



DIABLO GRANDE

A DREAM RESORT DEVELOPMENT PROPERTIES FOR SALE

Diablo Grande (DG) is a private residential and resort enclave situated in the Diablo Mountain Range in California. It is a gated community nestled in the oak studded hills of the Diablo Range at an elevation of 1,535 feet. Positioned approximately 9 miles northeast lies the burgeoning hub of Patterson, CA.

Celebrated for its scenic vistas, diverse wildlife, tranquil way of life, and an array of amenities, Diablo Grande is a renowned and must see destination.

Contact Gina Scotland at 209-679-1582



3,037 acres in a serene location
Mixed use residential and
commercial zoning



Space available for up to an
additional 1600 homes



60+ custom view home lots
stubbed for utilities ready to
build



County approved for
additional construction

Exclusive Water District

Water rights up to 2500-acre feet • Sewer rights up to 2300 homes • 2 Championships golf courses – in need of renovation • 2 Winery Vineyards (in need of renovation) • Beautiful Clubhouse including restaurant, bar, pro shop, pool, and other amenities • Ideal setting for weddings, concerts. • Opportunity for Resort Hotel, Winery and Equestrian Center • County Firehouse onsite.



DIABLO GRANDE

The Western Hills Water District (WHWD), as the Custodian and Trustee of the Diablo Grande (DG) Community Facilities District No. 1 (CFD), is the legal development entity of Diablo Grande and DG. Construction has started at 9220 Foxy Court. WHWD will continue as the developer of all properties within Diablo Grande and properties have been sold and will continued to be marketed for active home construction.

WHWD is responsible for the development, management, and protecting the CFD's assets of Diablo Grande. The District continues to operate and maintain key properties, infrastructure, and revenue-producing assets to preserve their value and support future investment and development.

Current responsibilities include:

- Build out and development of Diablo Grande properties.
- Managing and maintaining District-owned real estate and infrastructure.
- Administering leases, licenses, and property agreements.
- Protecting and maintaining public improvements and District assets.
- Preserving infrastructure to support future development.
- Marketing development opportunities to qualified investors and developers.
- Managing District assets and financial operations for the benefit of the CFD and its bondholders.

The District's goal is to transition Diablo Grande to a financially qualified master developer with the experience and resources to complete the community's planned residential, commercial, and recreational development. Successful redevelopment will strengthen the local economy, increase property values and tax revenues, create jobs, and fulfill the long-term vision for Diablo Grande.

WHWD is interested in partnering with qualified builders, investment groups, and development partners interested in the Diablo Grande project are encouraged to contact the District's Development Coordinator for additional information, available development opportunities, and a guided tour of the community, infrastructure, and development sites.

For additional information or to schedule a property tour, please contact:

Gina Scotland

Development Coordinator

Phone: (209) 679-1582

Email: rescotland@yahoo.com

***To view properties or for more information, please contact
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AVAILABLE PROPERTIES FOR SALE

19960 Boar Lane Diablo Grande, CA 95363 For Sale
20000/01 Boar Lane Diablo Grande, CA 95363 For Sale
20010 Boar Lane Diablo Grande, CA 95363 For Sale
20025 Wild Boar Place Diablo Grande, CA 95363 For Sale
20030 Boar Lane Diablo Grande, CA 95363 For Sale
20035 Wild Boar Place Diablo Grande, CA 95363 For Sale
20040 Boar Lane Diablo Grande, CA 95363 For Sale
20040 Boar Lane Diablo Grande, CA 95363 For Sale
20081 Griffiths Court Diablo Grande, CA 95363 For Sale
20120 Griffiths Court Diablo Grande, CA 95363 For Sale
20121 Griffiths Lane Diablo Grande, CA 95363 For Sale
20200 Denis Lane Diablo Grande, CA 95363 For Sale
20201 Denis Lane Diablo Grande, CA 95363 For Sale
20221 Denis Lane Diablo Grande, CA 95363 For Sale
20241 Denis Lane Diablo Grande, CA 95363 For Sale
20261 Denis Lane Diablo Grande, CA 95363 For Sale
20281 Denis Lane Diablo Grande, CA 95363 For Sale
20340 Perrett Court Diablo Grande, CA 95363 For Sale
20341 Perrett Court Diablo Grande, CA 95363 For Sale
20351 Perrett Court Diablo Grande, CA 95363 For Sale
20371 Perrett Court Diablo Grande, CA 95363 Pending
20381 Perrett Court Diablo Grande, CA 95363 Pending
20401 Perrett Court Diablo Grande, CA 95363 For Sale
20460 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20480 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20500 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20520 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20521 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20601 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20620 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20640 Morton Davis Circle Diablo Grande, CA 95363 For Sale

20660 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20700 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20739 Morton Davis Circle Diablo Grande, CA 95363 For Sale
9201 Boar Court Diablo Grande, CA 95363 For Sale
9220 Boar Court Diablo Grande, CA 95363 For Sale
9222 Boar Court Diablo Grande, CA 95363 For Sale
9320 Wild Boar Place Diablo Grande, CA 95363 For Sale
9321 Foxy Court Diablo Grande, CA 95363 Sold
9321 Griffiths Lane Diablo Grande, CA 95363 For Sale
9340 Wild Boar Place Diablo Grande, CA 95363 For Sale
9350 Wild Boar Place Diablo Grande, CA 95363 For Sale
9351 Wild Boar Place Diablo Grande, CA 95363 For Sale
9370 Wild Boar Place Diablo Grande, CA 95363 For Sale
9390 Wild Boar Place Diablo Grande, CA 95363 For Sale
9400 Griffiths Lane Diablo Grande, CA 95363 For Sale
9411 Griffiths Lane Diablo Grande, CA 95363 For Sale
9420 Griffiths Lane Diablo Grande, CA 95363 For Sale
9431 Griffiths Lane Diablo Grande, CA 95363 For Sale
9440 Griffiths Lane Diablo Grande, CA 95363 For Sale
9540 Boar Head Lane Diablo Grande, CA 95363 For Sale
9541 Boar Head Lane Diablo Grande, CA 95363 For Sale
9600 Schneider Lane Diablo Grande, CA 95363 For Sale
9601 Morton Davis Circle Diablo Grande, CA 95363 For Sale
9661 Schneider Lane Diablo Grande, CA 95363 For Sale
9691 Schneider Lane Diablo Grande, CA 95363 For Sale
9000 Griffiths Court Diablo Grande, CA 95363 For Sale
9001 Griffiths Court Diablo Grande, CA 95363 For Sale
8000 Morton Davis Circle Diablo Grande, CA 95363 For Sale
7000 Perrett Court Diablo Grande, CA 95363 For Sale
7002 Perrett Court Diablo Grande, CA 95363 For Sale
7003 Perrett Road Diablo Grande, CA 95363 For Sale

Clubhouse at 9521 Morton Davis Dr Diablo Grande, CA 95363 For Sale

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