

LAND FOR SALE

2434 SPENCEVILLE RD | WHEATLAND, CA

± 104.38 ACRES



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PROPERTY OVERVIEW

LOCATION OVERVIEW

Located on the northern portion of the Johnson Rancho and Hop Farm Annexation Project within the city limits of Wheatland.

APN 015-560-005, 007

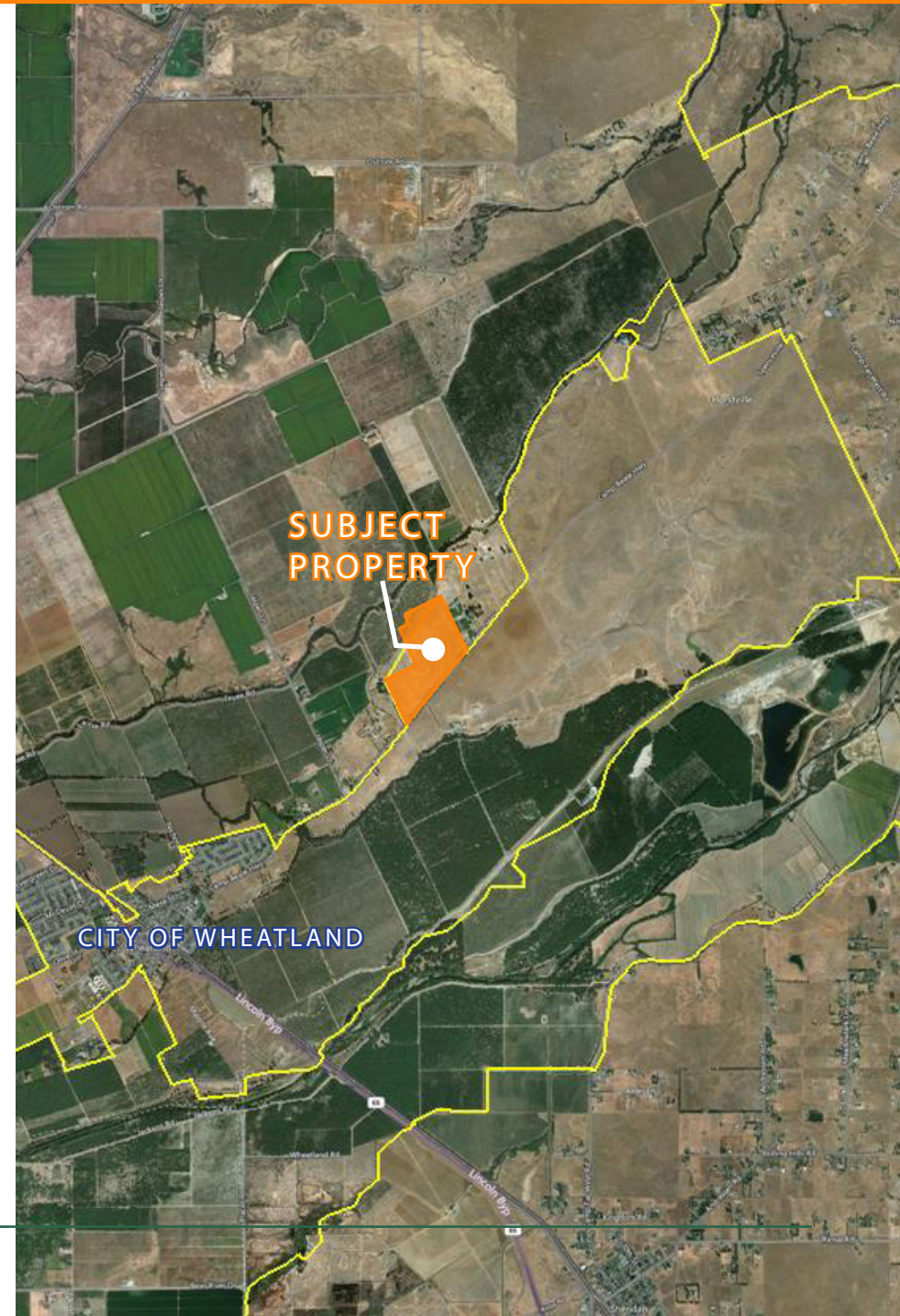
ACRES ± 104.38

PRICE \$3,653,300

COMMUNITY FORM & CHARACTER CITY OF WHEATLAND

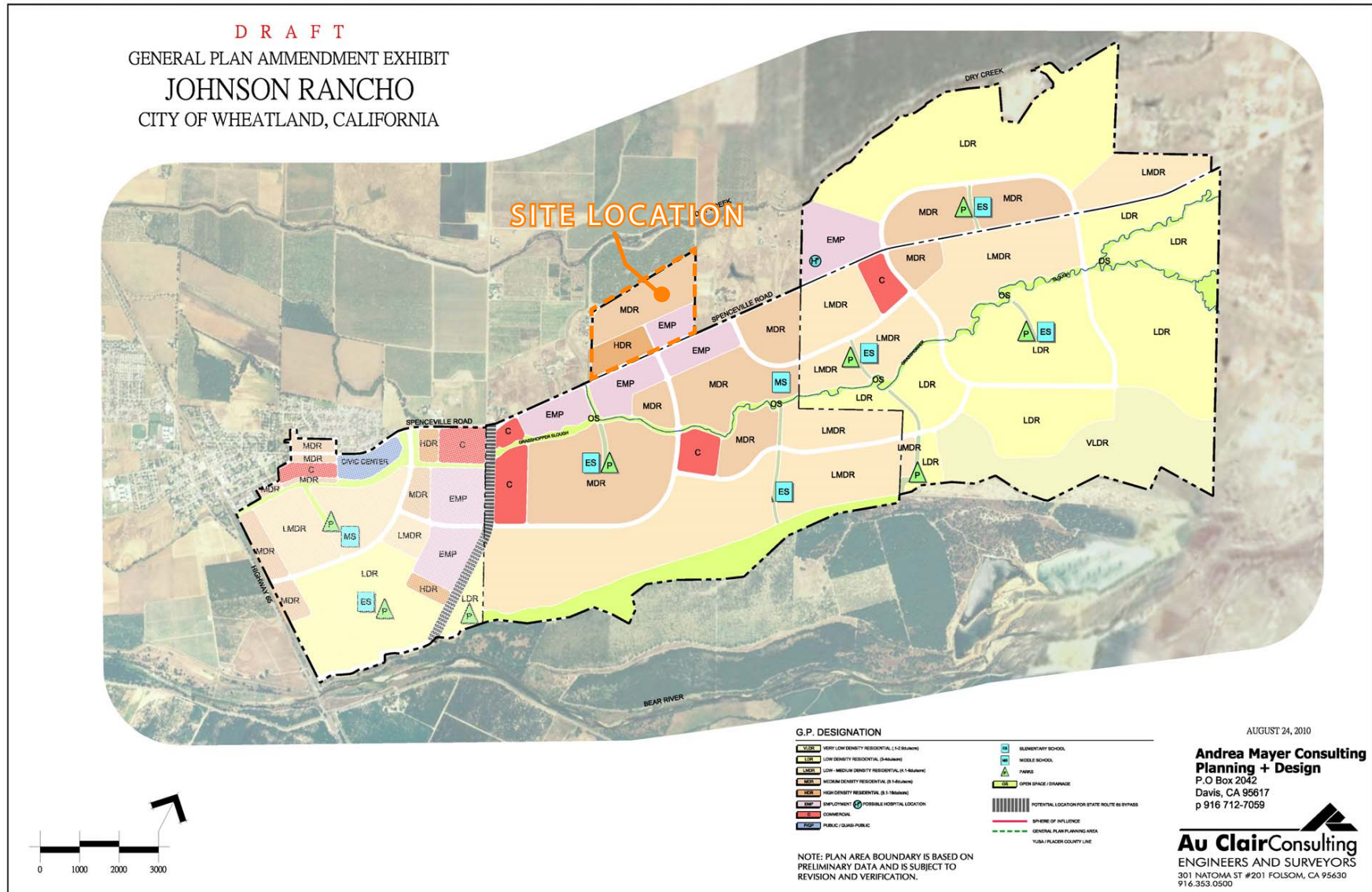
Wheatland has a strong historic heritage, which is reflected in the stock of historic buildings in the City's Downtown. Wheatland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Wheatland. Wheatland's Downtown is an important symbol of the City's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Wheatland's small-town atmosphere as the City grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers. Maintaining Downtown's central location and accessibility in the larger City is important to achieving this goal. Providing for expansion of the district's gridded street pattern to the east reinforces Downtown's centralized location and accessibility.

SOURCE: City of Wheatland, Housing Element Update dated February 2017



CITY OF WHEATLAND | JOHNSON RANCHO POTENTIAL

The Subject Property is located within the Johnson Rancho and Hop Farm Annexation Project, which is located on approximately ± 4,149 acres of agricultural land.



CITY OF WHEATLAND | JOHNSON RANCHO POTENTIAL

On August 13, 2014, the City of Wheatland annexed ± 4,149.4 acres into the city boundaries, known as the Johnson Rancho and Hop Farm Annexation Project. The proposed project comprises mainly of agricultural land, which contains scattered residences. The project site is bordered by the Yuba County/Placer County line to the south, State Route 65 and the Union Pacific Railroad (UPRR) tracks to the west, Spenceville Road and Dry Creek to the north and the eastern boundary of the Wheatland sphere of influence to the east.

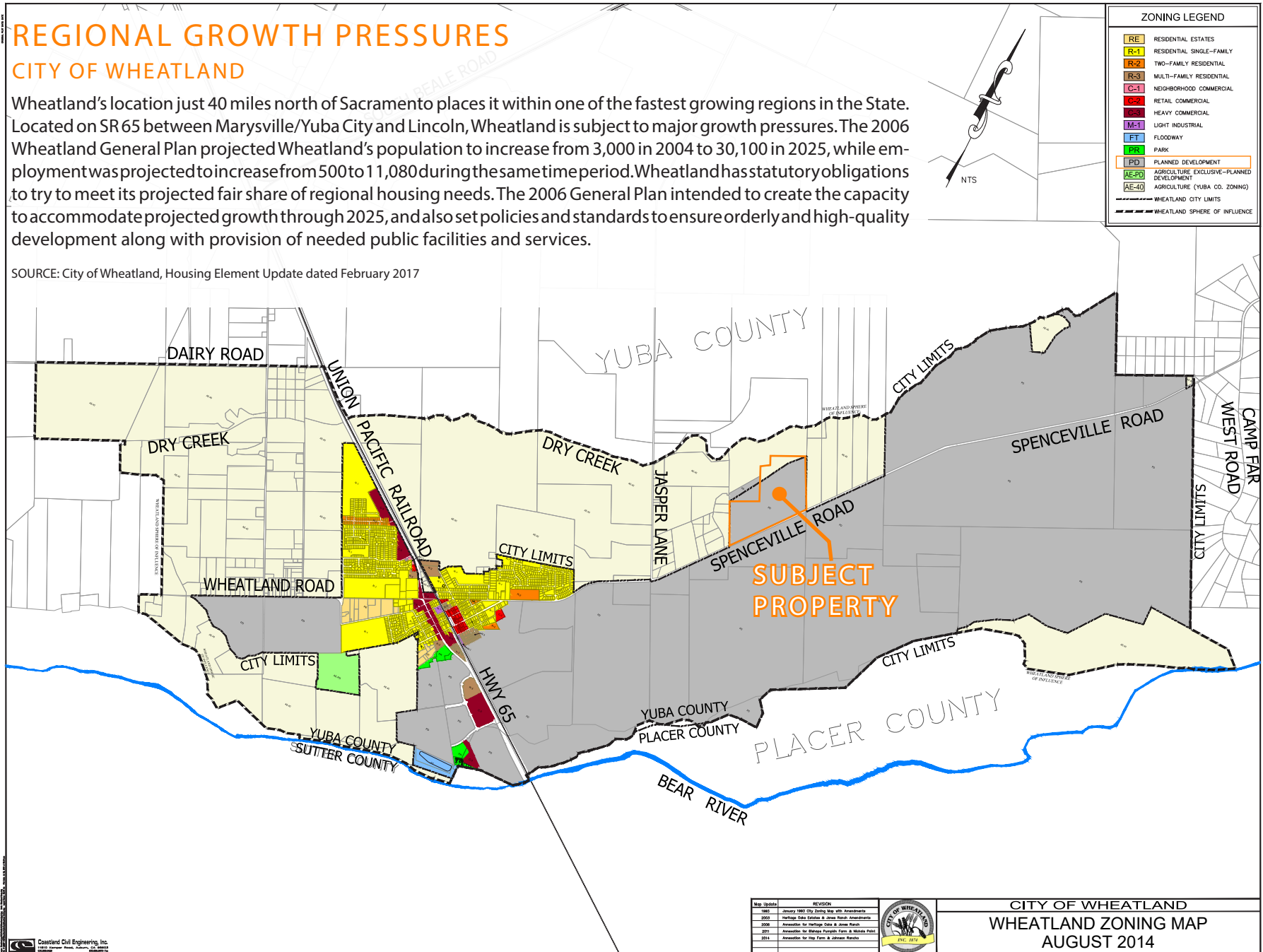
The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines, which contains 30 acres of multi-family designated lands and 500 mixed-use units. Using a reasonable buildout density potential of 17 du/ac, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 time period.

SOURCE: City of Wheatland, Housing Element Update dated February 2017

REGIONAL GROWTH PRESSURES CITY OF WHEATLAND

Wheatland's location just 40 miles north of Sacramento places it within one of the fastest growing regions in the State. Located on SR 65 between Marysville/Yuba City and Lincoln, Wheatland is subject to major growth pressures. The 2006 Wheatland General Plan projected Wheatland's population to increase from 3,000 in 2004 to 30,100 in 2025, while employment was projected to increase from 500 to 11,080 during the same time period. Wheatland has statutory obligations to try to meet its projected fair share of regional housing needs. The 2006 General Plan intended to create the capacity to accommodate projected growth through 2025, and also set policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

SOURCE: City of Wheatland, Housing Element Update dated February 2017



Map Update	REVISION
1992	January 1992 City Zoning Map with Amendments
2003	Heritage Data Exhibit & Zoning Map Amendments
2006	Amendment for Heritage, City & Zoning Maps
2011	Amendment for Heritage Zoning, Farm & Mobile Park
2011	Amendment for City Farm & Johnson Ranch

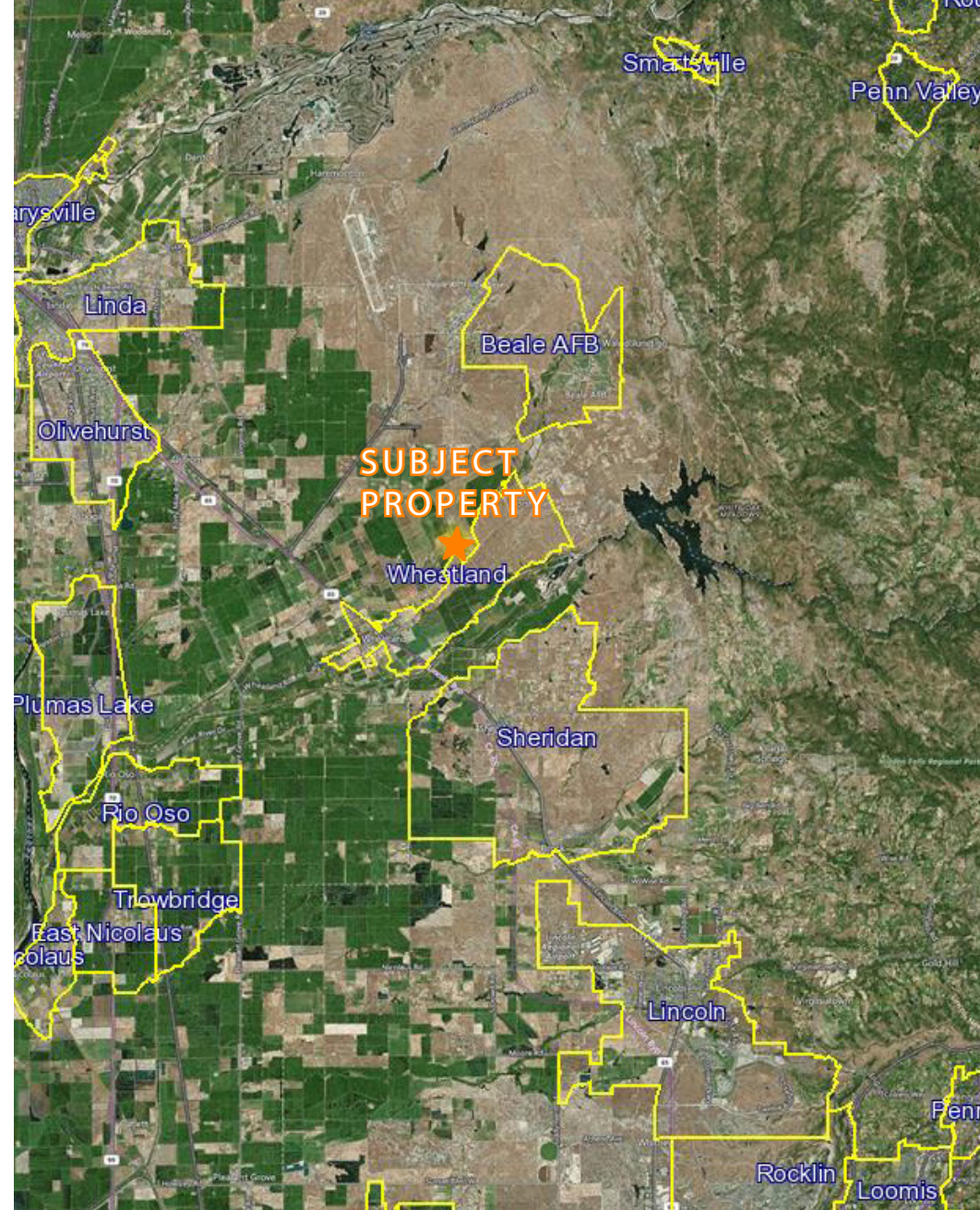


CITY OF WHEATLAND
WHEATLAND ZONING MAP
AUGUST 2014

REGIONAL AERIAL & DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
MEDIAN HOUSEHOLD INCOME			
2017 Median Household Income	\$75,000	\$68,838	\$61,369
2022 Median Household Income	\$78,901	\$75,554	\$65,819
2017-2022 Annual Rate	1.02%	1.88%	1.41%
AVERAGE HOUSEHOLD INCOME			
2017 Average Household Income	\$86,274	\$79,826	\$73,191
2022 Average Household Income	\$97,497	\$90,371	\$82,804
2017-2022 Annual Rate	2.48%	2.51%	2.50%
PER CAPITA INCOME			
2017 Per Capita Income	\$31,664	\$29,883	\$25,927
2022 Per Capita Income	\$35,973	\$33,744	\$29,324
2017-2022 Annual Rate	2.58%	2.46%	2.49%

SOURCE: ESRI



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