



INVESTMENT OPPORTUNITY Approved 4 Lot Subdivision with Existing Home

EXCLUSIVELY LISTED BY:

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9933 Starr Road, Windsor CA 95492
Offering Price: \$625,000

The Property

Tentative Map APPROVED for this rare Windsor Development Property with Entitlements. Currently the property includes a 2 bedroom, 1 bath partially remodeled home with approved plans for 3 additional lots on .78 acres. Live here for 2 years, build out the lots and take advantage of your primary residence deduction of up to \$500,000 (if married) or \$250,00 (if single). With minimal on-site improvements, this development property is priced to sell.

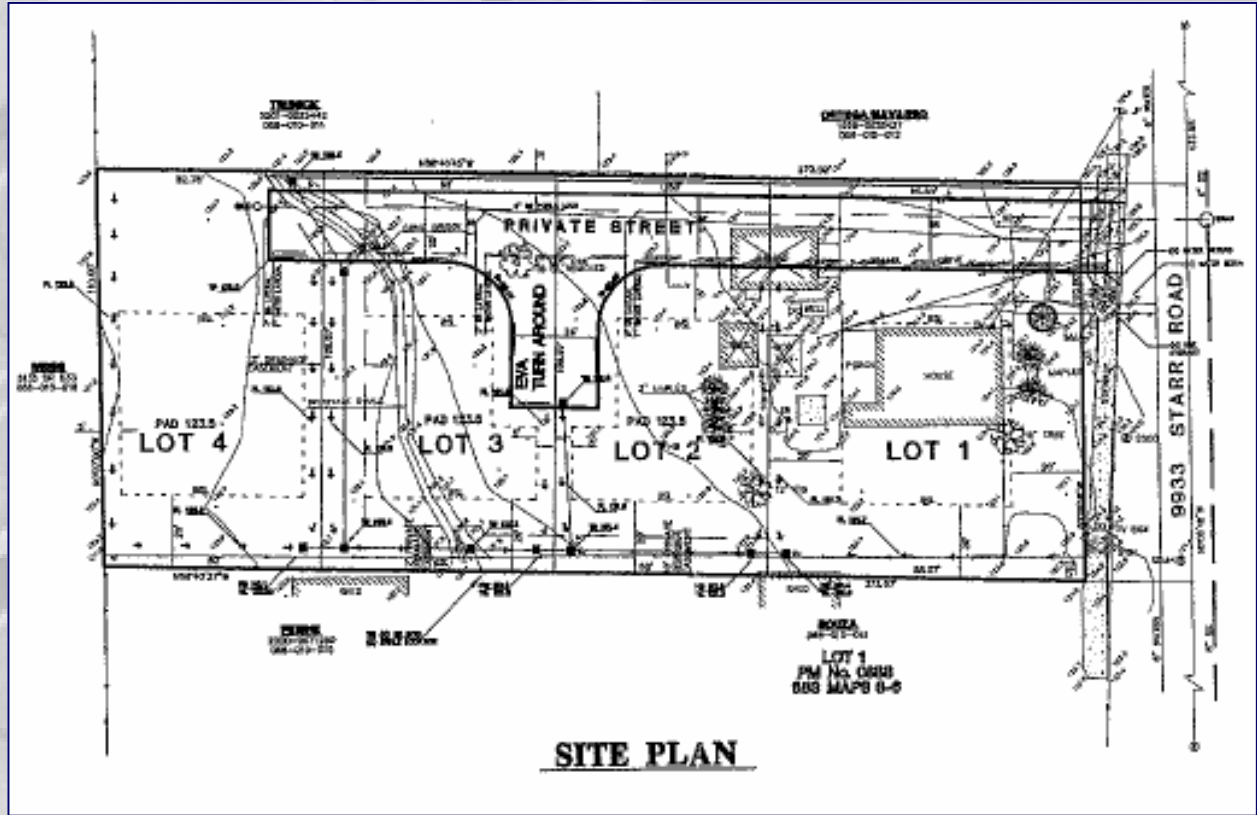
Investment Highlights

- ◆ Mapped for 4 total lots
- ◆ All utilities onsite, curb and gutter already in
- ◆ Live in the existing 2 BD home while in progress
- ◆ Fantastic Area of Windsor, located within minutes of the new downtown mixed use project
- ◆ Priced to sell quickly

developnorcal.com

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INVESTMENT OFFERING
Windsor Development



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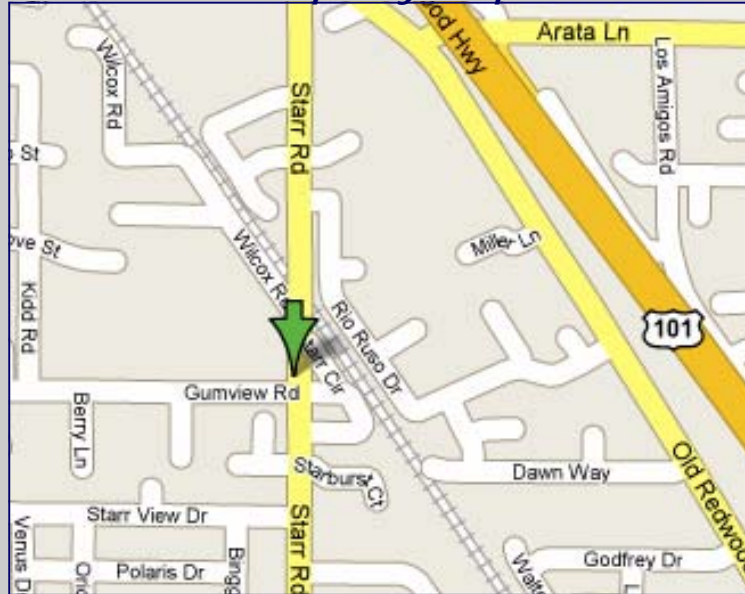
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Property Map



Demographics

	1 Mile	3 Miles	5 Miles
Population (2005 Est.):	9,940	27,393	43,458
Median HH Income:	\$72,107	\$72,694	\$66,091
School District	Windsor Unif.	Windsor Unif.	Windsor Unif.

Area Map

