

FOR SALE > 9-HOLE, 25 ACRE GOLF COURSE "AS IS"

# Grayson Woods Golf Course

400 IRON HILL ST. PLEASANT HILL, CA



***Drastically Reduced Price!***



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## Location

Grayson Woods is regionally located in Pleasant Hill, County of Contra Costa.

The location is close to the award winning Downtown Pleasant Hill Shopping Center, which has a wide collection of shops, restaurants and a movie theatre. The Regional City Offices, churches and schools are also in close proximity as well as Sun Valley Shopping Center.

There is easy access from Interstate 680 off Gregory Lane and Contra Costa Boulevard. It is ideally situated to serve the East Bay, including affluent areas of Orinda, Lafayette and Walnut Creek.

## Property Description

The property is at the east end of Grayson Road and is comprised of approximately 26.34 acres. The topography has attractive physical characteristics with fabulous views of Mt. Diablo.

Assessors Parcel Numbers: # 164-040-037,039

## Property History

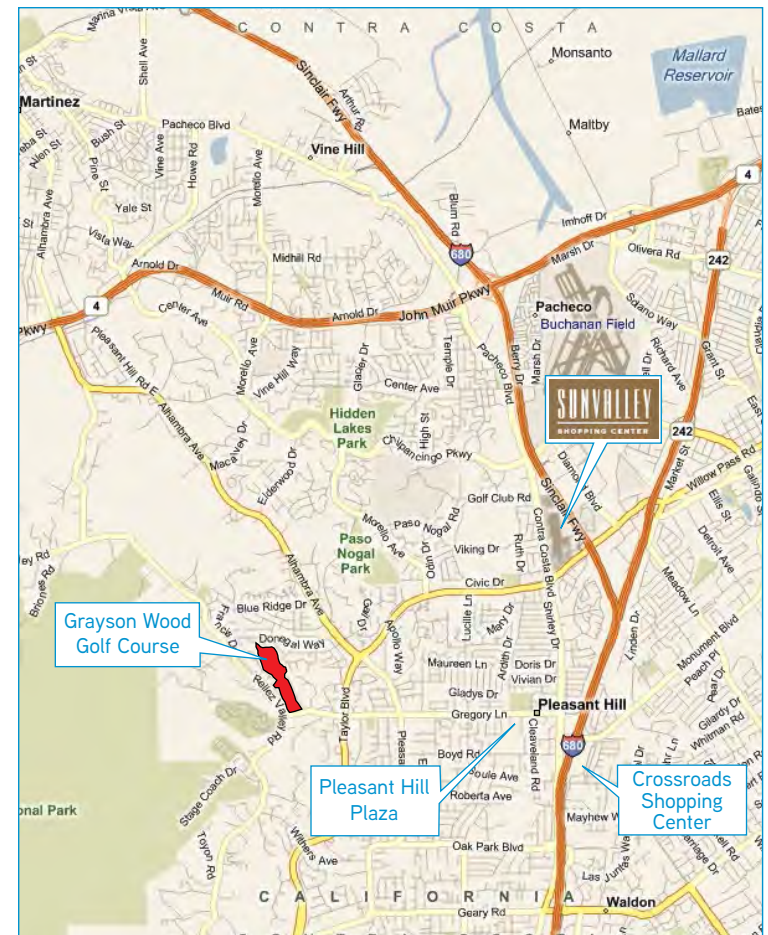
This property was built as a 9-hole golf course with a putting green and clubhouse. Grayson woods residential community surrounds the course with excellent views.

## General Plan

The golf course is designated Open Space. Adjacent residences to the east and west of the project site are designated Single Family Residential

## Zoning

The Grayson Woods golf course and surrounding properties are zoned HPUD-Hillside Planned Unit development (Ordinance 628).



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# Confidentiality, Disclaimer and Exclusive Agency Memorandum

Colliers International ("Broker") has been engaged as the marketing agent for the sale of Grayson Woods Golf Course in Pleasant Hill, California for Redevelopment ("Property").

The Property is being offered for sale in "as-is, where-is" condition and Seller and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Broker as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

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If you have an interest in the redevelopment of Grayson Woods Golf Course in Pleasant Hill, California, at this time, please return this Offering Memorandum to:

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925 463 0747 Facsimile  
[sandra.weck@colliers.com](mailto:sandra.weck@colliers.com)

PLEASE BE ADVISED THAT WE ARE NOT AUTHORIZED TO RELEASE ANY MARKETING MATERIAL UNLESS THIS CONFIDENTIAL AGREEMENT HAS BEEN COMPLETELY FILLED OUT AND THE BUYER INFORMATION VERIFIED.

Agreed & Accepted (Potential Purchaser)

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Company Name: \_\_\_\_\_

Agreed & Accepted (Agent)

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Company Name: \_\_\_\_\_

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