

SCAN FOR
VIDEO



UP TO 800
VESTED
TENTATIVE
MAPPED LOTS

COPPER VALLEY
MASTER-PLANNED COMMUNITY

SEEKING HOMEBUILDERS FOR THE GOLF CLUB AT COPPER VALLEY IN
COPPEROPOLIS, CA. VESTED TENTATIVE MAP AND FINISHED LOTS.

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COMMERCIAL REAL ESTATE SERVICES

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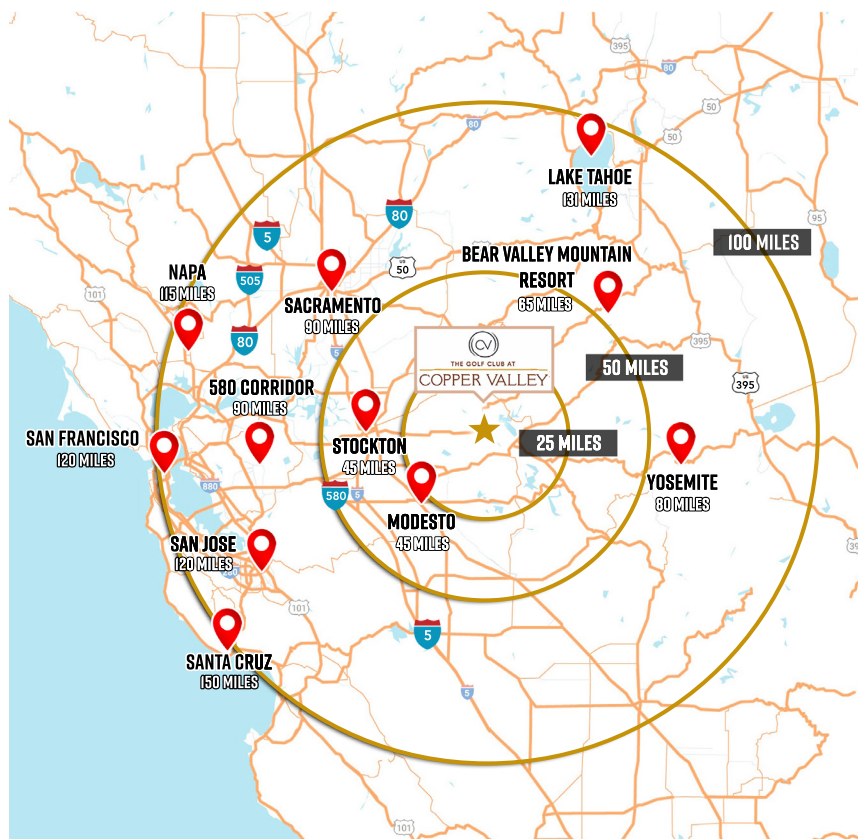
COPPER VALLEY DEVELOPMENT THE OPPORTUNITY

COPPER VALLEY, CA

WHY COPPER VALLEY?

Located in the picturesque Sierra Foothills, Copper Valley offers a unique blend of natural beauty, modern amenities, and accessibility.

- Strong Market Appeal: Home to increasing interest from families, professionals, retirees, and second home buyers seeking an unparalleled outdoor lifestyle.
- Prime Location: Within reach of Bay Area and Central Valley hubs, ideal for commuters and weekend retreats at an 850-foot elevation.
- Established Completed backbone Infrastructure: Utilities, roads, golf course, clubhouse and other community amenities are in place, reducing development lead times



THE BUILDER'S ADVANTAGE

- Rapid Entry to Market: Shovel- ready VTM parcels streamline your building process.
- Partnership Potential: Establish your presence as the primary homebuilder in this vibrant community with well over 450 existing homes.
- Long-Term Value: Benefit from strong appreciation and sustained demand in one of California's up- and-coming regions with well below Bay Area average hook-up fees and HOA costs.

This is your opportunity to bring your vision to life and shape the future of Copper Valley. Contact us to learn more about this exceptional investment and join us in transforming this vibrant market.

[VIDEO LINK HERE](#)



COPPER VALLEY DEVELOPMENT

THE GOLF CLUB AT COPPER VALLEY

COPPER VALLEY, CA

MASTERPLAN LEGEND

The newly approved revised Vested Tentative Map for the Golf Club at Copper Valley is approved for a total of 1,349 residential units inclusive of the existing 549 finished lots today. Ownership owns approximately 85 finished lots in various areas in the masterplan with the majority of them (55) in the Quail Creek neighborhood.

The five new areas for development are colored on the adjacent map and are as follows:

QUAIL CREEK- Homes are currently being built in the 55-unit neighborhood on existing lots ranging in size from 8500 SF to 12,500 SF. The three models range from 2200 SF to 2460SF. The homes are priced from \$700-900K.

PARCEL H- Plans are in progress for the 18-acre Parcel H which is located adjacent to the clubhouse. The parcel has the highest density zoning in the whole masterplan at 12 units to the acre. The current plan is to build 48 condominiums at approximately 90 patio homes all with golf frontage.

MITCHELL LAKE- This neighborhood of approximately 116 residential units is currently being designed as the next final map to be recorded. The Mitchell Lake product will range in size from 1400-1900 SF.

PROMINENCE- This neighborhood has some of the most desirable areas of the project left to be developed. It features numerous opportunities for golf frontage

ots and south facing lots that will look over the future high-end Tuscany Hills development and open space with access to Lake Tulloch. In total approximately 170 lots are planned.

POTENTIAL ACTIVE ADULT- The future active adult area consists of approximately 376 homesites. The area has the potential to have another 9 holes of golf or a three-hole loop in the center or be planted with vineyards. There will be a northern entrance to this area through the Vineyard Estates parcel. It is envisioned that a portion of these lots will be age restricted with homes plans ranging from 1400 to 2500 SF.

ZONDA REPORT



COPPER VALLEY: CALIFORNIA'S NEXT GREAT ACTIVE ADULT COMMUNITY OPPORTUNITY

Imagine being part of a master-planned community where the groundwork is already laid for your next active adult development success. Copper Valley is a fully functional 890-acre master plan in California's Sierra Nevada foothills, complete with a bustling Town Square, top-tier amenities, and hundreds of entitled homesites. Now, 404 of those home lots – in a neighborhood envisioned for active adults – are available for investment. This is a rare chance to build in a resort-style community that combines natural beauty, modern infrastructure, and a strong market demand waiting to be captured.

SCAN FOR
MORE INFORMATION



CONTACT OUR MARKET ADVISORS FOR MORE INFORMATION

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