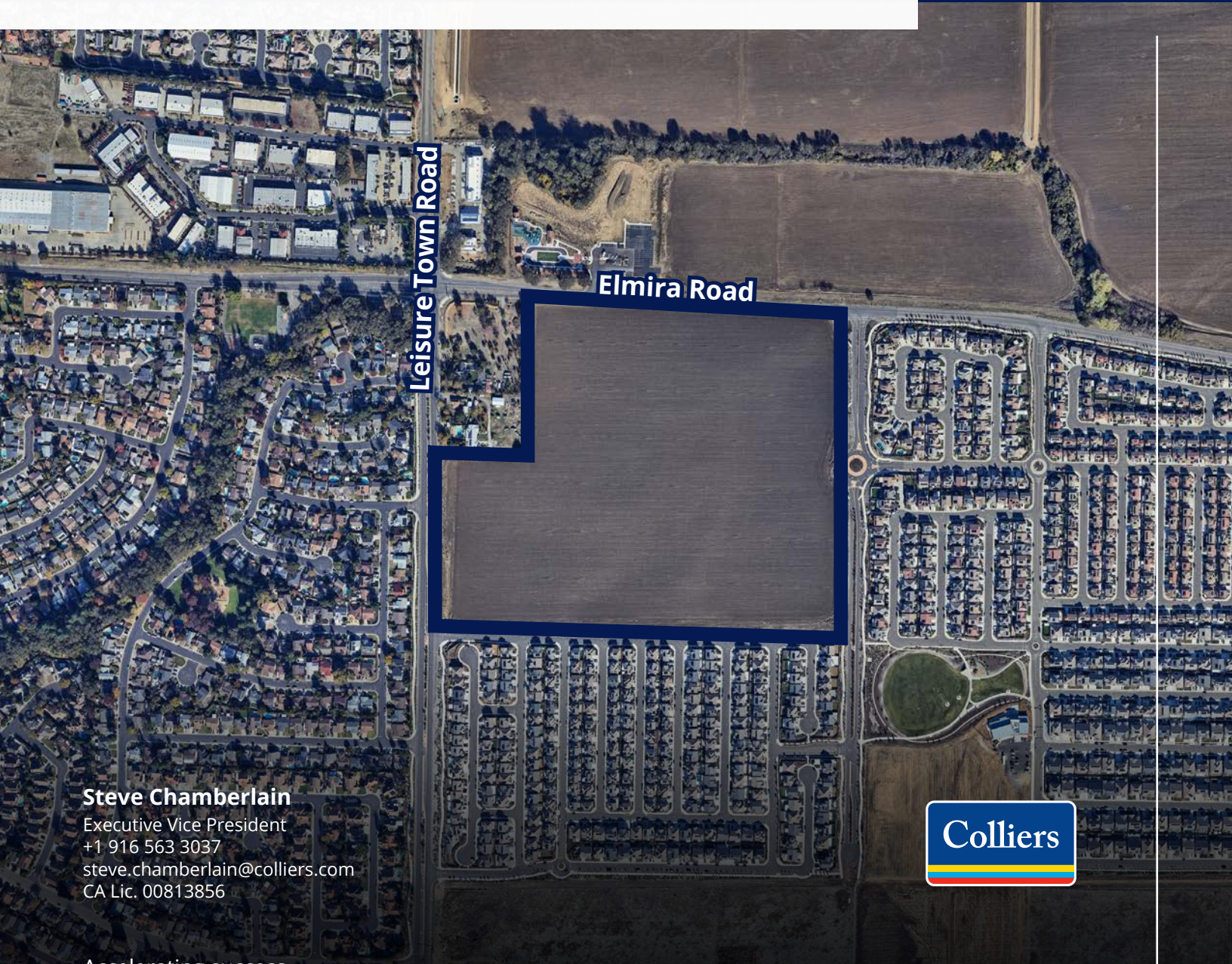


For Sale

±53 Acres

APN: 0138-020-230 | Current Zoning: Public Facilities

SE Corner of Leisure Town Rd & Elmira Rd, Vacaville, CA



Steve Chamberlain

Executive Vice President
+1 916 563 3037
steve.chamberlain@colliers.com
CA Lic. 00813856

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Executive Summary

- The Opportunity:** Colliers is pleased to offer for sale a 53-acre infill site located in Vacaville, California. The subject property is owned by the Roman Catholic Diocese of Sacramento, which is working with the United States Bankruptcy Court, Eastern District of California, Sacramento Division to sell the property for the highest value. Currently zoned Public Facilities we feel the highest and best use is single family residential. The Diocese and the Bankruptcy Court will allow the Buyer the time to rezone and get an approved tentative map from the City of Vacaville.
- Property Size:** ±53 Acres
- Location:** The subject property is located on the southeast corner of Leisure Town Road and Elmira Road in Vacaville, CA and within the framework of the Brighton Landing Specific Plan.
- About Vacaville:** Vacaville, CA, is situated in Solano County in Northern California, approximately halfway between San Francisco and Sacramento, conveniently located just off Interstate 80. This positioning makes it an ideal stop between the Bay Area and the Central Valley. Historically recognized for its orchards, farms, and ranching, Vacaville has evolved into a suburban community characterized by a blend of residential, retail, and light industrial development.
- Market Information*:**
- Camello II**, developed by Taylor Morrison, is a 146-unit subdivision located within the Roberts Ranch Master Plan. This project features four home plans, with residences ranging in size from 2,315 square feet to 3,397 square feet, all set on 8,250 square foot lots. The base prices for these homes are selling between \$786,300 and \$909,329.
- Foxboro Knolls**, developed by Pulte Homes, is a 58-unit subdivision located within the Vanden Estates Master Plan. This project features four home plans, with residences ranging in size from 2,786 square feet to 3,732 square feet, all set on 9,200 square foot lots. The base prices for these homes are selling between \$874,990 and \$904,990.
- Lilac Ridge**, developed by Lennar Homes, is a 108-unit subdivision located within the Lagoon Valley Master Plan. This project features four home plans, with residences ranging in size from 3,362 square feet to 4,246 square feet, all set on 6,825 square foot lots. The base prices for these homes are selling between \$948,880 and \$1,058,880.
- Sagebrush**, developed by KB Homes, is a 63-unit subdivision located within the Magnolia Park Master Plan. This project features three home plans, with residences ranging in size from 1,997 square feet to 2,197 square feet, all set on 4,000 square foot lots. The base prices for these homes are selling between \$630,990 and \$674,990.

Executive Summary

Market Information*:

Sweetbay, developed by KB Homes, is a 104-unit subdivision located within the Magnolia Park Master Plan. This project features four home plans, with residences ranging in size from 1,549 square feet to 2,532 square feet, all set on 5,000 square foot lots. The base prices for these homes are selling between \$626,990 and \$697,990.

Tramore Village, developed by Meritage Homes, is a 111-unit subdivision located within the Vanden Meadows Master Plan. This project features five home plans, with residences ranging in size from 1,568 square feet to 2,419 square feet, all set on 5,000 square foot lots. The base prices for these homes are selling between \$605,950 and \$689,950.

Wildhawk, developed by KB Homes, is a 150-unit subdivision located within the Roberts Ranch Master Plan. This project features six home plans, with residences ranging in size from 1,516 square feet to 2,920 square feet, all set on 7,700 square foot lots. The base prices for these homes are selling between \$613,990 and \$738,990

*(*Information compiled from The Gregory Group as of 1st Quarter 2025)*

Schools:

Situated within the Vacaville Unified School District, prospective students will have the opportunity to attend the following:

- Elementary School: Jean Callison Elementary School (K-6th Grade)
- Middle School: Vaca Pena Middle School (7th & 8th Grade)
- High School: Will C. Wood High School (9th-12th Grade)

Assessor Parcel No. (APN):

0138-020-230

Current Zoning:

PF (Public Facilities)
Brighton Landing Specific Plan

Demographics:

As a mid-sized, stable suburban city, Vacaville boasts a median household income of \$108,580, significantly exceeding national averages. In a 2023 census tract area, the median household income is reported to be \$173,214. The city features a diverse population, with notable Hispanic, Asian, and Black communities, and is supported by a well-educated workforce. A majority of residents are homeowners, benefiting from access to technology and typically commuting around 30 minutes to their workplaces. Vacaville is experiencing rapid growth, driven by suburban vitality and substantial investment in housing and commerce.

Purchase Price:

To be determined by the market.

