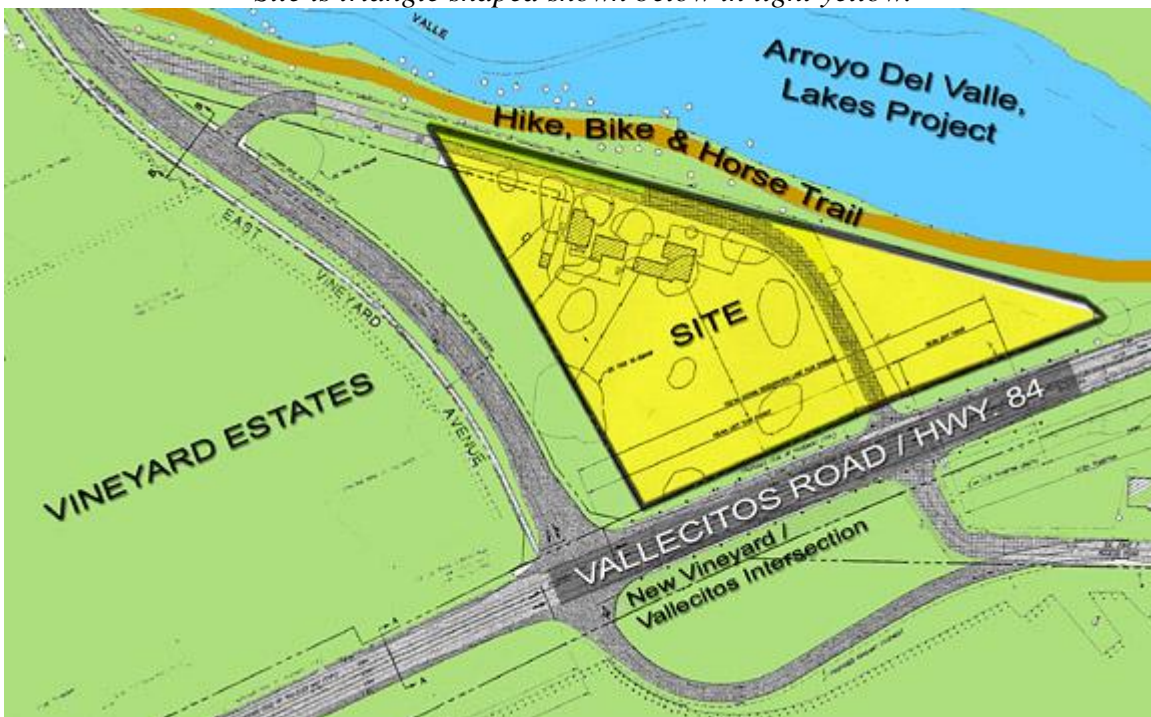


# LIVERMORE PROPERTY COMPANY

## **South Livermore Wine Country Land Opportunity Vallecitos @ Vineyard Ave +/- 3 Acres Lease/Purchase Option/Joint Venture Flexible Financing & Terms Available**

“Gateway” parcel gives visible entry to the gorgeous South Livermore Wine Country. Site is within a mile of the Ruby Hill Development and is surrounded by the Vineyard Estates. The property is currently zoned PD AG/Rural Residential (one home per lot) with a winery conditionally permitted. There is support for a rezone to Vineyard Commercial Uses to compliment the local wine industry. Potential retail uses include Wine Tasting & Events as well as Specialty Shops with a variety of uses catering to Wine Country Visitors.

*Site is triangle shaped shown below in light yellow.*



Vineyard Avenue currently divides the two parcels but will be moved to form the southern border of the parcel in 2009/2010. The cross hatched areas show approximately where the former road will then be removed so that the two parcels become one. The property will then be accessed via the curved entry shown top left from the new East Vineyard Ave. A series of Lakes are planned for the Arroyo Del Valle to the Northeast.

*For more information, please contact:*

**Livermore Property Company  
Brock Hopkins, Broker ID 00886091  
(925) 456.6030 or visit [www.LPCEX.com](http://www.LPCEX.com)**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.