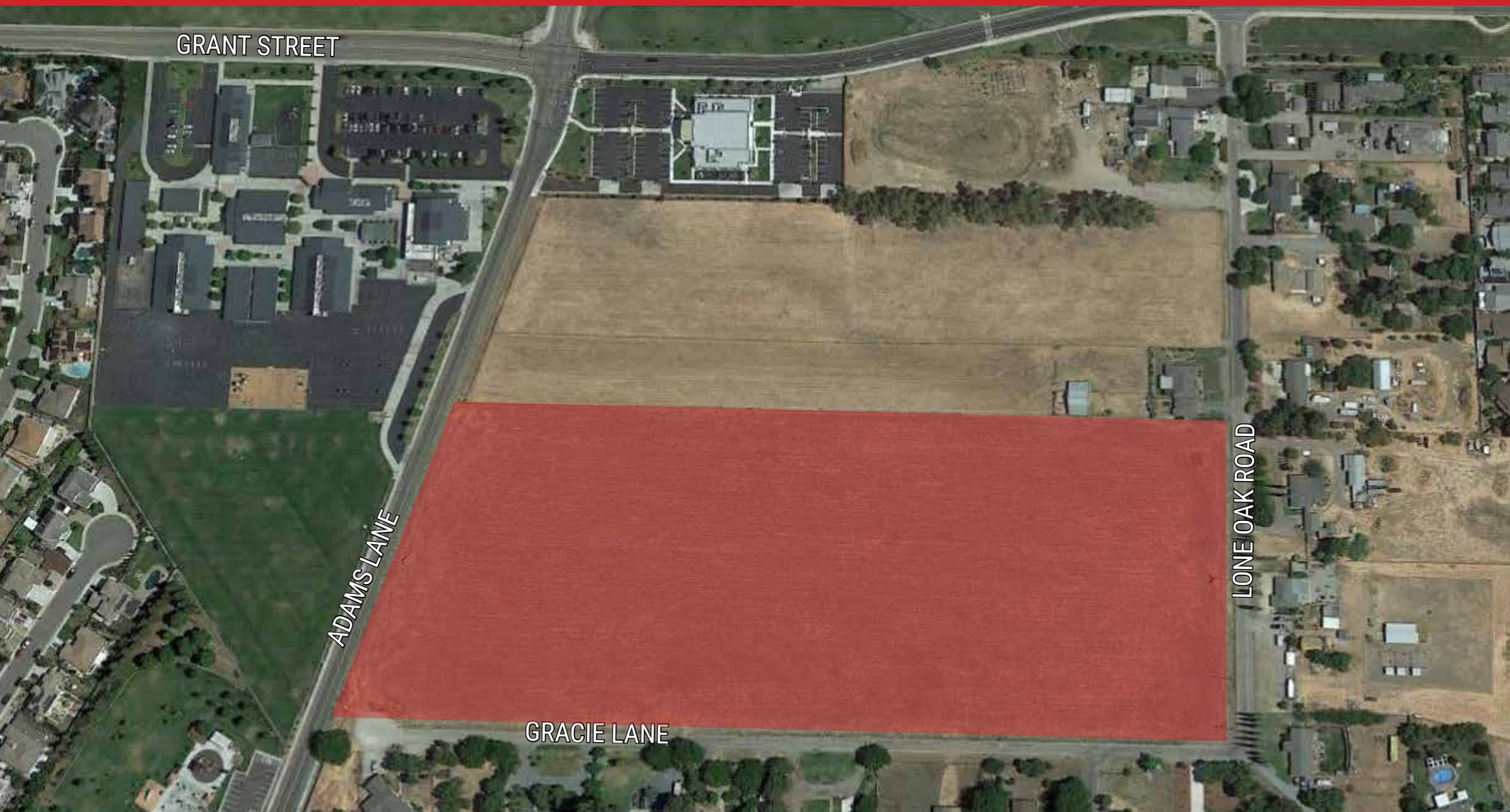


FOR SALE

Rare Prime Infill Residential Land | 1801 Lone Oak Road, Brentwood, CA

±16.82 ACRES FRONTED BY ADAMS LANE TO THE WEST, GRACIE LANE TO THE SOUTH AND LONE OAK ROAD TO THE EAST



KEN NOACK, JR.
Senior Managing Director
916.747.6442
knoack@ngkf.com
CA License #00777705



**Newmark
Knight Frank**

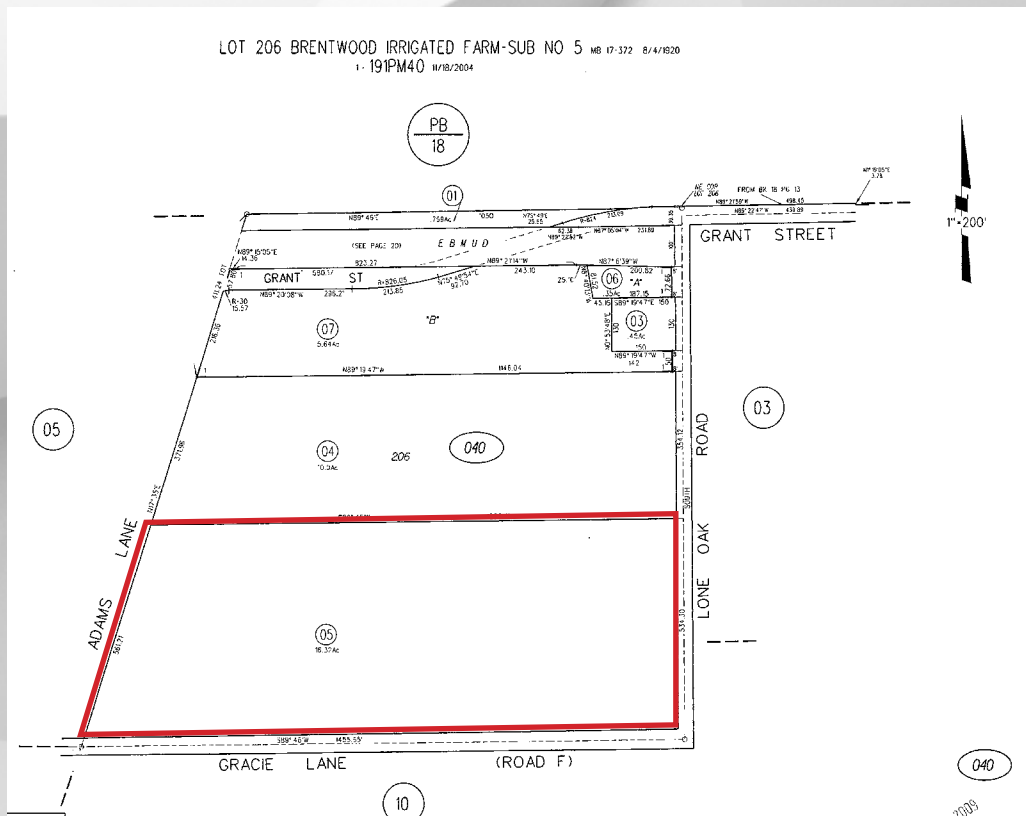
PROPERTY INFORMATION

- o APN #016-040-005
- o Zoned R-1-E (1/2 acre residential lot zoning with a 14,500 SF lot size minimum)
- o Seller will consider “As Is” or “Subject To” tentative map offers, at Seller’s discretion

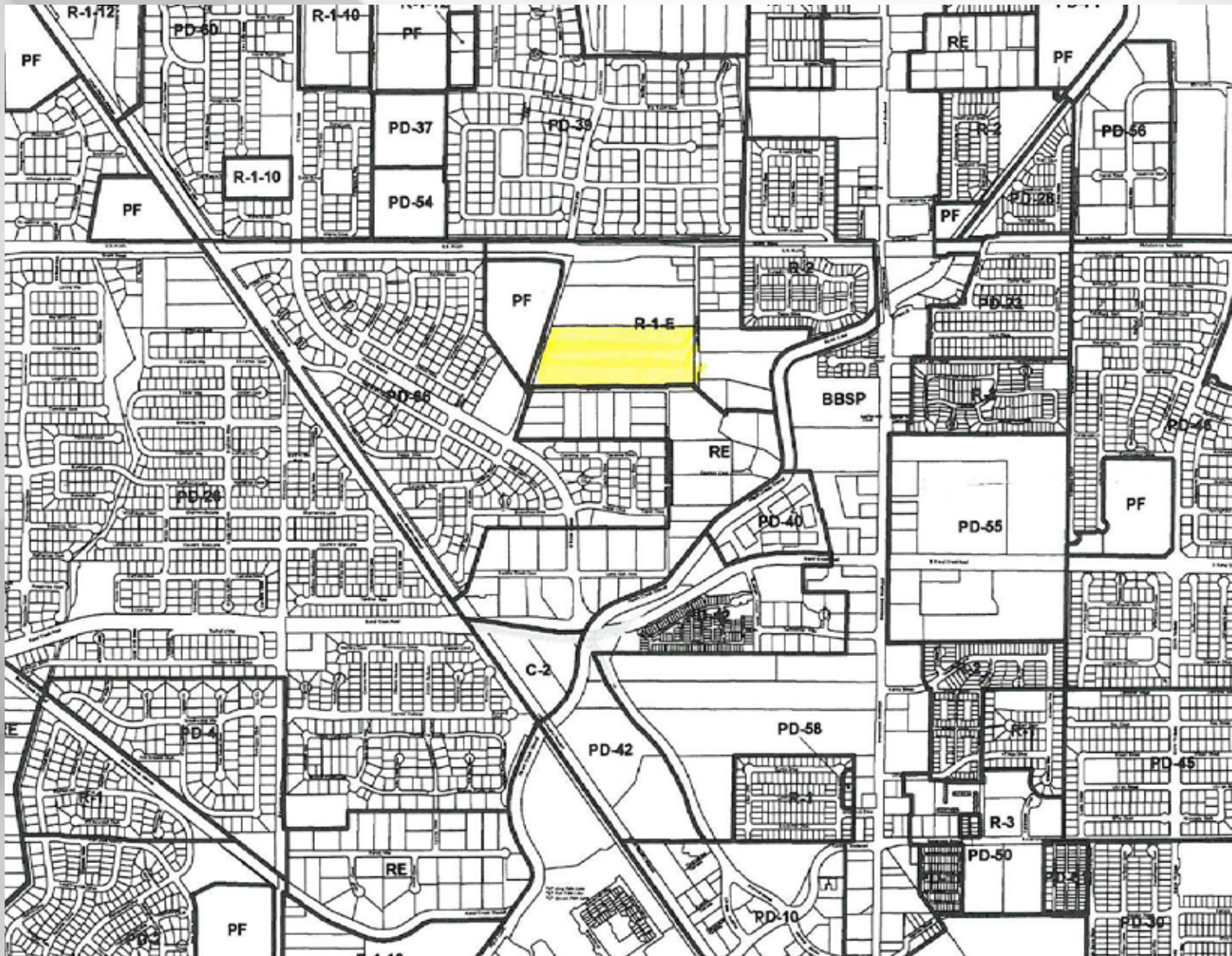
Parcel Aerial



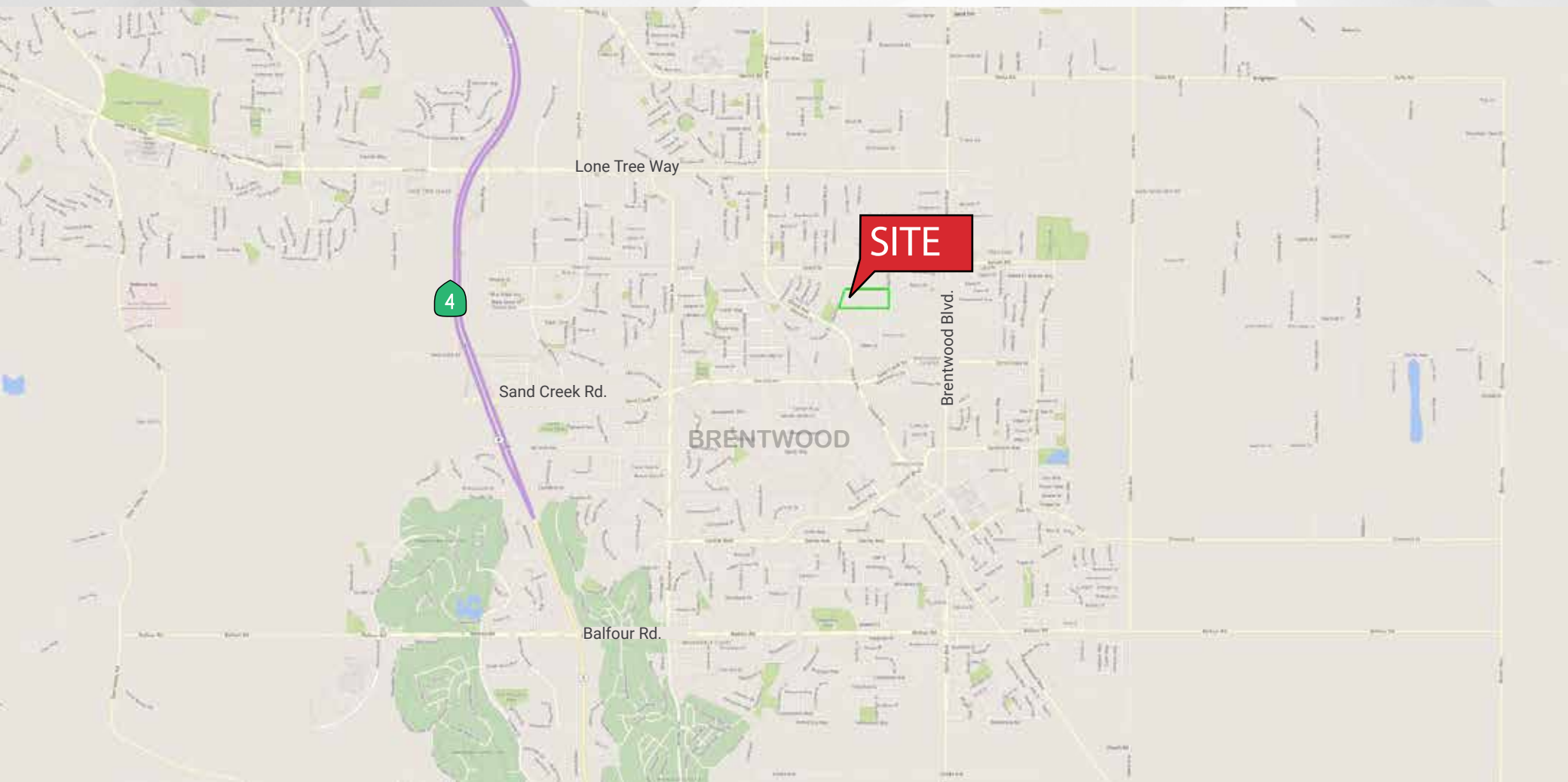
Parcel Map



ZONING MAP



LOCATION MAP



KEN NOACK, JR.
Senior Managing Director
916.747.6442
knoack@ngkf.com
CA License #00777705

18-1599-12/18

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**BRENTWOOD ESTATES
1801 LONE OAK ROAD
BRENTWOOD, CALIFORNIA**

APN: 016-040-005

Newmark Knight Frank is pleased to present Brentwood Estates, a 16.82 acre prime infill development opportunity in the heart of the City of Brentwood, California.

The subject property is zoned R-1-E which provides for half-acre residential lots with a minimum lot size of 14,500 square feet (see attached zoning map).

Bound by existing Adams Lane to the west, Gracie Lane to the south and Lone Oak Road to the east the property is generally flat topographically and rectangular in configuration. The property is currently undeveloped raw land.

All utility and backbone infrastructure requirements should be verified with City of Brentwood Public Works/Engineering (Heather Silfies – 925.516.5443).

The opportunity to acquire an additional contiguous ± 9 acres to the north is being investigated by the listing broker.

Building fees in the City of Brentwood are in the realm of \$100,000 per lot and should be verified independently by candidate Buyers (City of Brentwood Building Department – 925.516.5405).

The Seller will entertain offers either “As-Is” or “Subject to” a non-appealable approved tentative map at Seller’s sole discretion.

The property is offered to the market unpriced. The Buyer is responsible for paying any Buyer’s broker’s fee. Ken Noack, Jr. represents the Seller exclusively.

For additional information, please contact Seller’s exclusive broker, Ken Noack, Jr. at 916.747.6442 or knoack@ngkf.com

980 9th Street, Suite 2500, Sacramento, CA 95814 T 916.920.4400 F 916.920.0854

www.ngkf.com

KENNETH B. NOACK, JR.

Senior Managing Director

CA RE License #00777705



Newmark Knight Frank
980 Ninth street
Suite 2500
Sacramento, CA 95814
knoack@ngkf.com
T 916.567.2384
F 916.920.0854

Years of Experience

40 Years

Areas of Specialization

- Land
- Retail

Professional Background

Ken Noack is a land and retail specialist with Newmark Knight Frank in Sacramento, California, where he serves as a senior managing director.

Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, and then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark Knight Frank, Mr. Noack was affiliated with Sacramento-based Grubb & Ellis for 17 years and with Camray Commercial for 13 years as a land and retail specialist, where he was consistently recognized as a top producer.

Partial List of Transactions

- ♦ Amador County, CA, 3,300 acres: WND
- ♦ Amador County, CA, 16,100 acres: \$90 million
- ♦ Rancho Murrieta, CA, 1,200 acres: WND
- ♦ Blue Oaks Marketplace, Rocklin, CA: \$30 million
- ♦ Folsom, CA, 250 acres: \$22.5 million
- ♦ Nimbus Village, Rancho Cordova, CA: \$11.3 million

Professional Achievements and Affiliations

- ♦ Humanitarian of the Year, Sacramento Association of Commercial Real Estate (ACRE)
- ♦ Board Member, Capital Valley Bank
- ♦ Participant, Pentagon JSOC 78

Personal Affiliations

- ♦ Chairman, board of directors, KVIE 6 Public Television
- ♦ Chairman, board of directors, Yolo Basin Foundation
- ♦ Chairman, board of directors, Rotary Club of Sacramento
- ♦ Chairman, board of directors, Sacramento Society for the Blind
- ♦ Chairman, board of directors, California State Library Foundation
- ♦ Chairman, board of directors, Sacramento Rotary Foundation

Education

Mr. Noack is a graduate of the University of San Francisco, where he received a Bachelor of Science degree in human relations and organizational behavior. He also attended the University of California, Berkeley, and the University of Denver.