



## PRESTON SCHOOL OF INDUSTRY

RP #: 1575  
 Address: 201 Waterman Road  
 Lone, CA 95640  
 Amador County  
 Agency: Youth Authority  
 Parcel Size: 599 acres

This property is currently used as a youth correctional facility. In its June 2004 report, the Corrections Independent Review Panel recommends that this facility be closed and that the wards be transferred to the Northern California Women’s Facility in Stockton, which is now closed.

The property is located in the Amador wine region, an increasingly popular residential area and weekend destination. The property consists of older facilities and considerable open space.

This is a rural area, but like other foothill communities east of Sacramento, the area is developing quickly. Possible reuse opportunities include residential housing or perhaps a winery and vineyard.



### ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$0.46	Price Per Square Foot: \$0.57
Price Per Acre: \$20,000	Price Per Acre: \$25,000
Total Value: \$12,000,000	Total Value: \$15,000,000
	Comments: Highest and best use unknown; potential agricultural or residential use.