

**Request for Proposals (RFP)**  
**Commercial Real Estate Brokerage Services**  
**Diablo Grande Community Facilities District No. 1 Properties**

**Issued by:**  
Diablo Grande Community Facilities District No. 1 (CFD)

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## **1. Introduction**

Diablo Grande Community Facilities District No. 1 (the “CFD”), through its governing authority, Western Hills Water District (“WHWD”), is seeking proposals from qualified Commercial Real Estate Brokers to provide listing and marketing services for real property owned by the CFD within the Diablo Grande Community (the “Property”).

The selected broker will be responsible for marketing the Property to qualified development entities capable of acquiring and completing the development of the Property.

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## **2. The Property**

The Property to be marketed consists of approximately **3,037 acres** within the preliminary development plan for the Diablo Grande Community. The Diablo Grande Community is a gated community located approximately 9 miles west of the City of Patterson, California in western Stanislaus County (the "County") and currently has approximately 595 existing residential homes. The County lies between San Joaquin County on the north, Merced County on the south, and Santa Clara County on the west. The County is traversed by two major highways, Interstate 5 on the west side and State Highway 99 through its central region. The City of Modesto is the County seat with a population of 218,069 according to 2022 U.S. Census Bureau estimates.

The Property currently includes:

- 63 custom residential lots with stubbed utilities, streets, etc.
- Land approved for approximately 1,800 additional residences
- Two inactive golf courses
- A Clubhouse facility
- A large maintenance building
- Approximately 100 acres of fallow vineyard land

The golf course and vineyard facilities are currently in varying states of disrepair and will require substantial investment and redevelopment.

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## **3. The CFD**

The CFD is presently the debtor in a Chapter 9 bankruptcy proceeding, *In re Diablo Grande Community Facilities District No. 1*, United States Bankruptcy Court for the Eastern District of California Case No. 25-26635-A-9. The principal creditors of the CFD are:

- **Bondholders of the Mello-Roos Bonds Issued by the CFD**
- **County Property Taxes on the Property**
- **Homeowners Association (HOA) Fees assessed against the Property**

The CFD acquired title to the Property through judicial foreclosure actions to enforce the special tax liens against the parcels comprising the Property for unpaid Mello-Roos taxes.

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#### 4. Scope of Services

The objective of this RFP is to identify a **highly qualified commercial real estate brokerage firm** capable of marketing these assets nationally and identifying a reputable and financially capable development entity to acquire the Property and complete the long-term development of the community.

Additional documentation and background information related to this project is available at:

[www.whwd.org/rfp](http://www.whwd.org/rfp)

The selected broker will be expected to:

- List and market the Property on a **national basis**.
  - Develop and implement a **comprehensive marketing strategy** targeting qualified development firms.
  - Identify and vet **reputable development entities** with the financial capacity to complete a large-scale community development project.
  - Coordinate communications between interested parties, the CFD, and relevant legal representatives.
  - Provide periodic updates and reports to the CFD regarding marketing activity and prospective buyers.
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#### 5. Minimum Qualifications

Proposals will only be considered from firms that meet the following qualifications:

- Must be a **licensed Commercial Real Estate Broker** in the United States.
- Demonstrated experience marketing **large-scale land development projects**.
- Proven ability to **market properties nationally** and attract qualified development entities.
- Demonstrated experience working with **complex real estate transactions**, preferably including distressed assets or bankruptcy proceedings.
- Ability to conduct appropriate **due diligence and buyer vetting**.

The CFD seeks to attract **established and reputable development organizations** with demonstrated financial capacity. Interested parties must be capable of placing **substantial funds into escrow** and demonstrating a commitment to completing the development of the community.

The CFD will **not consider proposals** from:

- Individual speculative investors
- Newly formed entities without demonstrated financial backing

- Organizations lacking verifiable credentials or development experience

All potential buyers may be subject to **financial verification and background investigation**.

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## 6. Proposal Submission Requirements

Interested brokerage firms should submit a proposal that includes:

- Company background and qualifications
  - Broker license information
  - Description of relevant experience with similar projects
  - Proposed marketing strategy
  - National marketing capabilities
  - References from previous comparable engagements
  - Fee structure and commission proposal
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## 7. Proposal Deadline

Proposals will be accepted **through May 31, 2026**.

All submitted proposals will be posted, reviewed, and considered by the WHWD Board of Directors as the governing authority for the CFD at a **public Board meeting to be held in June 2026** (date to be announced).

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## 8. Questions and Inquiries

All questions regarding this Request for Proposal should be directed via email to:

Ashley Wilkins  
Diablo Grande Community Facilities District No. 1  
c/o Western Hills Water District  
Email: [awilkins@whwd.org](mailto:awilkins@whwd.org)

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