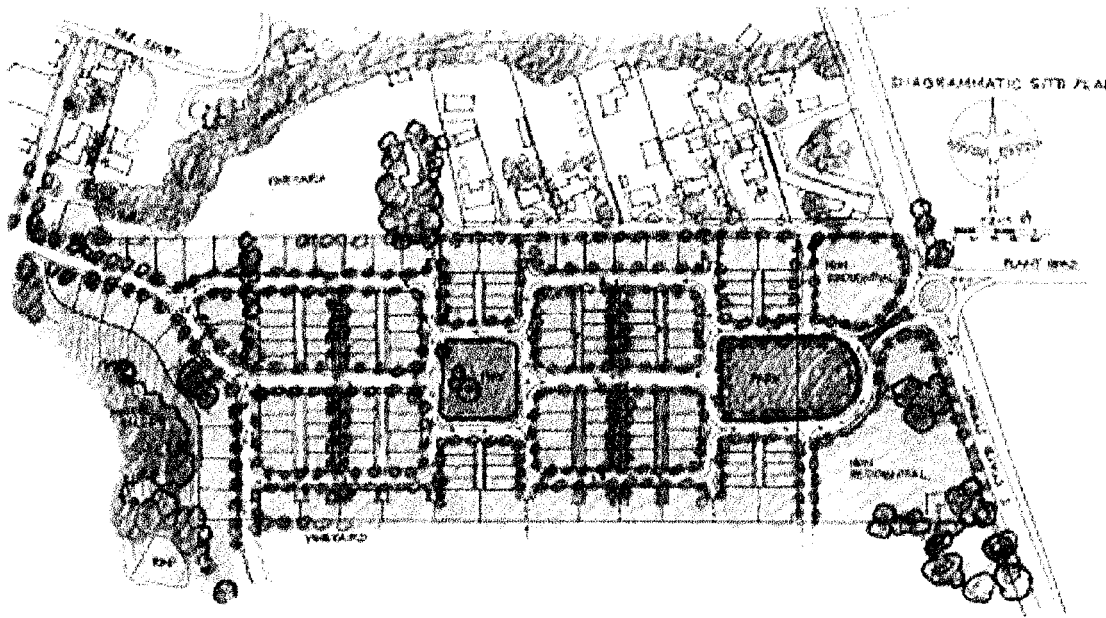
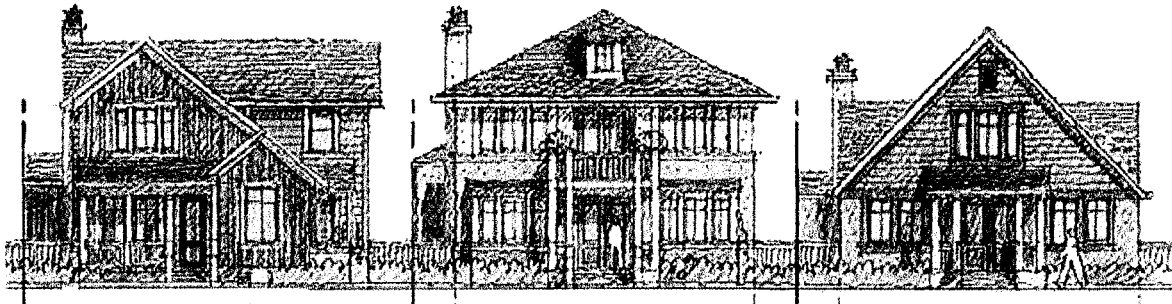


Here is a re-introduction to the approved Gardens Gate project at the south entryway to Ukiah



Garden's Gate was conceived for an abandoned vineyard south of Ukiah in early 2005, and approved in September 2009. The county approved a Major Subdivision with 200 lots on the 46 acre site, including 197 lots for 123 detached single-family dwellings and 74 townhouse dwellings, including 36 units reserved for "moderate-income households," plus two lots of 2.3 acres each for parks, and a 13.1 acre remainder parcel. The project is now owned by a company in Sebastopol.



Garden's Gate is designed as an owner-occupied residential community with park amenities and other public improvements that will be managed by a homeowner's association. The streets within Garden's Gate project include extensive sidewalk landscaping and traffic calming features that are designed to create a safe and pleasant pedestrian setting. A roundabout and main entry road to Garden's Gate will be constructed on South State Street, opposite Plant Road. The roundabout is designed to alleviate future traffic congestion along this section of South State Street, and to become the southern gateway into the City of Ukiah.

A project available and waiting to happen.

3000 S. State St.  
Ukiah, CA 95482  
50.11 AC · Land For Sale  
Garden's Gate Residential Subdivision

MLS #21528851  
This Land Property is Off-Market



**Listing Price: \$3,900,000** = \$78,000 per Acre  
200 lots = \$19,500 per Lot

Price	N/A	Property Sub-type	Residential (land)
Lot Size	50.11 AC	Property Use Type	Vacant/Owner-User
			<ul style="list-style-type: none"><li>• Electricity/Power</li><li>• Water</li><li>• Telephone</li><li>• Cable</li><li>• Gas/Propane</li></ul>
Property Type	Land	Features	

Listing ID: 19561540 Date Created: 12/18/2015 Last Updated: 01/02/2017

### Description

Garden's Gate Major Residential Subdivision - 200 lots, 50 acres, zoned SR, single family residential, RR-5, rural residential 5 acre minimum, and R-3 multi-family residential.

Site plans, elevations and floor plans showing lot and building types are available. Easy access to the freeway. Approximately 6 acres of R-3 property can be purchased separately. Located in Ukiah, CA, 2-hour drive north of San Francisco on Hwy 101.

### Utilities

- Electricity/Power
- Water
- Telephone
- Cable
- Gas/Propane

### 3000 S. State St., Ukiah, CA 95482

Garden's Gate Major Residential Subdivision- 200 lots, 50 acres zoned SR, suburban residential, RR-5, rural residential 5 acre minimum, and R-3 multi-family residential. Site plans, elevations and floor plans showing lot and building types are available. Easy access to highway 101, located 2 hours north of San Francisco. Approximately 6 acres of R-3 property can be purchased separately.

### General Information

# of Lots: 5 or More Lots  
Current Use: Vineyard  
Existing Structures: Workshop(s)  
Fencing: None  
Sewer/Septic: Sewer Public  
Lot Size (Sq. Ft.): 2,182,792  
Acres: 50.11  
Crops: Grapes  
Water Source: Water Mutual

### Community Information

County: Mendocino  
School District: Ukiah Unified  
HOA: No

### General Information

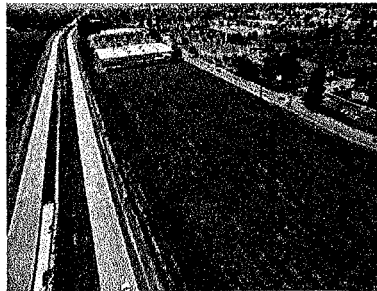
Property Type: Lots & Land  
Transaction Type: Sale  
New Construct/Resale: Resale  
Status: Active, no

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### ***Other Land for Sale***

675 North Orchard Avenue  
Ukiah

5.6 acres: \$3,659,040  
Commercial  
\$653,400 per acre



190 Orr Street  
Ukiah

3.26 acres: \$950,000  
Mixed Use  
Planned Development  
\$291,411 per acre

