

# FOR SALE

Residential Development Opportunity  
+/- 5 AC Available  
(Pending Residential Zoned Land)



# PDF

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1015 Airport Road, Suite C  
Rio Vista, CA 94571



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## INVESTMENT OVERVIEW

PDF powered by eXp Commercial is pleased to introduce this +/- 5-acre property, located at 1015 Airport Road in Rio Vista, CA. The City of Rio Vista has included this site in its current General Plan for consideration of rezoning to medium-density residential use. This site, which is presently zoned as IPI (Industrial Park/Industrial District), features a completely fenced area and gravel grading. It boasts excellent ingress and egress access, strategically positioning it for convenient connections to Fairfield, Stockton, Sacramento, and the Bay Area. Please take into account the pending zoning considerations alongside its current IPI zoning status.

## PROPERTY HIGHLIGHTS

- +/- 5 AC Medium Density Multifamily Opportunity Available for Sale (Pending Rezone through City of Rio Vista)
- Short Distance to Hwy 12
- City Water and Electricity Connected to Site
- Current Zoning: IPI
- General Plan Currently Processing/Rezone to Medium Density Residential
- Contiguous to Existing Residential Community - Path of Development
- Parcel Number: 0178-020-060

AREA DEMOGRAPHICS			
POPULATION	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Population	100	2,490	10,937
Average Age	55.0	52.8	51.3
Average Age (Male)	52.8	51.1	49.8
Average Age (Female)	56.5	54.0	52.3
HOUSEHOLDS & INCOME	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Households	\$47	\$1,143	\$4,870
Number of Persons per Household	2.1	2.2	2.2
Average Household Income	\$68,671	\$63,955	\$64,009
Average House Value		\$271,014	\$298,804



# SITE MAP





Val de Flores Park

Homecoming Park

1015 Airport Road

## FOR MORE INFORMATION

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