



\$1,895,000

155 WILLOW DRIVE, DANVILLE, CA

The Lots at Willow Drive

- Walk to downtown and Iron Horse Trail
- Gorgeous Creekside setting
- Beautiful, mature trees
- Water, sewer, PG&E in street
- Ready to submit plans to Town of Danville

BOB FULTON

925.519.9020

Bob@IPSrealestate.com

SHAWN WILLIS

925.988.0502

Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES A.G.

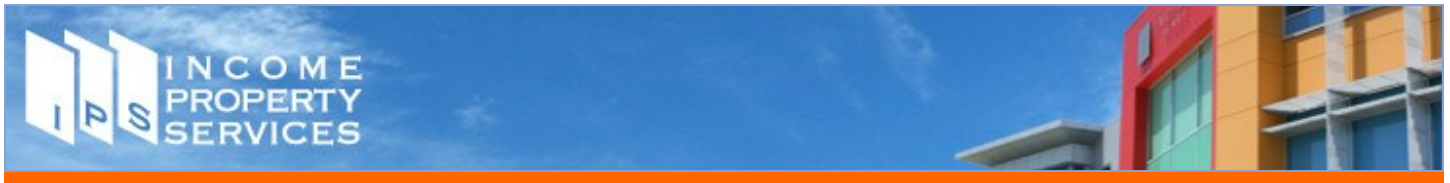
1343 LOCUST STREET, SUITE 205

WALNUT CREEK, CA 94596

WWW.IPSREALESTATE.COM / BRE # 01095619

CONTENTS

Contents	Page 2
Property Description	Page 3
About Danville	Page 4-6
Sales Comparables	Page 7
Sales Comparables Map	Page 8
Regional Map	Page 9
City Map	Page 10
Neighborhood Map	Page 11
Parcel Map	Page 12



Property Description

Nestled in the quaint and desirable location of Downtown Danville, the Lots at Willow Drive provide uncommon access to some of Danville's most desirable amenities including walking distance (approximately 400+/- meters) to the Iron Horse Trail (biking, walking, running) and 1/2 mile to the heart of Town (less than a 10 minute walk) The property consists of the following:

Parcel number 216-172-008
2.65 Acres
115,434 square feet

Parcel number 216-172-009
.66 Acres
28,730 square feet

Totals:
3.31 Acres
144,164 square feet

Properties with this size, location and intrinsic beauty rarely come available in Danville. The property offers several opportunities for prospective home owners, builders or investors.

Estate Lot

This flat, wooded site, adjacent to a creek, is an extremely rare opportunity to build an estate on over 3 acres within walking distance to Downtown Danville. Possibilities abound—vineyard, orchard, garden, sport court, recreational vehicle parking, guest home—all in one of the most accessible locations in town.

Two Lot Development Site

The property is made up of two legal parcels and the Town of Danville has indicated that to build two homes, one on each site, the builder would simply work “over the counter” with the Town to move forward with the construction of two homes. If so desired, it is our belief that a lot line adjustment could also be completed in order to provide flexibility on the ultimate size of the lots.

Possible Three Lot Subdivision Site

There is an approved, three lot tentative map on the property which a developer could also pursue and bring to the next level to end up with three buildable lots in this sought after location.

Copyright © 2015 Income Property Services. All rights reserved. The information provided herein is for general purposes only and is subject to change without notice. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the prospective buyer to independently verify all of the information.



About Danville . . .

Danville is often considered the heart of San Ramon Valley with its historic downtown, and nearly 170 acres of protected open space and hiking trails. And with all the upscale amenities, it hasn't sacrificed its small-town charm. There are unique shops, a variety eateries, and gourmet restaurants, plus art galleries, theatre, museum, and a library with over thirty computers.

There's a strong sense of community offering events that include street fairs, parades, and Saturday Farmer's Market. Annual events in downtown include the Art & Wine Stroll, the Heartland Danville Antique & Art Faire, Spirit of Danville, Doggie Night, and Simply Delicious Danville.





The Village Theatre is a neighborhood playhouse and the hub of the local performing arts. It offers everything from plays to choral performances on stage. It was originally built in 1873 as a farmer's lodge. Later it was used as a grange hall, movie theatre, and church. Recognized as a historic site by the Heritage Resource Commission, the Village Theatre now serves as a performing arts theatre with an art gallery in the lobby.

In addition to the arts, the Danville Library boasts a collection of over 78,000 children's, teens and adult materials. Among other resources they offer 33 public Internet terminals. Library staff regularly offers educational programs for all ages including author presentations, story times, children's performances, computer workshops, book discussion group and teen programming.





Among the attractions is Mount Diablo State Park where visitors go hiking, biking, and horseback riding. If you camp you'll get to see the brilliant night stars. Parks in town include:

DANVILLE SOUTH PARK—with swings and a sand area.

DIABLO VISTA PARK—with a play area plus sand volleyball, tennis and basketball courts. **HAP MAGEE RANCH**

PARK—a place for pets to romp. **OAK HILL PARK**—has a lovely lake and beautiful trees. **OSAGE STATION PARK**—

35-acres with a memorial rose garden plus a water play area.

SYCAMORE VALLEY PARK—has a kids' area and a recreational water fountain or you can play bocce ball at the court and pick up a basketball game.





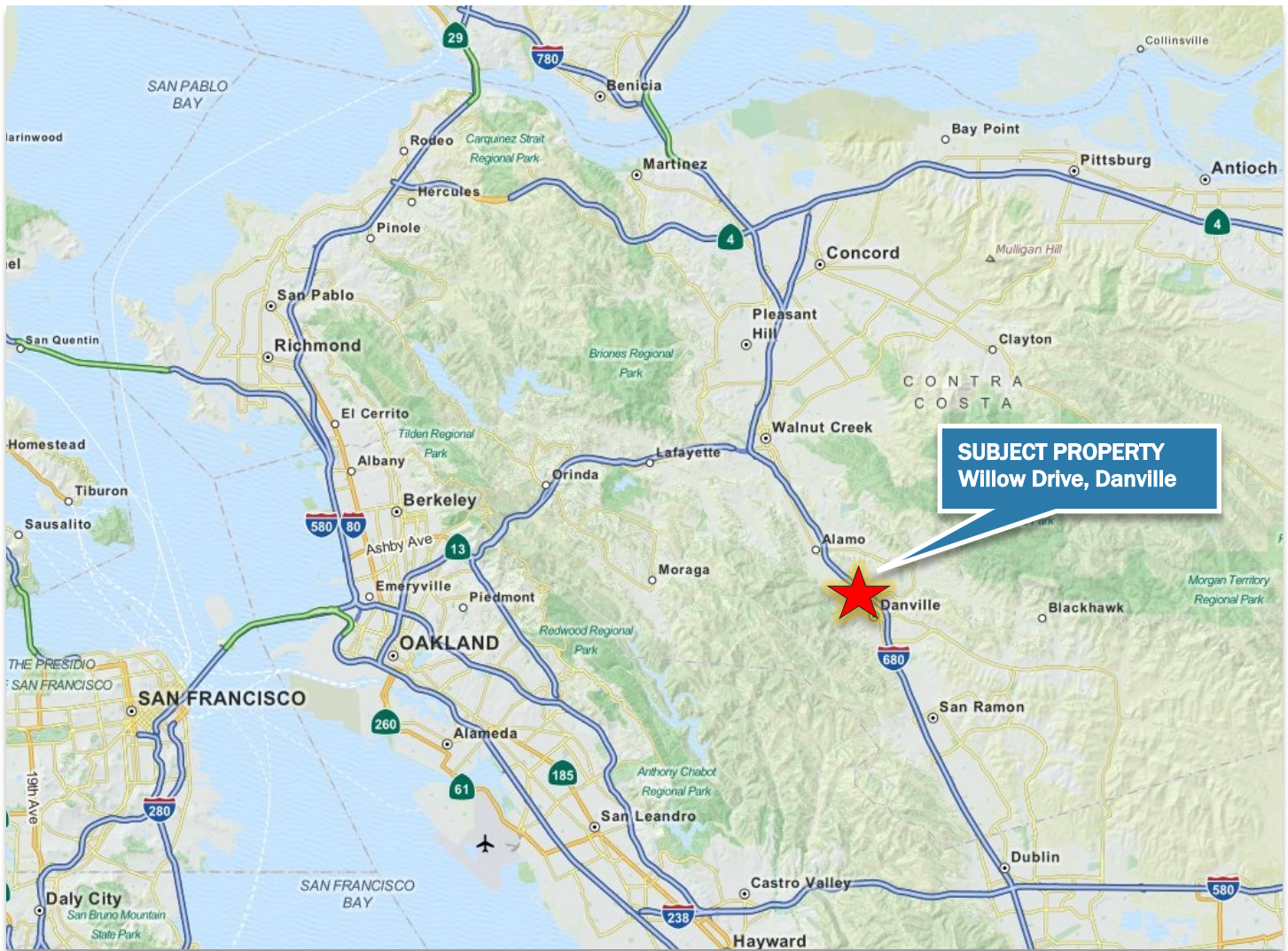
SALES COMPARABLES

ADDRESS	SALE PRICE	ACRES	SQ. FEET	\$/S.F.	ZONING	SOLD	COMMENTS
350 Montair Drive Danville	\$1,180,000	1.75	76,230	\$15.48	R65	2/12 2015	Zoned for residential, single family homes. Utilities on site: electricity, gas, sewer, water (public), and sewer system. Expansive views of Mt Diablo, completed improvements include: demolition, grading, retaining walls. Many permits are finalized.
40 Fairmayden Lane Danville	\$1,125,000	0.44	19,428	\$57.91	8001	1/7 2015	Zoned for single family. No utilities on site, but has sewer system and public water.
50 Fairmayden Lane Danville	\$1,200,000	0.54	23,914	\$50.18	8001	12/12 2014	Zoned for single family with horses possible. No utilities on site, but has sewer system and public water. Outstanding Westside level lot that backs to the Iron Horse Trail and creek.
2 Hilferd Way Danville	\$2,600,000	1.61	70,131	\$37.07	R65	9/9 2014	Zoned for Residential, single family, horses allowed. Utilities on site: cable TV, gas, and water. Single family home could be remodeled or removed, reports available. Adjoining 2.12 acres also to be sold. Original owner.
418 Starview Drive Danville	\$900,000	1.24	54,014	\$16.66	R40	4/7 2014	Zoned for residential, single family. Great 1.241 acre lot. Great location with completed plans for an outstanding one-story home. They have already been approved by the Town of Danville Design Review. Grading permit also obtained.
AVERAGES	\$1,401,000	1.116	48,743	\$35.46			
SUBJECT PROPERTY 155Willow Drive Danville	\$975,000	0.66	28,750	\$33.91			

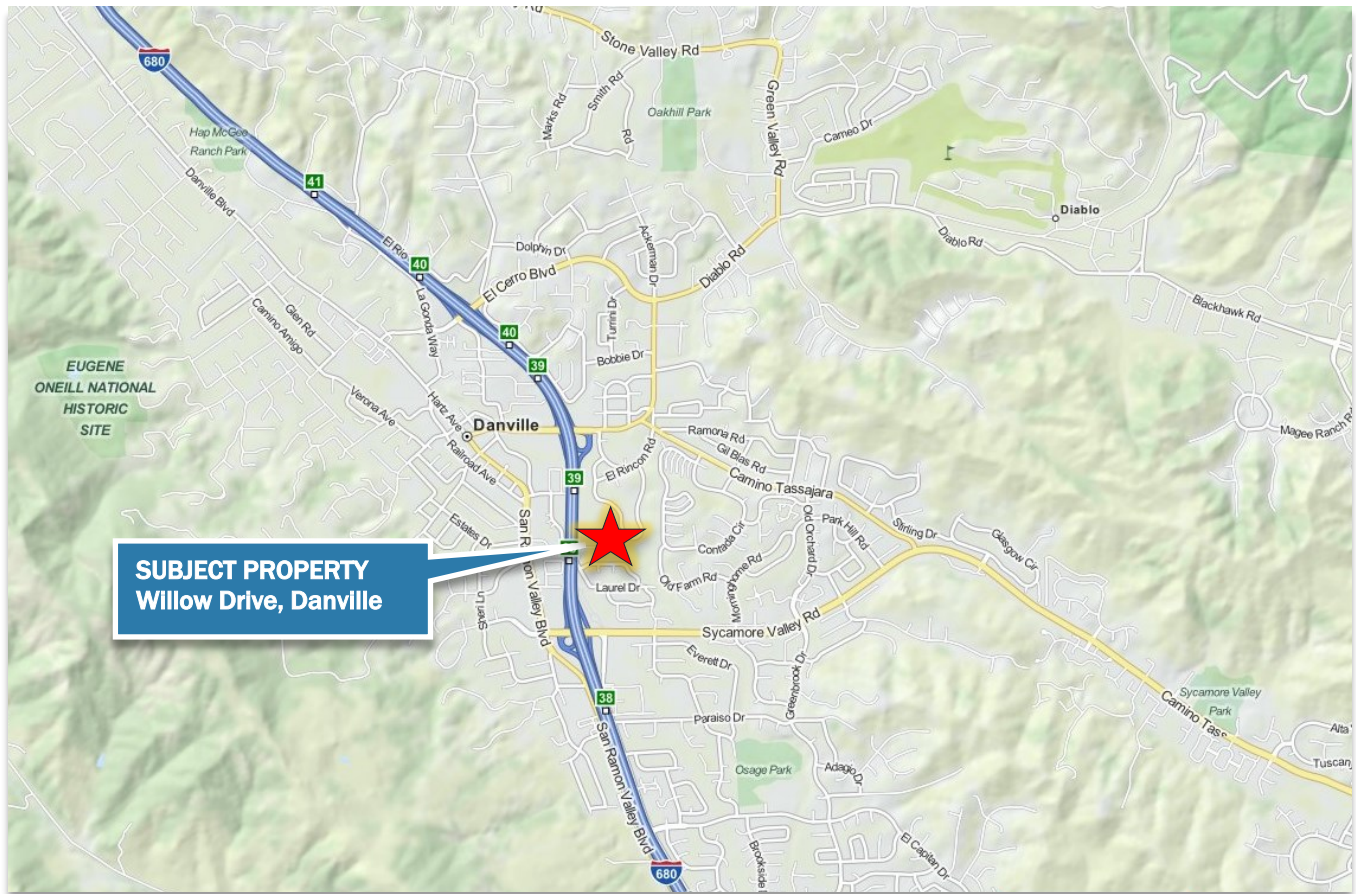
SALES COMPARABLES MAP



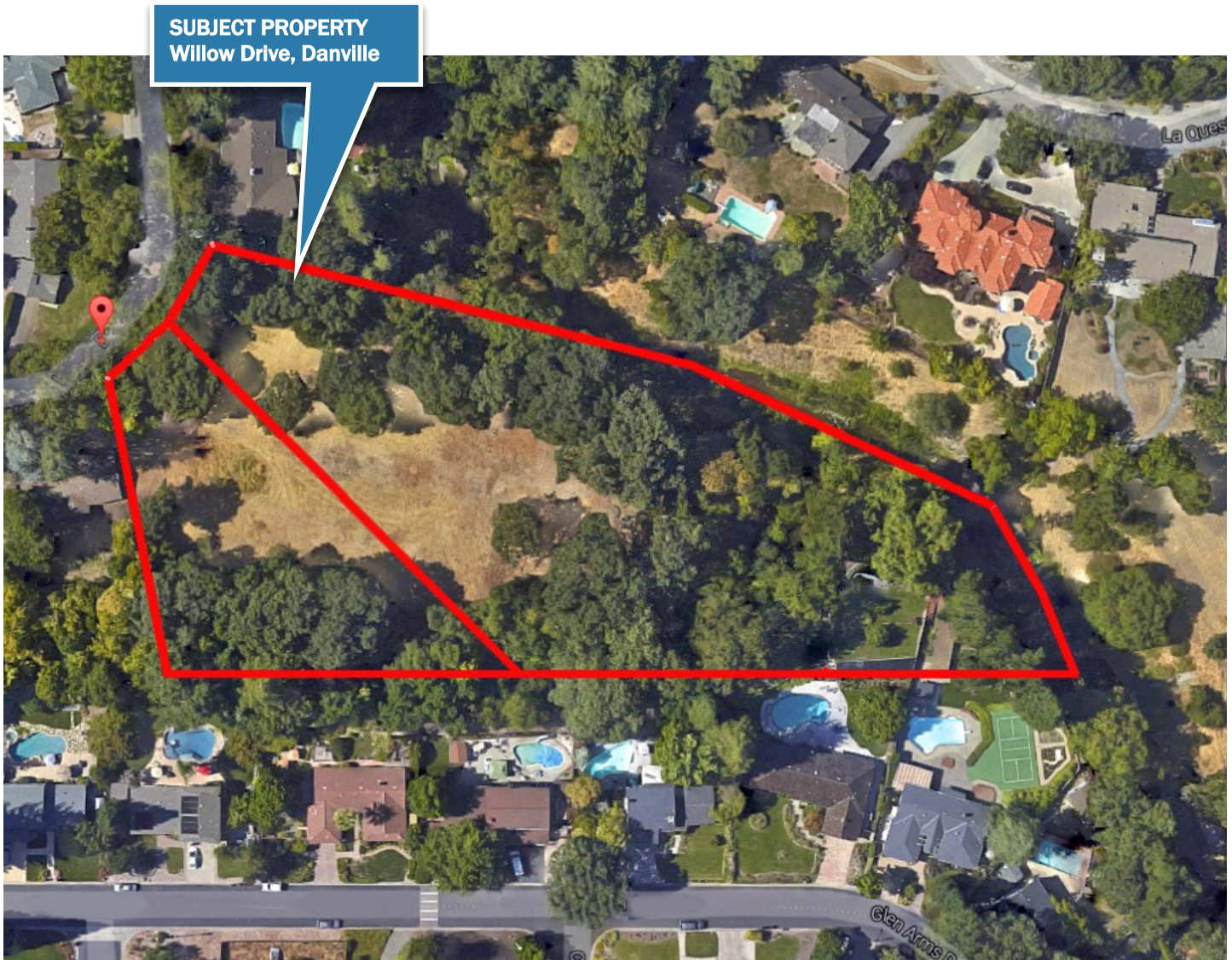
REGIONAL MAP



CITY MAP



NEIGHBORHOOD MAP



PARCEL MAP

