

# CALL FOR PRICING



## PROPOSED MIXED USE DEVELOPMENT

Highway 104 & Castle Oaks Drive  
Ione, CA

**PROPOSED GROCERY, HOTEL, QSR,  
GAS STATION, MINI STORAGE, ETC.**



THE  
**EDWARDS  
COMPANY**  
commercial real estate services

For further information, contact:  
**The Edwards Company**  
916.277.8120

Steve Edwards  
steve@theedwardsco.com  
Lic # 00977718

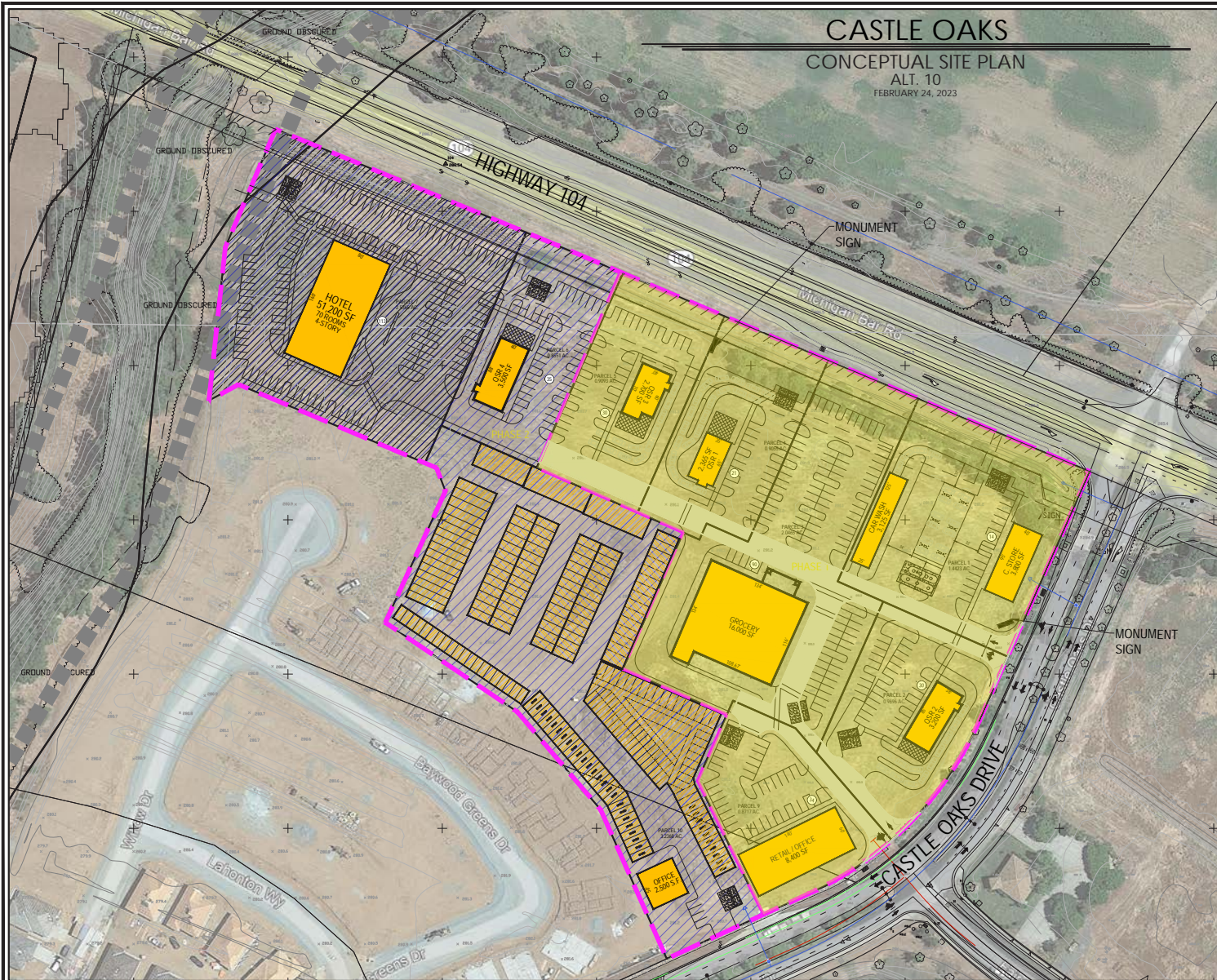


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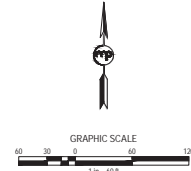
# SITE MAP

## CASTLE OAKS CONCEPTUAL SITE PLAN ALT. 10 FEBRUARY 24, 2023

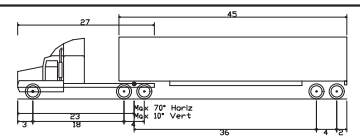


BLDG	USE	SF	AREA	FAR	CODE		BY USE	PARKING PROVIDED
					per/SP	# PHSE		
HOTEL (20 Rooms)	Hotel	51,200	2.54	0.463	Room	78	11.8	
FUEL	Gas Station	3,800	1.44	0.051	Room	13	14	
GROCERY	Grocery	16,000	2.05	0.179	Room	53	90	
CSR 1	Drink Thru	2,385	0.91	0.060	Room	8	21	
CSR 2	Drink Thru	3,200	0.97	0.076	Room	11	30	
CSR 3	Food / Retail	2,700	0.91	0.068	Room	9	30	
CSR 4	Food / Retail	3,300	0.86	0.093	Room	12	35	
RETAIL/OFFICE	Office	8,600	0.87	0.222	Room	28	34	
STORAGE	Storage	64,000	1.24	0.453	Room	3	3	
		<b>155,185</b>	<b>11.78</b>	<b>0.238</b>		<b>214</b>	<b>170</b>	

**CITY OF IONE, CALIFORNIA**  
**CASTLE OAKS GATEWAY POLICY AREA**  
**ZONING**  
 CURRENT: PD - PLANNED DEVELOPMENT  
 PROPOSED: PD - PLANNED DEVELOPMENT  
**LAND USE**  
 CURRENT: SPA - SPECIAL PLANNING AREA  
 PROPOSED: SPA - SPECIAL PLANNING AREA  
**SETBACKS**  
 FRONT: 20 FEET  
 SIDE: NONE  
 REAR: 25 FEET  
**BUILDING HEIGHT LIMITS**  
 MAXIMUM: 4 STORIES - 50 FEET  
**PARKING STANDARDS: (90 DEGREE)**  
 STALL WIDTH: 9 FEET  
 STALL LENGTH: 18 FEET  
 AISLE WIDTH BETWEEN STALLS: 23 FEET



### PHASE LINE



California Legal Design Vehicle  
 Overall Length 65.00ft  
 Overall Width 8.50ft  
 Overall Body Height 12.25ft  
 Min Body Ground Clearance 14.25ft  
 Track Width 8.50ft  
 Lock-to-lock time 0.05  
 Max Steering Angle (Virtual) 26.30°

NO.	DESCRIPTION	APPROV. INGS.	DATE	APPROV. DATE	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 60'	
VERT. 1" = N/A	

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

**mp** **MORTON & PITALO, INC.**  
 CIVIL ENGINEERS • LAND PLANNING • LAND SURVEYING  
 Folsom • Fresno  
 600 Coolidge Drive, Suite #1140  
 Folsom, CA 95630  
 phone: (916) 984-7421  
 web: www.mpeinc.com

CONCEPTUAL SITE PLAN FOR  
**CASTLE OAKS**  
 COMMERCIAL  
 IONE, CALIFORNIA

DATE	APRIL 7, 2023
SHEET	1
OF	1

NOT FOR CONSTRUCTION



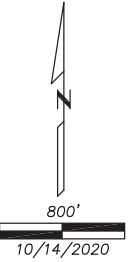
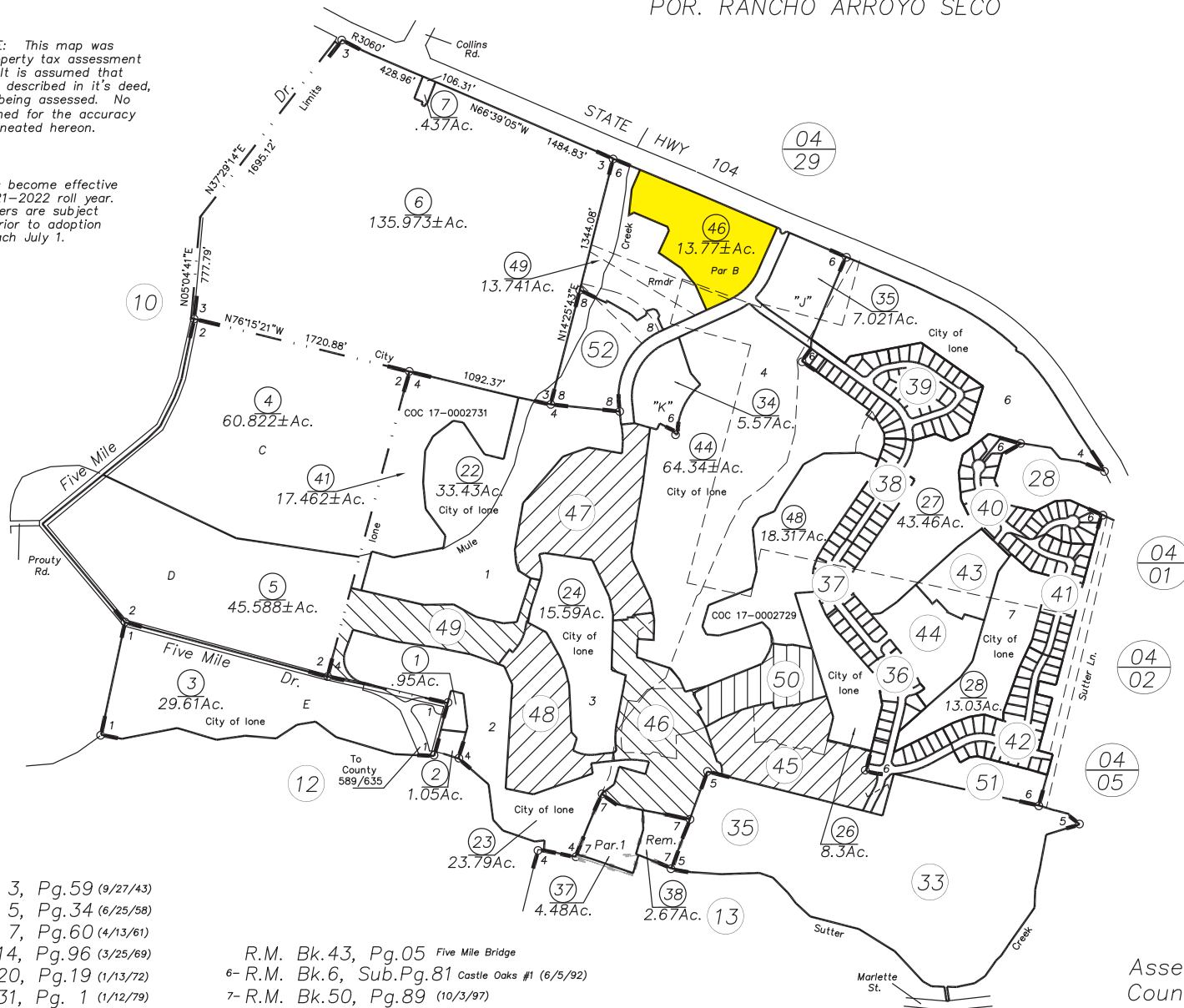
# PARCEL MAP

POR. RANCHO ARROYO SECO

05-32

**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- 1- R.M. Bk. 3, Pg.59 (9/27/43)
- R.M. Bk. 5, Pg.34 (6/25/58)
- R.M. Bk. 7, Pg.60 (4/13/61)
- 2- R.M. Bk.14, Pg.96 (3/25/69)
- 3- R.M. Bk.20, Pg.19 (1/13/72)
- 4- R.M. Bk.31, Pg. 1 (1/12/79)
- 5- R.M. Bk.31, Pg.24 (3/5/79)

- R.M. Bk.43, Pg.05 Five Mile Bridge
- 6- R.M. Bk.6, Sub.Pg.81 Castle Oaks #1 (6/5/92)
- 7- R.M. Bk.50, Pg.89 (10/3/97)
- 8- R.M. Bk.10, Sub.Pg.20 Castle Oaks Village 8A (09/22/20)

Assessor's Map Bk.05, Pg.32  
County of Amador, Calif.

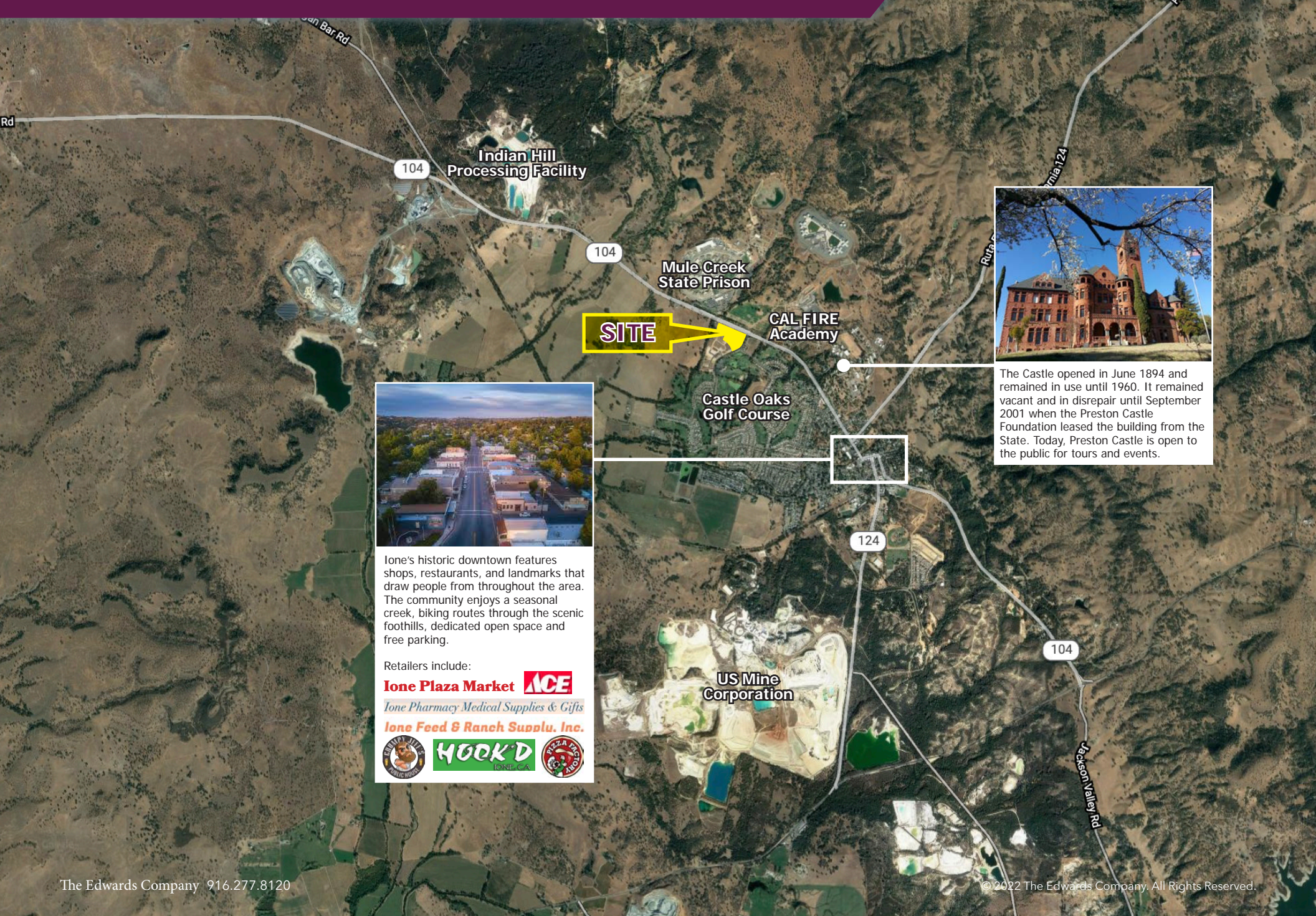


# CASTLE OAKS GOLF COURSE VILLAGE





# IONE AERIAL



The Castle opened in June 1894 and remained in use until 1960. It remained vacant and in disrepair until September 2001 when the Preston Castle Foundation leased the building from the State. Today, Preston Castle is open to the public for tours and events.



Ione's historic downtown features shops, restaurants, and landmarks that draw people from throughout the area. The community enjoys a seasonal creek, biking routes through the scenic foothills, dedicated open space and free parking.

- Retailers include:
- Ione Plaza Market** 
  - Ione Pharmacy Medical Supplies & Gifts*
  - Ione Feed & Ranch Suppl. Inc.**
  -   



# LOCATION



— SITE TO SACRAMENTO - 39.8 MILES - 56 MINS  
— SITE TO ANGELS CAMP - 40.1 MILES - 55 MINS  
— SITE TO LAKE TAHOE - 91.2 MILES - 2 HRS

# DEMOGRAPHICS

5 Mile Radius

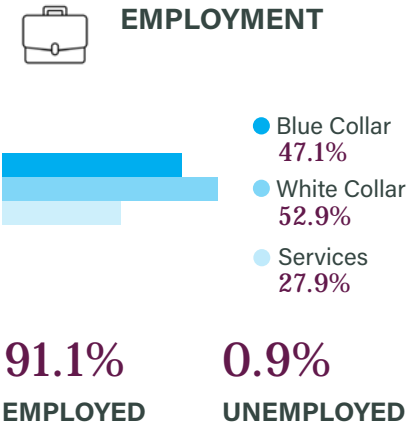
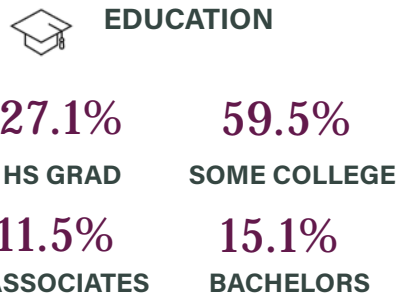
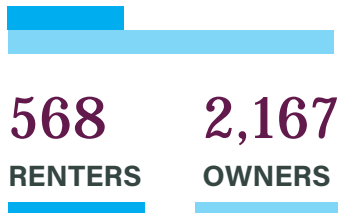
**10,319**  
POPULATION

**2.5**  
AVE HH SIZE

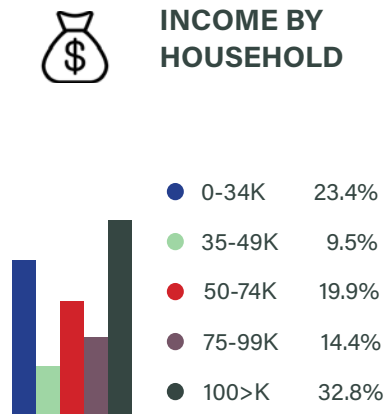
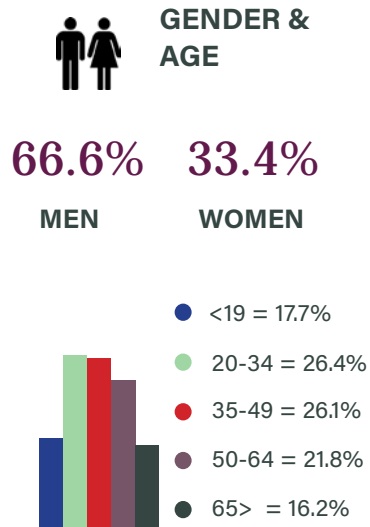
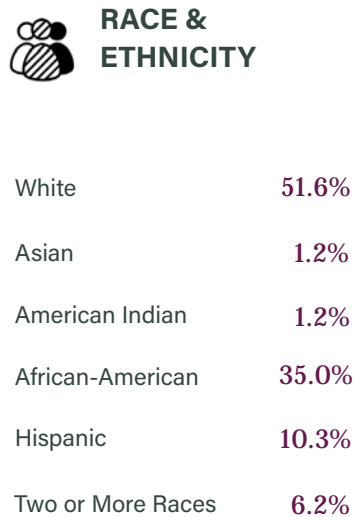
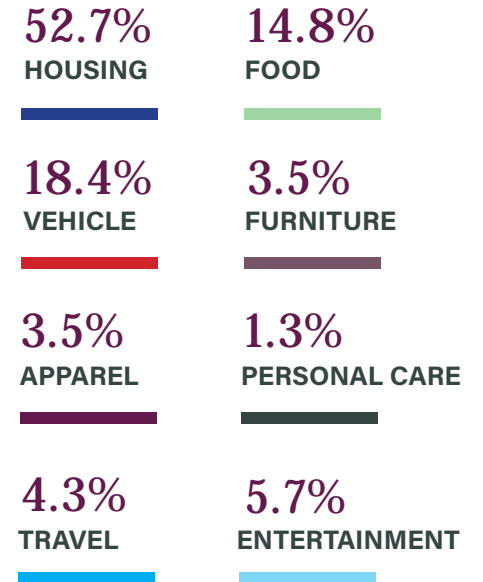
**\$124,340**  
AVE HH INCOME

**42.4**  
MEDIAN AGE

 HOME OWNERSHIP



 AVERAGE MONTHLY HOUSEHOLD SPENDING



# DEMOGRAPHICS

10 Mile Radius

**24,486**

POPULATION

**2.4**

AVE HH SIZE

**\$98,824**

AVE HH INCOME

**45.5**

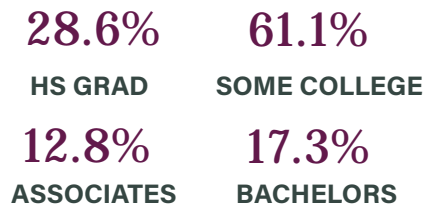
MEDIAN AGE



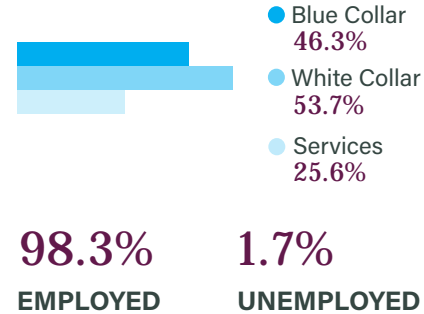
## HOME OWNERSHIP



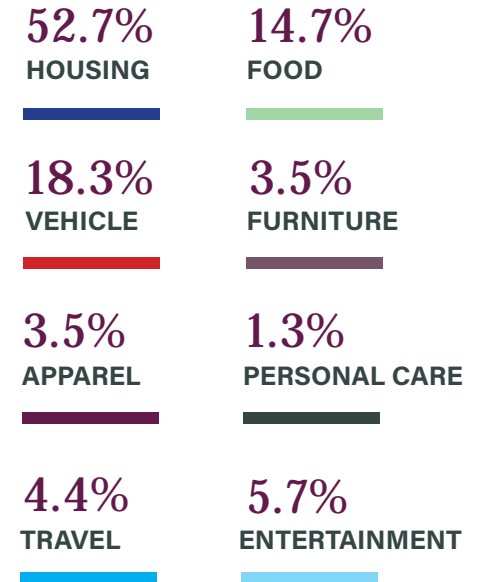
## EDUCATION



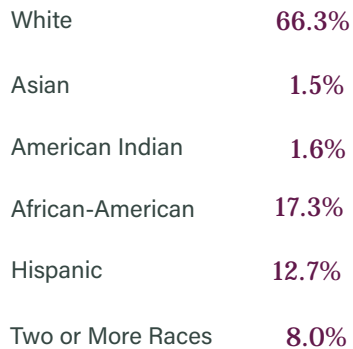
## EMPLOYMENT



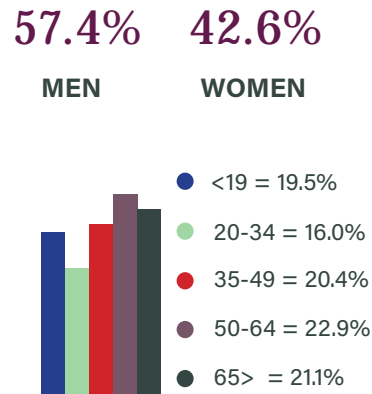
## AVERAGE MONTHLY HOUSEHOLD SPENDING



## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD

