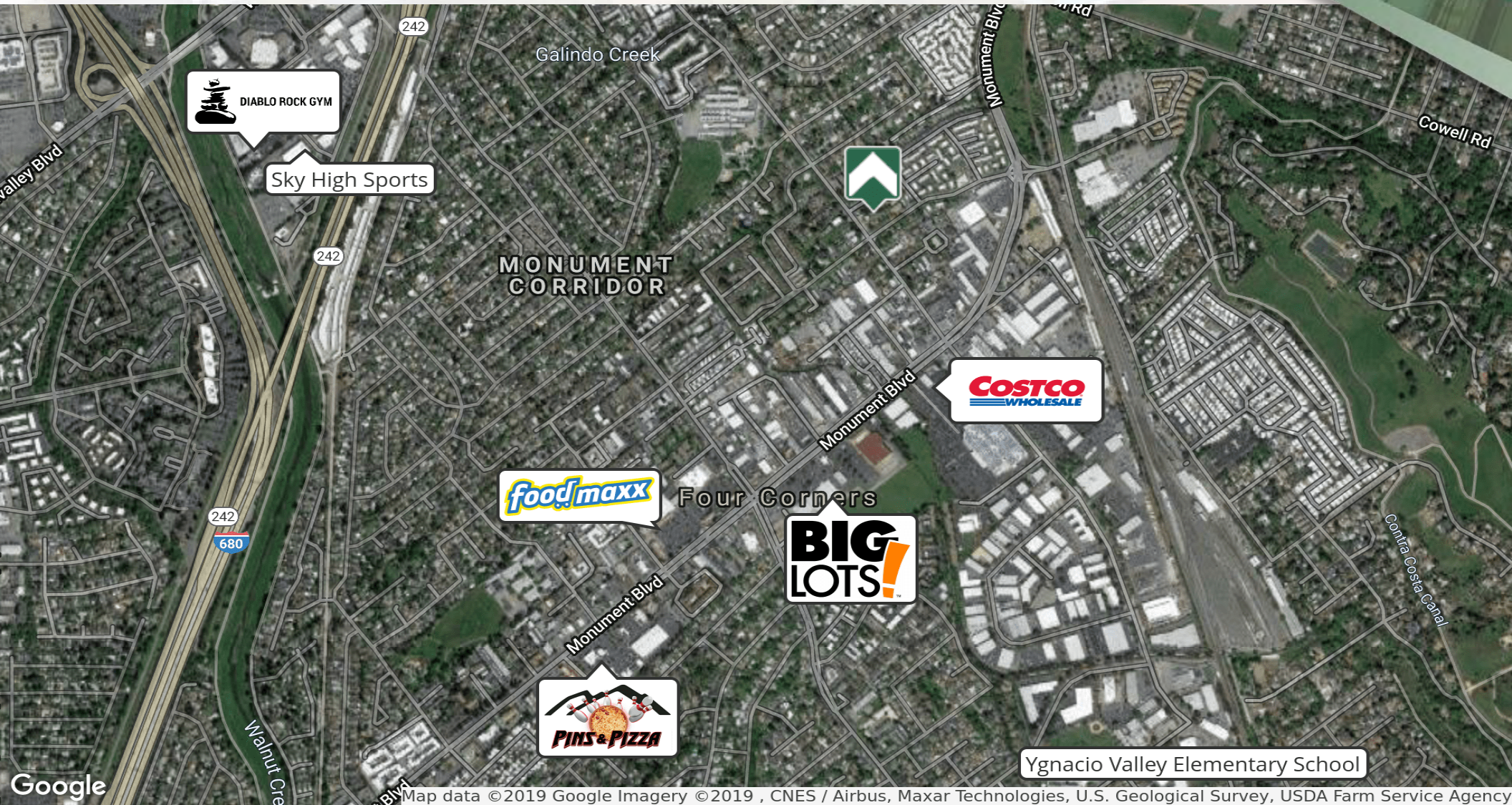
This ± 0.75 Acre lot is an ideal opportunity for a multifamily redevelopment. The property appears to be zoned appropriately for a multifamily conversion, with the potential to construct a maximum of 24 residential units. Located approximately two miles from Highway 242 on ramp and approximately five minutes walking distance to Costco Wholesale Store.



FOR SALE MULTIFAMILY DEVELOPMENT

LOCATION MAP

1200 Detroit Avenue

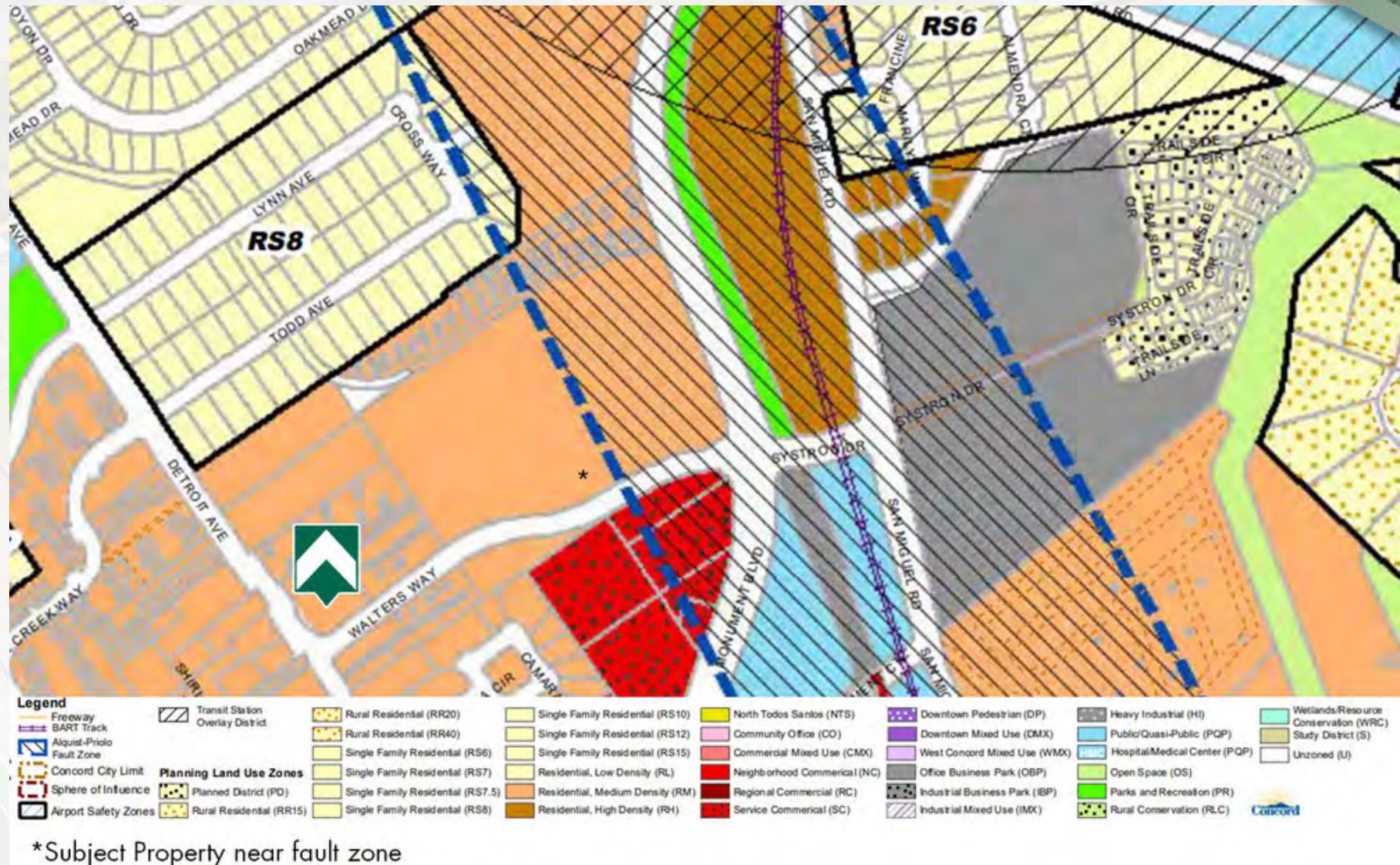


Map data ©2019 Google Imagery ©2019, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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FOR SALE MULTIFAMILY DEVELOPMENT

ZONING MAP
1200 Detroit Avenue



FOR SALE

MULTIFAMILY DEVELOPMENT

DEMOGRAPHICS

1200 Detroit Avenue



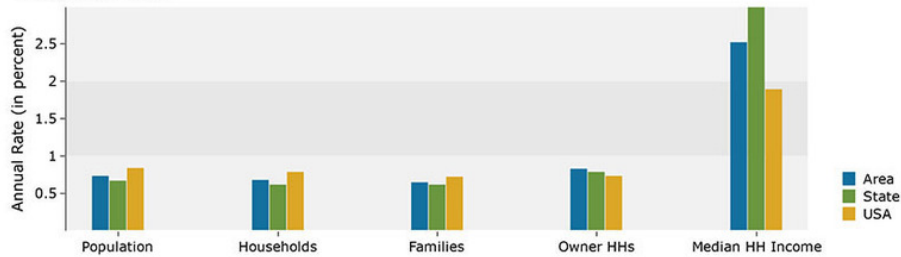
Demographic and Income Comparison Profile

Concord, California, 94520
Ring Bands: 0-10, 10-15 mile radii

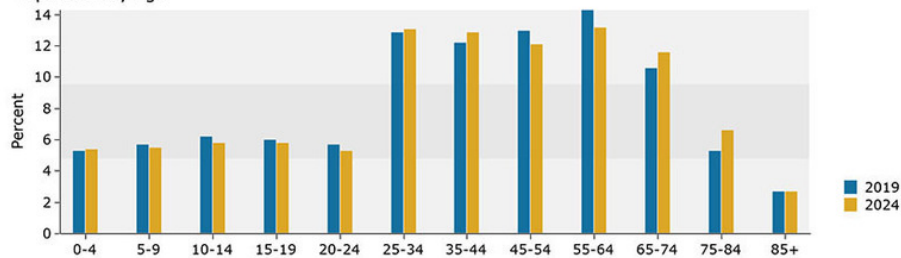
Prepared by Esri
Latitude: 37.97734
Longitude: -122.04022

0 - 10 mile

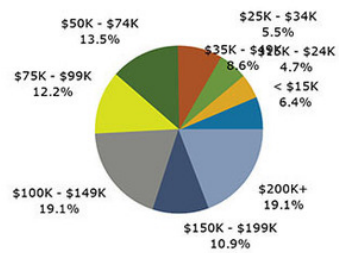
Trends 2019-2024



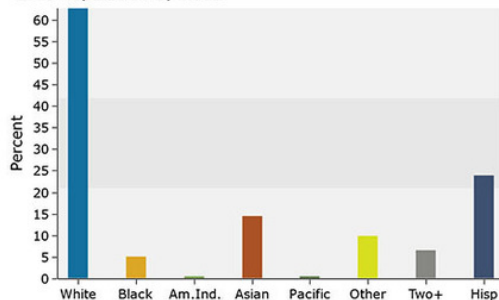
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



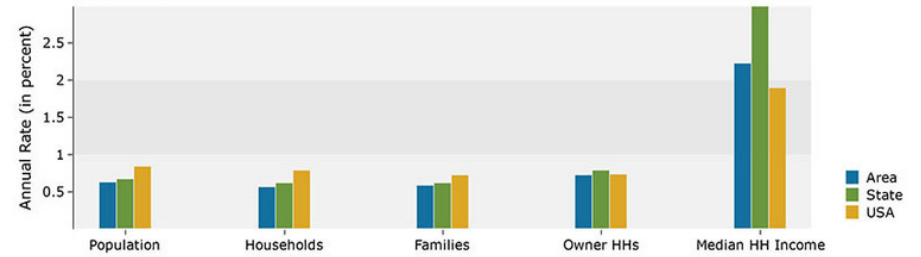
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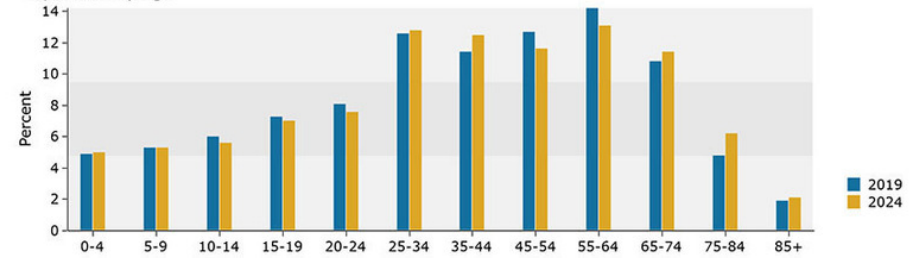
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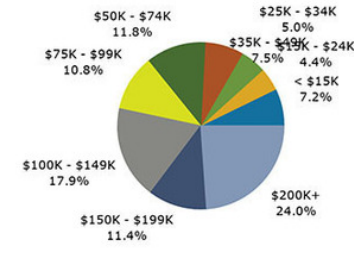
Trends 2019-2024



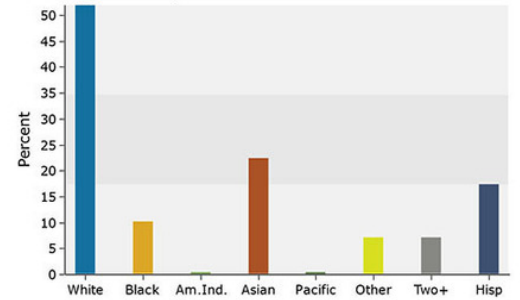
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