



OFFERING
MEMORANDUM

INTERO

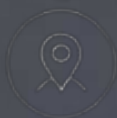
A Berkshire Hathaway Affiliate

SAN JUAN BAUTISTA

PRIME RESIDENTIAL
DEVELOPMENT OPPORTUNITY



4.965
ACRES



NINE APNS
IN THE COUNTY
OF SAN BENITO



DEVELOPMENT OPTIONS
8 SINGLE FAMILY LOTS
OR 13 DUET HOMES
(26 UNITS)



STRATEGIC LOCATION
JUST MINUTES TO HWY 156
& 25 MINUTES TO
HIGHWAY 101



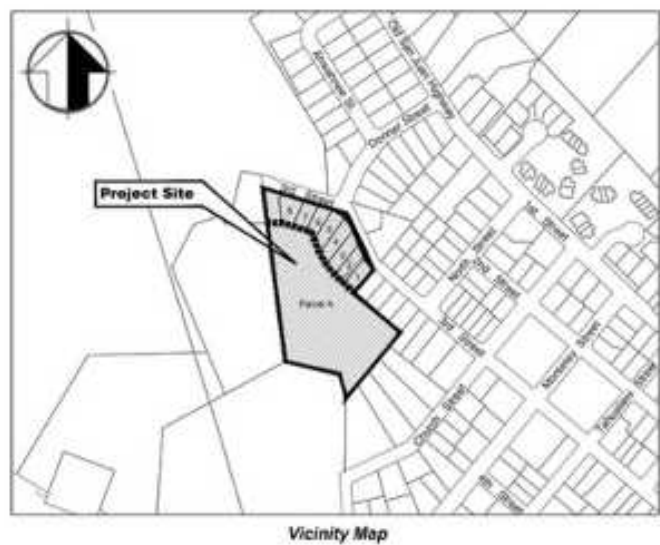
GROWING MARKET
STRONG DEMAND FOR
QUALITY HOUSING IN A
HISTORIC COMMUNITY

PROPERTY OVERVIEW

A rare residential land development opportunity in historic San Juan Bautista, offering multiple pathways for builder, investor, or developer execution. The offering consists of approximately 4.965 acres across nine APNs with multiple 3rd Street addresses. The property presents two primary residential development paths: an 8 single-family lot concept with an additional large lot for future development, or a proposed 13 duet home community totaling 26 units. The site benefits from proximity to historic downtown San Juan Bautista, regional.

AT A GLANCE

LIST PRICE \$3,000,000	APNS 002-260-048 Lot 1 002-260-049 Lot 2 002-260-050 Lot 3 002-260-051 Lot 4 002-260-052 Lot 5 002-260-053 Lot 6 002-260-054 Lot 7 002-260-055 Lot 8 002-260-056 Parcel A	
SITE AREA +4.965 acres	OPTION 1 8 SFR Lots + Future Development Parcel	OPTION 2 13 Duet Homes 26 Total Residential Units



INVESTMENT HIGHLIGHTS

- Multiple development options allow flexibility in entitlement strategy and build-era execution.
- Located in a growing community with strong demand for quality new housing.
- Scenic setting with hills, valley views, and authentic small-town

INVESTMENT HIGHLIGHTS

±4.965 ACRES	\$3.0M LIST PRICE	2 DEVELOPMENT PATHS	26 POTENTIAL UNITS
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MULTIPLE DEVELOPMENT STRATEGIES

Two distinct concepts allow a buyer to evaluate a lower-density single-family lot strategy or a higher-yield duet-home community.

RARE RESIDENTIAL LAND SCALE

Nearly five acres in the heart of San Juan Bautista creates meaningful flexibility for builders, investors, and developers.

PATH TO FUTURE UPSIDE

The 8-lot concept preserves an additional large parcel for future planning, phasing, or longer-term land value creation.

HISTORIC SMALL-TOWN SETTING

San Juan Bautista offers authentic California character anchored by the Mission, downtown amenities, and scenic valley views.

REGIONAL ACCESS

Positioned for connectivity to Hollister, Gilroy, Monterey County, and Silicon Valley commuter corridors via Highway 156 and Highway 101.

DEVELOPER-FRIENDLY NARRATIVE

A clear residential need, strong community identity, and planning momentum create a compelling story for a thoughtful project.

A HISTORIC COMMUNITY
WITH LASTING APPEAL

WHY SAN JUAN BAUTISTA

San Juan Bautista offers a rare blend of historic charm, scenic beauty, and regional access—creating an exceptional setting for new housing. With strong community character and continued demand, San Juan Bautista is a place to live, invest, and grow.



HISTORIC CHARACTER

Rooted in California history with the iconic Mission San Juan Bautista and a charming downtown core that reflects its rich heritage.



STRATEGIC LOCATION

Convenient access to Highway 156 and Highway 101, connecting residents to Silicon Valley, Hollister, and the Monterey Bay.



SCENIC BEAUTY

Surrounded by rolling hills, open space, and sweeping valley views that create an inspiring backdrop for everyday living.



GROWTH POTENTIAL

Strong housing demand supported by a pro-housing community and a planning environment focused on sustainable growth.



WHERE HISTORY, SCENERY, AND OPPORTUNITY COME TOGETHER.



HISTORIC
MISSION TOWN



MINUTES TO
HWY 156



ACCESS TO
HWY 101



SCENIC
VALLEY VIEWS



GROWING
HOUSING DEMAND



SAN JUAN BAUTISTA, CALIFORNIA

WHERE POSSIBILITY BEGINS

OPTION 1

8 SFR LOTS

This development concept creates eight premium single-family residential homesites complemented by an additional large parcel reserved for future development. The proposed layout offers an efficient and achievable first phase that takes advantage of the property's topography while creating an attractive neighborhood setting. Retaining the additional parcel provides valuable long-term flexibility, allowing future owners or developers to pursue additional residential opportunities as market conditions evolve. This phased strategy balances immediate development potential with future upside, making the project an appealing investment opportunity.



OPTION 2

13 DUET HOMES

FLOOR PLANS



ELEVATIONS



ISOMETRIC VIEWS



SITE PLAN



PROJECT OVERVIEW

- 13 Modern Duet Homes
- Private Garages
- Flexible Living: JR. ADU + 2 or 3 Bedroom Layouts
- Scenic Site with Natural Contours
- Designed for Today, Built for Tomorrow



13
DUET HOMES



2,336 SF
PER UNIT (TOTAL)



3-4
BEDROOMS



3-4
BATHROOMS



2
CAR GARAGE

ARCHITECTURAL RENDERINGS



MODERN DUET HOMES

13 modern duet homes
with private garages
and functional layouts



THOUGHTFUL DESIGN

Efficient floor plans
with modern living
spaces and quality
finishes



BEAUTIFUL SETTING

Nestled on a scenic site
with natural contours
and open space



COMMUNITY FOCUSED

Designed for connection,
comfort, and
convenience

CONTACT

Mike D'Ambrosio

Silicon Valley Real Estate Professional
Top 1% of Realtors in America



408.630.0101



Mike@MikeDSells.com



www.MikeDSells.com



CalBRE #01841982



INTERO
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Buyer to investigate and perform own due diligence on development potential of property. The information and renderings included in this Offering Memorandum are provided solely for marketing purposes and is intended to provide a visual representation of a potential development on this piece of property. It should not be considered as an accurate depiction of the final product or an indication of any actual construction plans or commitments. There are no entitlements at this time. Seller is in planning phase with architecture firm.

