

For Sale

±13.75 Acres

APN: 003-120-004 and 003-430-012 | Current Zoning: R-1 (Single Family Residential - 7,000 SF Lots)

SW Corner of West Grant Avenue and Main Street, Winters, CA



Steve Chamberlain

Executive Vice President

+1 916 563 3037

steve.chamberlain@colliers.com

CA Lic. 00813856

Colliers

Accelerating success.

Executive Summary

The Opportunity: Colliers is pleased to offer for sale a 13.75-acre site located in Winters, 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 R-1 single family residential, we feel allowing a Buyer the time to get an approved tentative map will maximize value for the Seller.

Property Size: ±13.75 Acres

Location: The subject property is located on the southwest corner of West Grant Avenue and Main Street in Winters, CA.

About Vacaville: Winters, California, founded in 1875 and nestled in rural Yolo County alongside Putah Creek, is a charming small city of approximately 7,700 residents as of 2023. It offers a tight-knit, agricultural-rooted community framed by orchards, vineyards, and historic Victorian architecture in its downtown district. Overall, Winters blends economic prosperity, cultural richness, and historic charm into a welcoming, small town Northern California community.

Market Information*: **Las Brisas**, developed by Homes by Towne, is a 52-unit subdivision. This project features three home plans, with residences ranging in size from 2,164 square feet to 2,458 square feet, all set on 2,800 square foot lots. The base prices for these homes are selling between \$593,688 and \$651,847.

The Hideaway – The Classic developed by Meritage Homes, is a 71-unit subdivision. This project features six home plans, with residences ranging in size from 1,733 square feet to 2,771 square feet, all set on 5,000 square foot lots. The base prices for these homes are selling between \$580,990 and \$659,990.

The Hideaway – The Estates developed by Meritage Homes, is a 37-unit subdivision. This project features five home plans, with residences ranging in size from 1,737 square feet to 3,153 square feet, all set on 6,000 square foot lots. The base prices for these homes are selling between \$633,990 and \$733,990.

Walnut Lane developed by Meritage Homes, is a 53-unit subdivision. This project features four home plans, with residences ranging in size from 1,621 square feet to 2,419 square feet, all set on 4,400 square foot lots. The base prices for these homes are selling between \$597,990 and \$695,990.

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

Executive Summary

Schools:	<p>Situated within the Winters Joint Unified School District, this district serves around 1,600 students in the City of Winters and the adjacent unincorporated regions of Yolo and Solano counties. Prospective students will have the opportunity to attend the following:</p> <ul style="list-style-type: none">• Waggoner Elementary School (K - 2nd Grade)• Shirley Rominger Intermediate School (3rd - 5th Grade)• Winters Middle School (6th - 8th Grade)• Winters High School (9th - 12th Grade)
Assessor Parcel No. (APN):	003-120-004 & 003-430-012
Current Zoning:	R-1 Single Family Residential (7,000 SF Lots)
Demographics:	<p>Winters is a small but growing city in Yolo County, California, with an estimated population of approximately 7,825 as of 2024. Known for its agricultural roots, community charm, and proximity to Davis and Vacaville, Winters maintains a diverse and family-oriented population. The racial and ethnic makeup includes approximately 48.7% White (non-Hispanic), 47.7% Hispanic or Latino, and about 19% identifying as two or more races. The city has a median age of 37.3 years, with 21.8% under 18 and 12.9% over 65, suggesting a balanced generational distribution.</p> <p>Winters boasts strong socioeconomic indicators, including a median household income of approximately \$132,650, which is well above state and national averages. Roughly 68% of residents own their homes, with a median home value around \$598,700, and the average household size is about 3 people. Education levels are solid, with nearly 30% of adults holding a bachelor's degree or higher, and poverty levels remain low at around 6.2%. With high broadband access (90%), short commute times (24 minutes), and a community-centered lifestyle, Winters is considered one of Yolo County's most livable and desirable small towns.</p>
Purchase Price:	To be determined by the market.
Offers Due Date:	Offers due by August 27, 2025 by 5PM PST. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com .
Brokerage Fee:	No cooperating brokerage fees. Submitting brokers must seek compensation from buyer.

Executive Summary

Bankruptcy Court Approval:

Title to the Property is held in the name of The Roman Catholic Bishop of Sacramento, a corporation sole. The Roman Catholic Bishop of Sacramento is currently the debtor in a Chapter 11 bankruptcy proceeding, case no. 24-21326, United States Bankruptcy Court, Eastern District of California ("Bankruptcy Court"). All terms of any sale contract are subject to the approval of the Bankruptcy Court. It is estimated that this process will take at least 75 to 90 days. If court approval is not granted, then any sale transaction will be cancelled and not consummated. Approval of any sale contract may be subject to overbidding as part of the court approval process.

Parcel Map

