

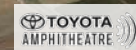
SITE

Large Park & Future School

65



FORTY MILE ROAD



70



PLUMAS ARBOGA ROAD

70

RIVER OAKS BLVD

Rio Del Oro Elementary School

Riverside Meadows Intermediate School



472 FINISHED LOTS

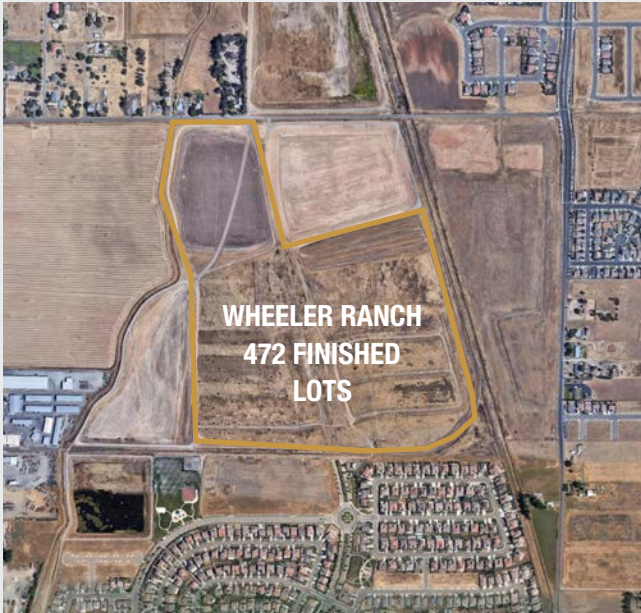
WHEELER RANCH

Located along Feather River Rd. & Ella Ave.,
Plumas Lake, CA 95961 Yuba County. Close
access to Highway 70.



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* 310 AVAILABLE LOTS SPANNING THREE VILLAGES



PROJECT OVERVIEW

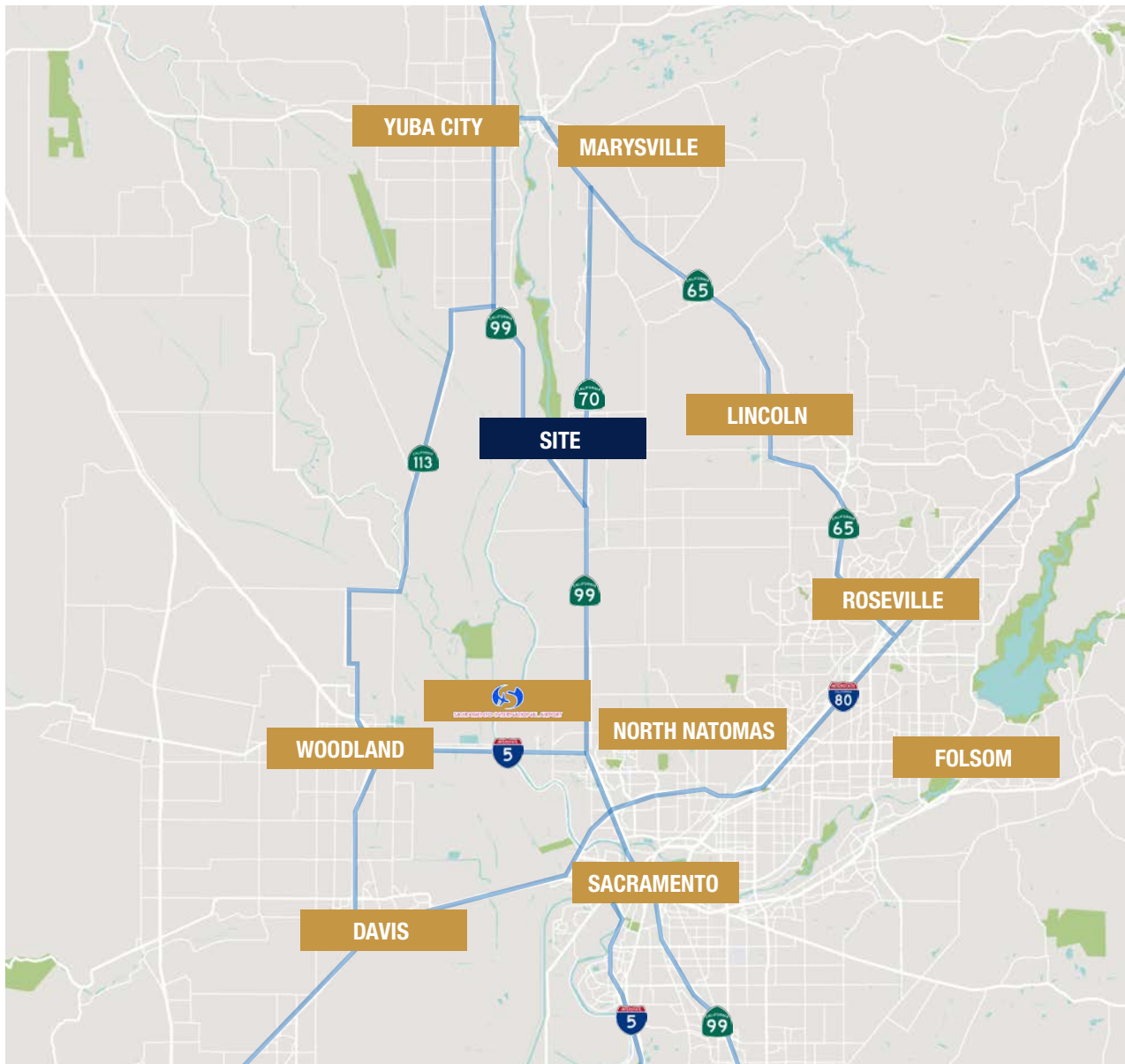
Nestled in the heart of the greater Sacramento Valley, this property offers an exceptional investment opportunity. Its prime location provides easy commutes to major job centers in Sacramento, Davis, Yuba City, and Marysville.

As the new phase of the established Wheeler Ranch community, it features planned parks, open spaces, and a future school site, creating a strong, family-oriented neighborhood. With direct access to Highway 70, it is positioned between the employment hubs of Yuba City/ Marysville and North Sacramento/ Roseville. The area's growth is underscored by a new Costco under construction and upcoming retail and sports/ entertainment venues breaking ground in 2026.

Brought to you by the same team as the River Oaks Project, promising you a timely delivery of finished lots.

PROPERTY DETAILS

Project Overview	472 Finished Lots, 310 currently available. Typical lot sizes are 50' or 55' x110'. Project comprises of 5 villages with many oversized lots. Large community park coming in 2026. Final maps filed.
APN	014-840-006
Building Permit Fees	+/- \$87,000 Fees per lot
Taxes/Assessments	Taxes and Community facilities district assessments not to exceed a tax rate of 1.80%
Surrounding Development	12 communities currently selling have an average price of \$530,000. Average sales per month is 3.56 homes per community, new homes range in size from ±1,410 SF priced at \$291 per SF to ±3,497 SF priced at \$157 per SF according to Ryness Report. The top preforming builders in Plumas Lake are pulling 8.5 permits per month.
School Summary	Arboga Elementary School: K- 7 (0.6 Miles Away) Lindhurst High School: 9-12 (2.2 Miles Away) Yuba Garden Intermediate School: 7-8 (2.2 Miles Away)
Utilities	Electricity - PG&E Water - OPUD Sewer - OPUD Broadband Service - AT&T Internet
Municipality	Yuba County
Plumas Lake Demographics	Population: 7,573 (2019 US Census Data) - 51.67% Male 48.33% Female Average Household Income: \$109,524.00 (2019 US Census Data) - 81.45% White Collar 15.55% Blue Collar Housing Units: 2,242, with more under construction - 87.57% Owner-Occupied 12.43% Renter-Occupied



LOCATION ANALYSIS

In review of the Plumas Lake development area, the demographics provide for strong support of additional housing. There has been a continued growth in the regional housing market which is supported by a household median income of \$109,000 or greater. The strength in the market is also supported by a large majority of residents being white collar employees with higher paying jobs. It also indicates that there are strong educational facilities in the area helping to draw future buyers to the area. Overall, the demographics support a strong residential market that is continuing to grow.

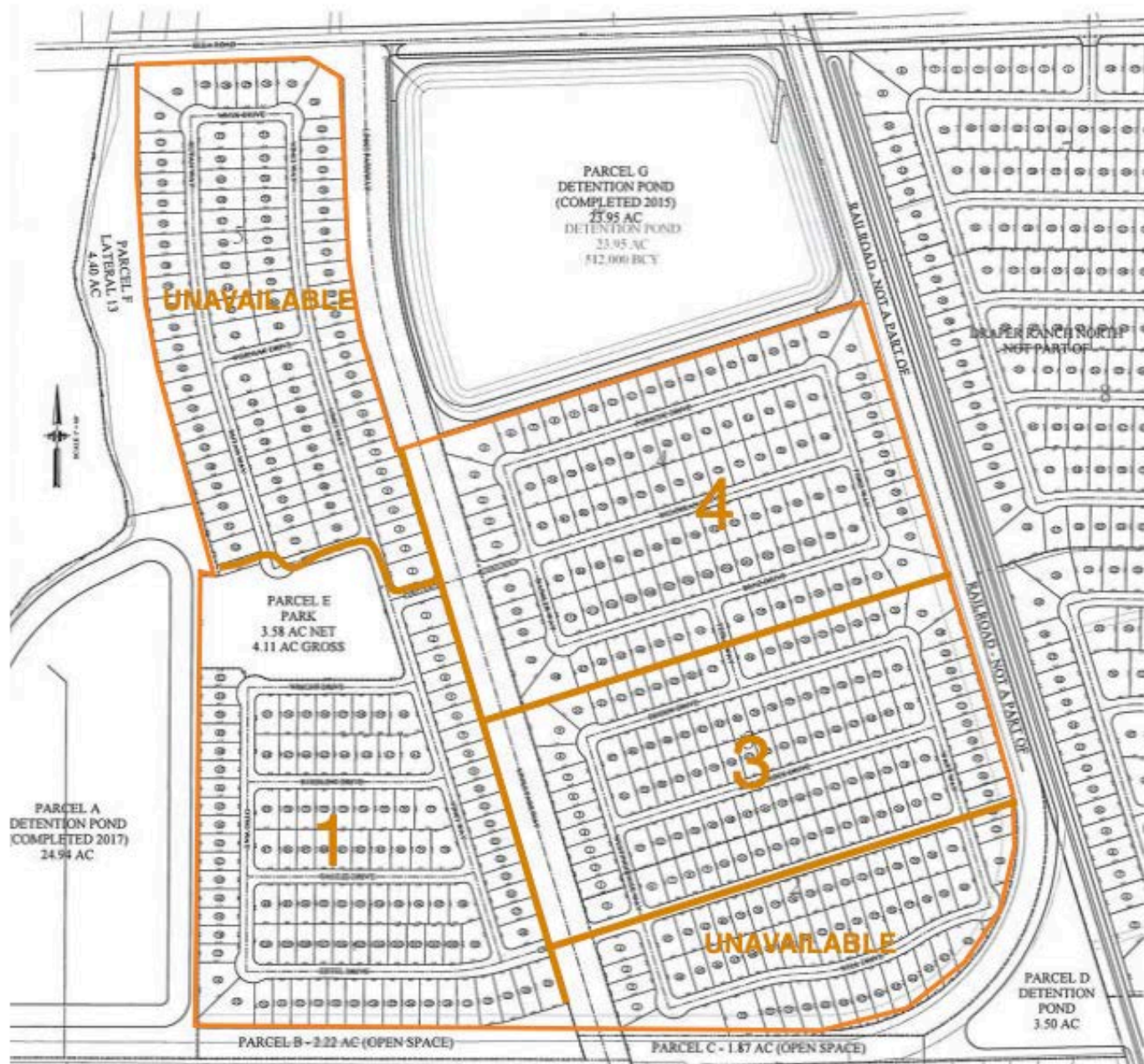
DRIVE TIMES

Yuba City	18 Minutes
Marysville	18 Minutes
Lincoln	28 Minutes
Roseville	40 Minutes
Sacramento	32 Minutes
North Natomas	26 Minutes
Woodland	39 Minutes
Davis	43 Minutes
SMF - Sacramento International Airport	30 Minutes

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PARCEL MAP VILLAGES



VILLAGE 1: 110 FINISHED LOTS- 50' X 100'-AVAILABLE

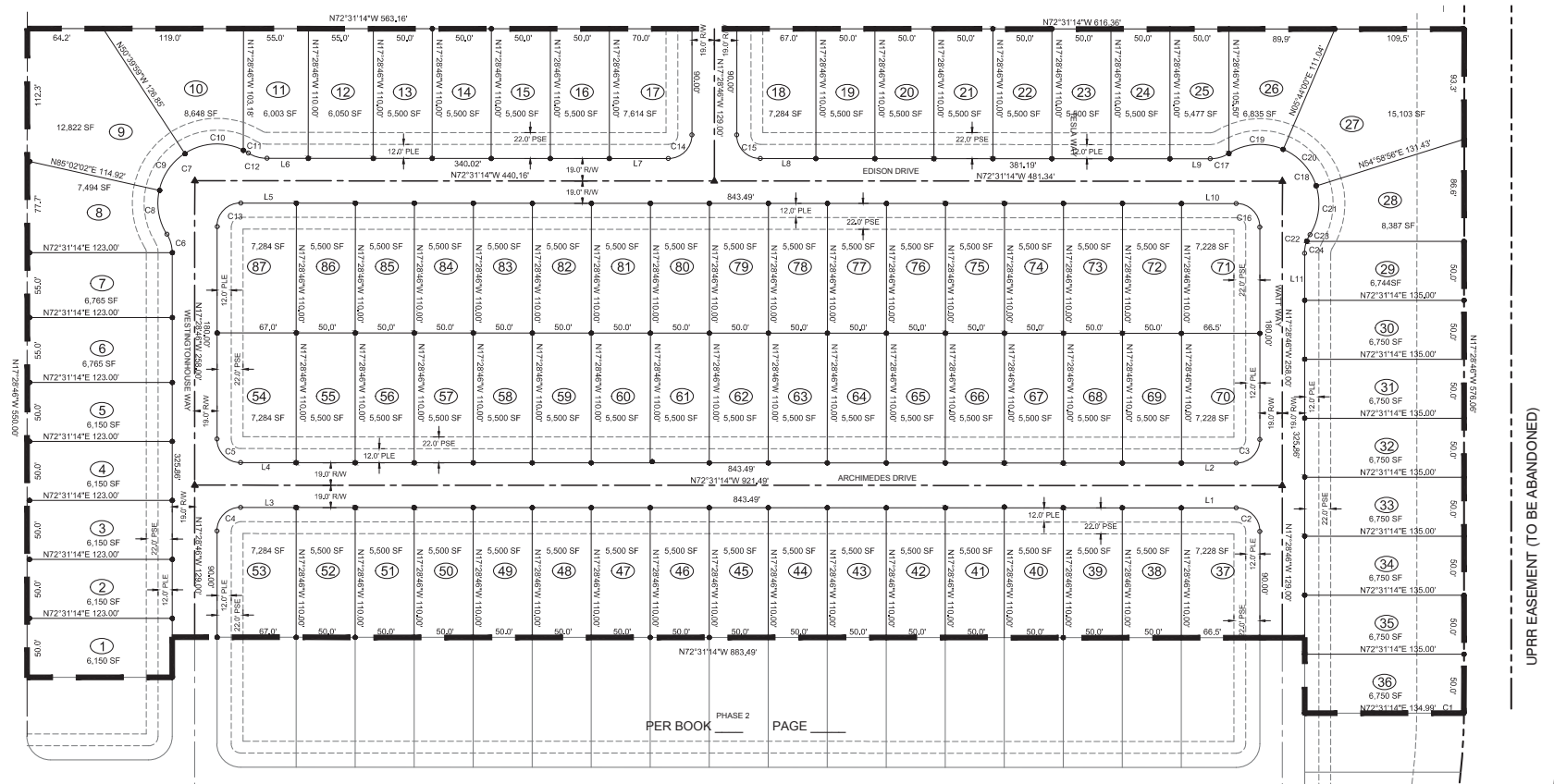


2026- Community Park



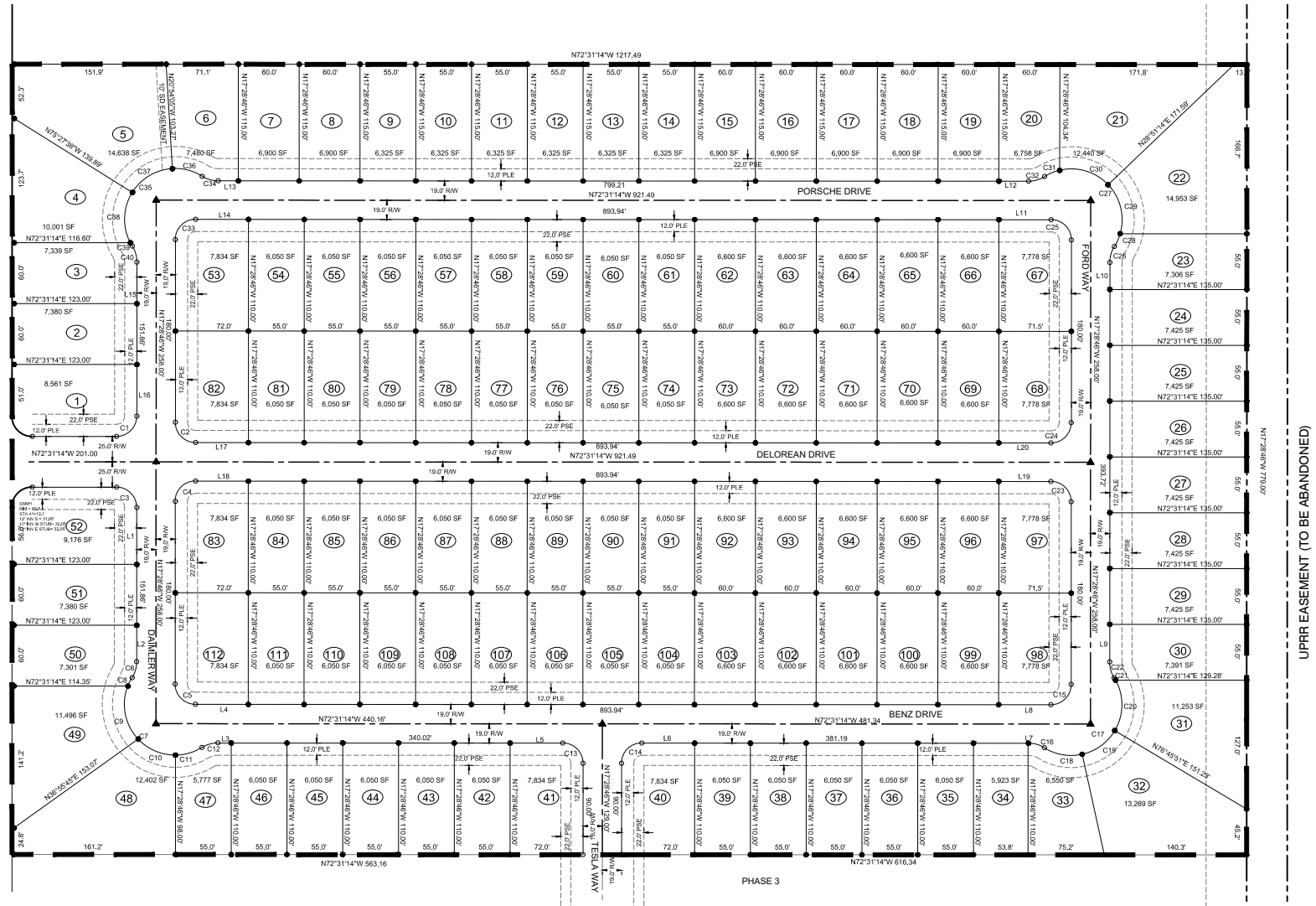
Nestled within a landscape of planned amenities, Village 1 is perfectly positioned. It borders the RD784 detention basin to the west and a quiet, open-space UPRR (inactive) spur to the south. Beyond the railroad parcel lies a future school site and an existing community park nestled within an established neighborhood. To the north, residents will enjoy a new community park, scheduled for completion in 2026 as part of the Wheeler Ranch Phase II project.

VILLAGE 3: 87 FINISHED LOTS- 50' X 100'-AVAILABLE



Strategically positioned between Villages 2 and 4, Village 3 offers a premier location. Its western edge borders a serene, open-space railroad easement, slated for a future bike and trail network alongside a new single-family home community. This village includes 48.65 valuable unit credits for TRLIA fees, representing an approximate value of \$13,000 per unit.

VILLAGE 4: 113 FINISHED LOTS- 55' X 110'-AVAILABLE



Village 4 enjoys a premium setting, directly south of the RD784 Basin pond. To the east, an inactive railroad spur preserved as open space will feature future biking and walking trails, connecting to additional planned single-family homes.

FUTURE DEVELOPMENT

-  Residential Development
-  Commercial Development
-  Multi-Family Development



MARKET HOME SALE COMPARISONS

Home Builder	Low	High
Cresleigh Homes Meadows at Plumas Ranch	\$460,000	\$554,500
Cresleigh Homes Riverside at Plumas Ranch	\$447,900	\$513,900
Richmond American Seasons at River Oaks	\$456,950	\$553,950
Lennar Homes Sonoma Ranch	\$620,345	\$690,629
Meritage Homes Crosswinds at River Oaks	\$428,990	\$519,990
Legacy Homes Willow Creek	\$446,990	\$517,990
Richmond American Seasons at Thoroughbred Acres	\$423,950	\$481,950
DR Horton Diamante at Plumas Lake	\$406,990	\$425,990

LOCATION OVERVIEW

Wheeler Ranch is located in the heart of Yuba County off of highway 70, in Plumas Lake and south of historic Marysville. Plumas Lake is approximately 30 miles north of Sacramento in close proximity to the new Hard Rock Casino & Hotel, Plumas Lake Country Club, Toyota Amphitheater, and the Yuba County Airport.



RECENT JAS CAPITAL PROJECTS

Wheeler Ranch II Site, Unit 2. 72 lots sold in 2025 to K.Hovnanian



Leaks Subdivision. 162 lots sold in 2024 to Richmond American Homes



RECENT JAS CAPITAL PROJECTS

River Oaks Subdivision. 249 lots Sold in 2020-21. 83 to Richmond American, 72 to Meritage & 94 to DR Horton.



Aspire at Sycamore Ranch- 2025 Land Banked 64 lots in Yuba City, Ca. for K. Hovnanian





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