

BAKER ||| ESTATES

ADDRESS

545 Pennsylvania Ave



PROPERTY TYPE

Single Family Residence

OCCUPANCY

Vacant

HOA

NO

WELL

NO

AG-WELL

NO

PROPANE

NO

GENERATOR

NO

BACK UP BATTERY

NO

SOLAR

NO

POOL

NO

SEPTIC

NO

PRE-MARKET INSPECTIONS

NONE

Water Source: Public	Gas & Electricity: PG&E	Zoning: HWT (Please See Zoning Explanation Form)
Seller Type: Entity	Entity Type: Corporation	Entity Name: Jmar-Six LLC
Representative: Jorge Martinez	Title: President	Offers Reviewed: As Received

General Information

Number of Bedrooms	3
Number of Bathrooms	2
Square Footage	1527
Year Built	1953
Lot Size	.64 (Acres) 27,878 (SqFt)

Additional Comments

Dual Pane Windows, Charming Floor Plan, Arched Walkways, Original Hardwood Flooring, Character, Large Stone FirePlace.

Interior Features

What type of flooring is in the home?	Hardwood
What type of countertops are in the kitchen and bathrooms?	Laminate
Appliances included in the sale	Oven Dishwasher

Storage, Parking & Space

Does the home have any built-in storage?	Garage Shelving
Is there any notable garage or parking space?	Detached Garage Other
Detached Garage Potential:	Home Office Guest Room In-Law Suite Gym Hobby Room Other

Please Specify:

The detached garage is such a bonus—you can do so much with it. You could turn it into a wood workshop with plenty of room for tools, workbenches, and projects. Or make it a home office—quiet and private, perfect for getting work done. It's also ideal for storage—seasonal stuff, sports gear, or even small business inventory. If you want to have some fun with it, it'd make a great game room with a pool table or a big TV. Or go all out and make it a bar room with a mini fridge and some comfy seating—it'd be a perfect spot to hang out with friends.

Outdoor & Lot Features

Outdoor Features (select all that apply):

Patio

Large Lot

Fenced Yard

This lot is incredible—just under an acre with multi-level privacy and an expansive flat usable area that opens up endless possibilities. The house is set toward the front left, giving you tons of room to work with in the back. You've got a wide driveway on the right side that provides easy access to the rear of the property—perfect for RV parking, building out ADUs, or creating a private retreat. Honestly, the potential here is huge.

Neighborhood & Community Features

Location Benefits (select all that apply):

Close to Public Transport

Street

Close to Shopping

Nearby Amenities (select all that apply):

Shopping Centers

Restaurants

Transportation

What makes the neighborhood or community stand out?

In Fairfield, CA, the HWT (West Texas Street) zoning district is designed to promote a mixed-use, higher-density residential corridor with supporting commercial activities. The intent of HWT zoning is to encourage a blend of residential and commercial development that enhances the walkability and livability of the area while supporting local businesses and community services.

Privacy & Security

Does the home offer privacy or security features?

Security System

Privacy Fencing

Security Cameras

Any additional items you want to showcase about the home?

This home has a sense of original character and charm matched with the endless possibilities of what you might want to do with the lot itself. The unique nature of its zoning, lot size, and location allow for almost endless possibilities!

Understanding HWT Zoning and Development Opportunities

What is HWT Zoning?

In Fairfield, CA, the **HWT (West Texas Street)** zoning district is designed to promote a mixed-use, higher-density residential corridor with supporting commercial activities. The intent of HWT zoning is to encourage a blend of residential and commercial development that enhances the walkability and livability of the area while supporting local businesses and community services

Permitted Uses in HWT Zoning

- Multi-family housing (apartments, townhouses)
- Small-lot single-family homes
- Neighborhood-serving retail and specialty shops
- Professional and medical offices
- Restaurants (excluding drive-throughs)

- Personal services (e.g., salons, dry cleaners)
- Educational facilities

Prohibited Uses in HWT Zoning

- Auto sales and service businesses
- Self-storage facilities (unless the property is rezoned or a variance is obtained)
- Large industrial or manufacturing operations.

Potential Uses for This Property Under HWT Zoning

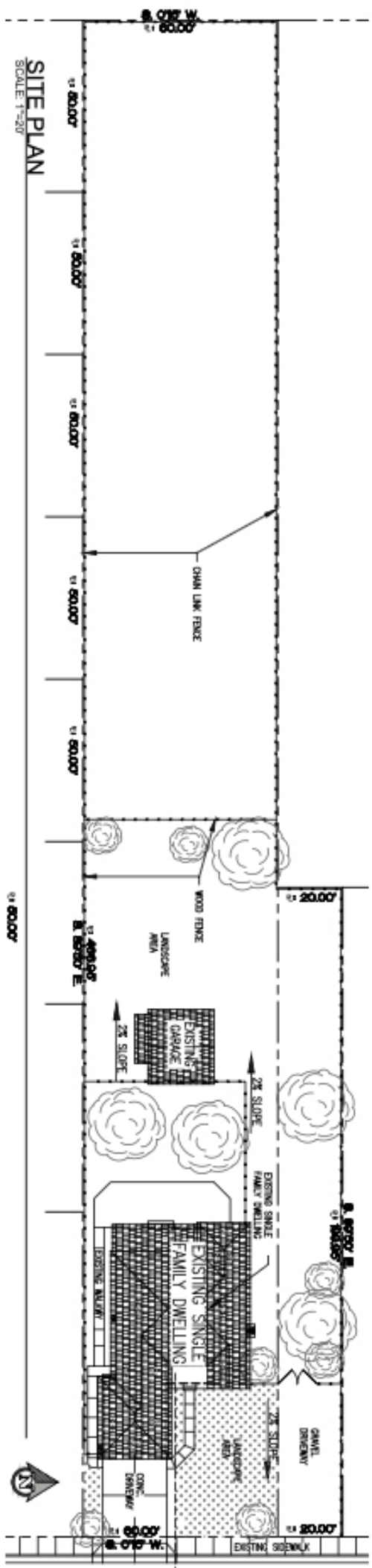
- Multi-family housing** – Develop apartments or townhouses to generate steady rental income.
- Mixed-use development** – Build residential units above commercial storefronts to maximize both residential and retail income streams.
- ADUs (Accessory Dwelling Units)** – Construct multiple detached living spaces for rental income or resale value.
- Professional office space** – Lease to legal, financial, or consulting firms for consistent income.
- Medical office** – Set up a dentist's office, chiropractor, or physical therapy clinic, which tend to have stable tenants and long-term leases.
- Boutique retail store** – Open a specialty shop that benefits from the mixed-use residential foot traffic.
- Restaurant or café** – Establish a high-traffic restaurant or coffee shop to generate consistent revenue.
- Community event space** – Build a rentable space for meetings, parties, or gatherings.
- Co-working space** – Develop a shared office space for freelancers and remote workers, with the potential for strong recurring revenue.
- Daycare center** – Provide a needed service for local families and secure consistent income through long-term client relationships.

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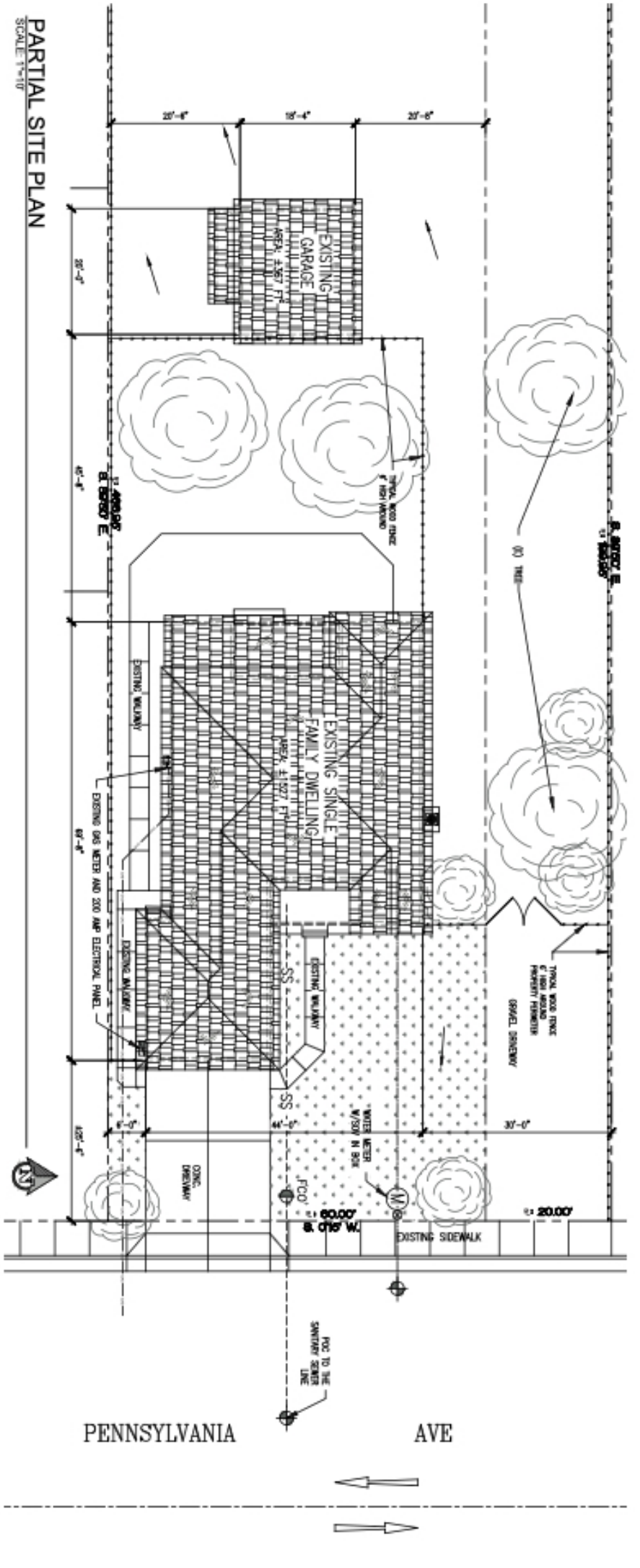
Summary

The flexibility of HWT zoning offers a **rare opportunity** to develop a property that serves both residential and commercial needs. From multi-family housing and retail spaces to personal services and professional offices, this zoning allows for a variety of high-value uses. With its generous lot size and strategic location, this property is primed for creative and profitable development.

Disclaimer. *The information provided is based on the opinion of the listing agent and is intended for informational purposes only. Buyers are strongly encouraged to conduct their own due diligence and consult with the Fairfield Planning Division or other appropriate authorities to verify zoning regulations, permitted uses, and development potential. The listing agent makes no guarantees regarding the accuracy or completeness of this information.*



PARTIAL SITE PLAN
SCALE 1"=10'



PENNSYLVANIA

AVE

