

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

FAIRFIELD



# FOR SALE

SUISUN CITY

SUBJECT PROPERTY

## Property Highlights

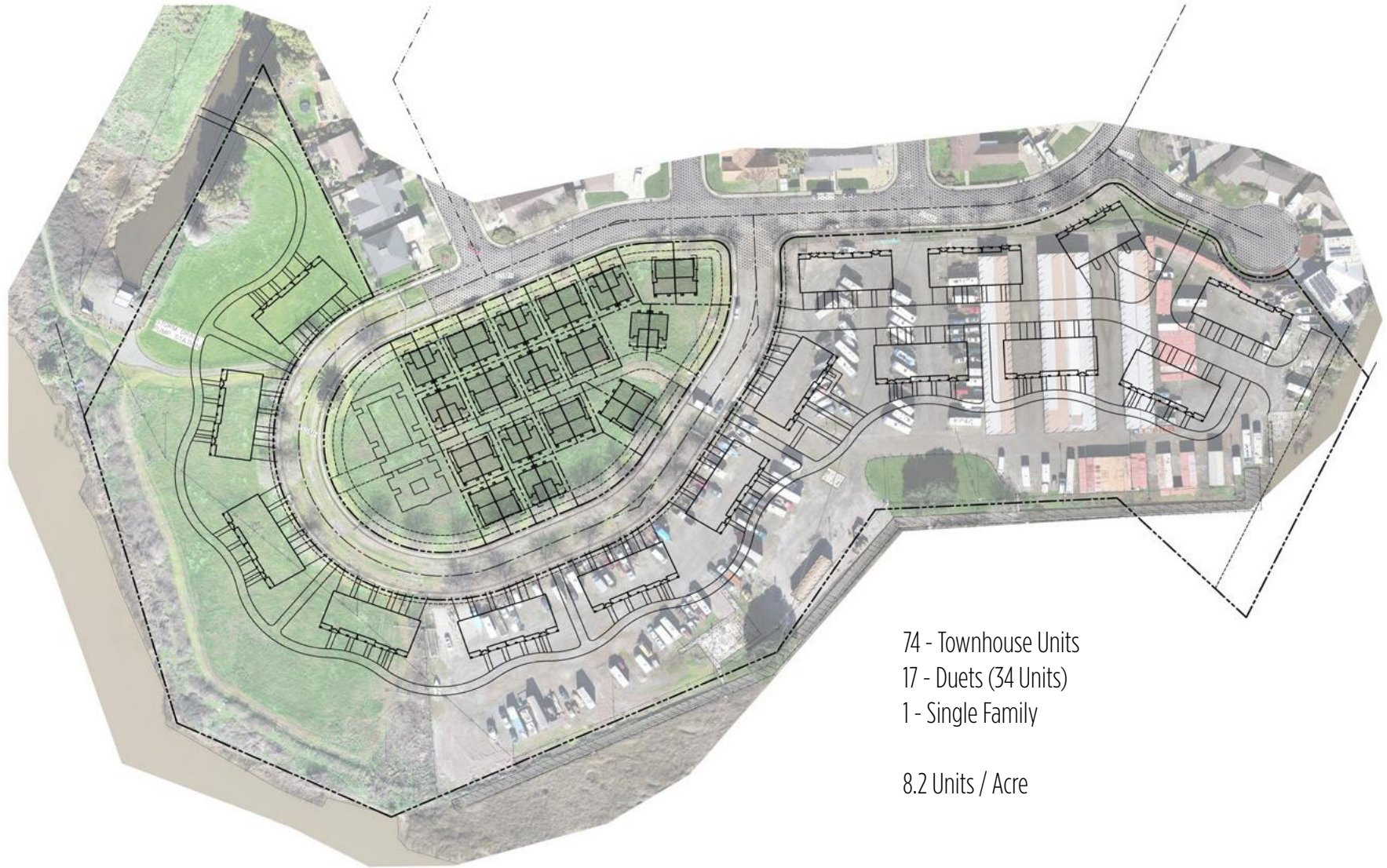
- 13.17 Gross Acres
- Nine (9) Separate Legal Parcels
- Up to 20 Units/Acre
- Zoning: Medium Density Residential
- Utilities in Place (1980's Vintage)  
(Storm, Sewer, Water, and Electrical)
- Close to Shovel Ready Condition
- Waterfront amenities with existing boat launch

Ted Gallagher  
Director  
+1 925 627 2894  
ted.gallagher@cushwake.com  
LIC#01467047

Brooks Pedder  
Executive Managing Director  
+1 925 627 2480  
brooks.pedder@cushwake.com  
LIC#00902154



# CONCEPTUAL PLAN 1



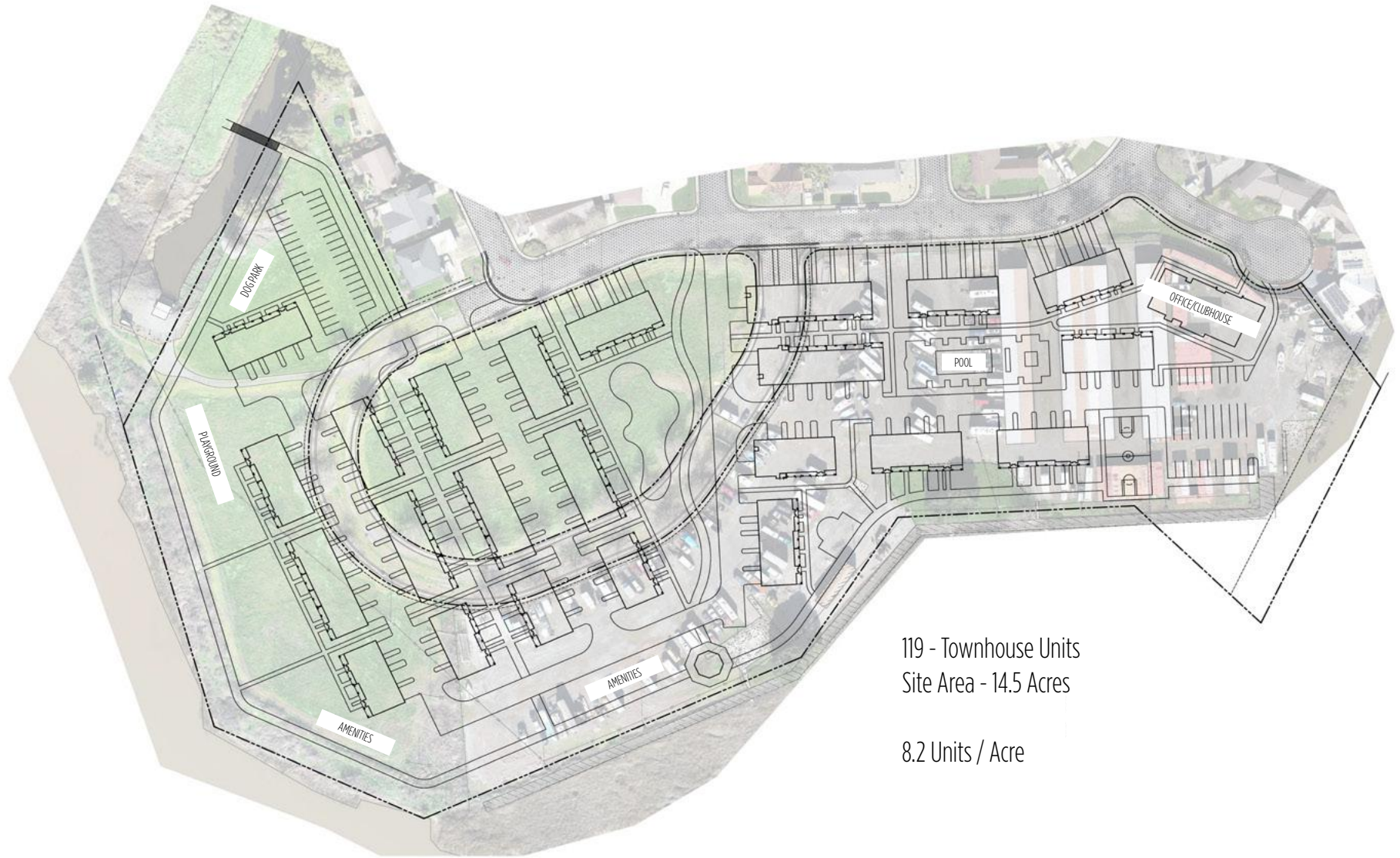
74 - Townhouse Units  
17 - Duets (34 Units)  
1 - Single Family

8.2 Units / Acre

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# CONCEPTUAL PLAN 2



119 - Townhouse Units  
Site Area - 14.5 Acres

8.2 Units / Acre

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# APPROXIMATE PARCEL LINES



APN	Size
0032-331-060	4.08 Acres
0032-321-010	6.74 Acres
0032-322-160	14,374 SF
0032-322-320	11,761 SF
0032-322-210	11,761 SF
0032-322-200	11,761 SF
0032-322-190	20,037 SF
0032-322-180	15,691 SF
0032-322-170	16,988 SF

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