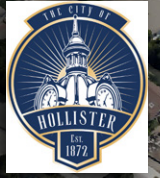


OFFERING MEMORANDUM



+/- 4.02 AC

Westside Blvd

4th St

San Juan Hollister Rd

WESTSIDE HOLLISTER

84 TOWNHOMES // ENTITLED DEVELOPMENT IN HOLLISTER, CALIFORNIA

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EXECUTIVE SUMMARY

Located at the northwest corner of San Juan Hollister Road and Westside Boulevard in Hollister, the Property presents a rare opportunity to acquire a +/- 4.02 acre infill residential development site planned for an 84-unit attached 100% market rate townhome community within one of Northern California's fastest-growing emerging housing markets. Strategically positioned near Historic Downtown Hollister, the site benefits from immediate access to shopping, schools, parks, and community amenities while maintaining strong regional connectivity to San Jose, Gilroy, Monterey, and the broader Silicon Valley and Monterey Bay employment corridors.

The proposed community has been designed as a pedestrian-oriented townhome development featuring landscaped paseos, integrated open space, and a central community gathering area. Current plans include two and three story residences ranging from two to four bedrooms at approximately 1,192 square feet to 1,868 square feet with a project density of approximately 20.9 dwelling units per acre. The site plan incorporates over an acre of total open space, including both common and private areas, creating an efficient higher-density residential environment tailored to today's affordability-focused housing market.

The Project benefits from advanced entitlement progress, including an approved Tentative Map, with the Final Map nearing recordation and construction drawings currently in progress. This provides developers with the opportunity to accelerate project timelines relative to typical raw land development opportunities.

The Hollister housing market continues to experience strong demand driven by relative affordability compared to surrounding Bay Area markets, ongoing population growth, and constrained housing supply. The current competitive market includes communities such as Brighton at Fairview, Aspen Park, Everglen, Highgrove at Fairview, The Cottages, Willow Landing, and Fairview Corners, with advertised pricing generally ranging from the high-\$600,000s into the mid-\$800,000s. While the market has broadened its supply of entry-level detached housing product, there remains limited attached townhome inventory, positioning the Property as a differentiated and potentially more attainable alternative within the marketplace.

Additionally, the infill nature of the Property is expected to reduce offsite infrastructure requirements relative to suburban greenfield developments, potentially improving development efficiency and lowering overall site improvement costs. The Project may also support either a build-for-sale or build-for-rent execution strategy depending on future market conditions. Comparable rental-oriented product such as Kiper Homes' Duets at Westfield further supports the viability of attached residential product within the Hollister market.

Overall, the Property represents a compelling opportunity to develop a well-located, attainable residential community within a steadily growing and supply-constrained Northern California housing market.

HIGHLIGHTS:

- +/- 4.02 acre infill site planned for 84 market-rate townhomes
- Approved Tentative Map; Final Map/CDs almost complete
- Prime infill location near Downtown Hollister
- 2-4 bed floor plans ranging from $\pm 1,192$ SF to $\pm 1,868$ SF
- Strong Silicon Valley and Monterey regional access
- Potential build-for-sale or rent flexibility



PROPERTY INFORMATION

Acres:
+/- 4.02 acre

APN:
052-180-005

LOCATION:
NW Corner of Fourth Street & Westside Blvd.

CITY:
Hollister

COUNTY:
San Benito

ZONING:
WG - West Gateway

APPROVALS:
Tentative Tract Map (TTM) 2023-3 expires April 26, 2027
Site and Architectural Review (S&A) expires April 26, 2027

UTILITIES:
Water: City
Sanitary: City
Storm Drain: City
Gas & Electric: PG&E
Cable: Spectrum

SITE IMPROVEMENTS:
None

CURRENT LAND USE:
Vacant Land

AFFORDABLE HOUSING:
None Required - 100% Market

SCHOOL DISTRICT:
Cerra Vista Elementary
Rancho San Justo Middle School
Hollister High School

2026 CITY FEES:
Total: ~ \$105,000 per unit

PRICE:
This is an unpriced offering.

BID DATE:
Offers reviewed upon receipt.

FEES:
Permits: \$11,200
Planning: \$3,300
City Impact: \$66,000
Water/Sewer: \$18,000
School: \$8,400
Park: \$7,500
Total ~ \$114,500 per unit

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HISTORIC DOWNTOWN HOLLISTER

Historic Downtown Hollister blends small-town character, walkable streets, and a growing collection of local restaurants, boutiques, cafés, and community gathering spaces within the heart of San Benito County. Centered along San Benito Street and surrounding blocks, Downtown Hollister serves as the cultural and social hub of the community while maintaining its historic Central Coast charm. The district is listed on the National Register of Historic Places and features a variety of preserved early-20th-century architecture that contributes to the area’s authentic character and pedestrian-oriented atmosphere.

Downtown continues to benefit from ongoing revitalization, local events, and increasing regional visitation tied to the area’s wineries, agricultural heritage, and proximity to Monterey Bay destinations. Community events such as farmers markets, seasonal festivals, car shows, wine walks, and holiday celebrations help activate the downtown core throughout the year and reinforce Hollister’s strong sense of community identity.

The surrounding region is also known for its vineyards, wineries, golf courses, and outdoor recreation amenities, positioning Hollister as an increasingly attractive alternative to higher-cost Bay Area communities while still offering access to Silicon Valley employment centers.



LOCATION MAP



ELEVATIONS



Note: Artist's Conception; Colors, Materials and Application May Vary.

Left



Finish Grade Varies per Civil

(Color Scheme A Shown. Refer to Sheet CM-1)

Front



Right



Rear

SITE PLAN



Project Summary

Total Site Area: ± 4.01 Acres

Total Units: 84 Homes

- (14) Plan 1: ± 1,192 SF, 2 Bedroom, 2.5 Bath (3-Story)
- (14) Plan 2: ± 1,495 SF, 3 Bedroom, 2.5 Bath (3-Story)
- (28) Plan 3: ± 1,790 SF, 4 Bedroom, 3.5 Bath, Office (3-Story)
- (14) Plan 4: ± 1,861 SF, 3 Bedroom, 2 Bath, 2 Powder (2-Story)
- (14) Plan 5: ± 1,868 SF, 4 Bedroom, 2.5 Bath, Loft (Opt. 4 Bed) (3-Story)

Density: 20.9 Homes per Acre

Parking:
 Provided: 193 Spaces (2.29 spaces per home)

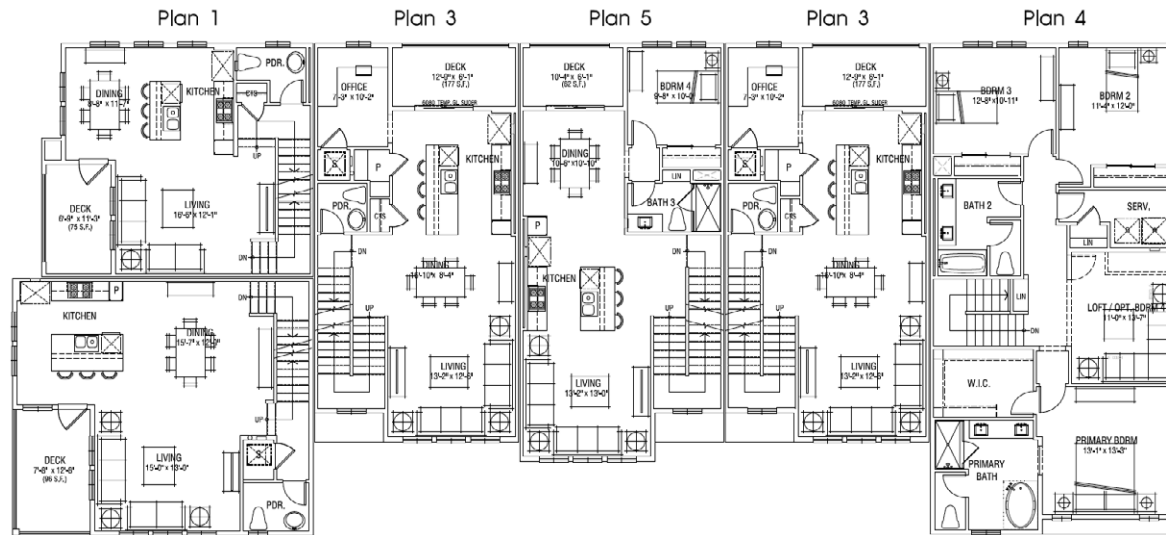
- Garage: 168 Spaces
- Head In: 19 Spaces (9' x 18')
- Parallel: 6 Spaces (8' x 22')

Lot Coverage: 38%

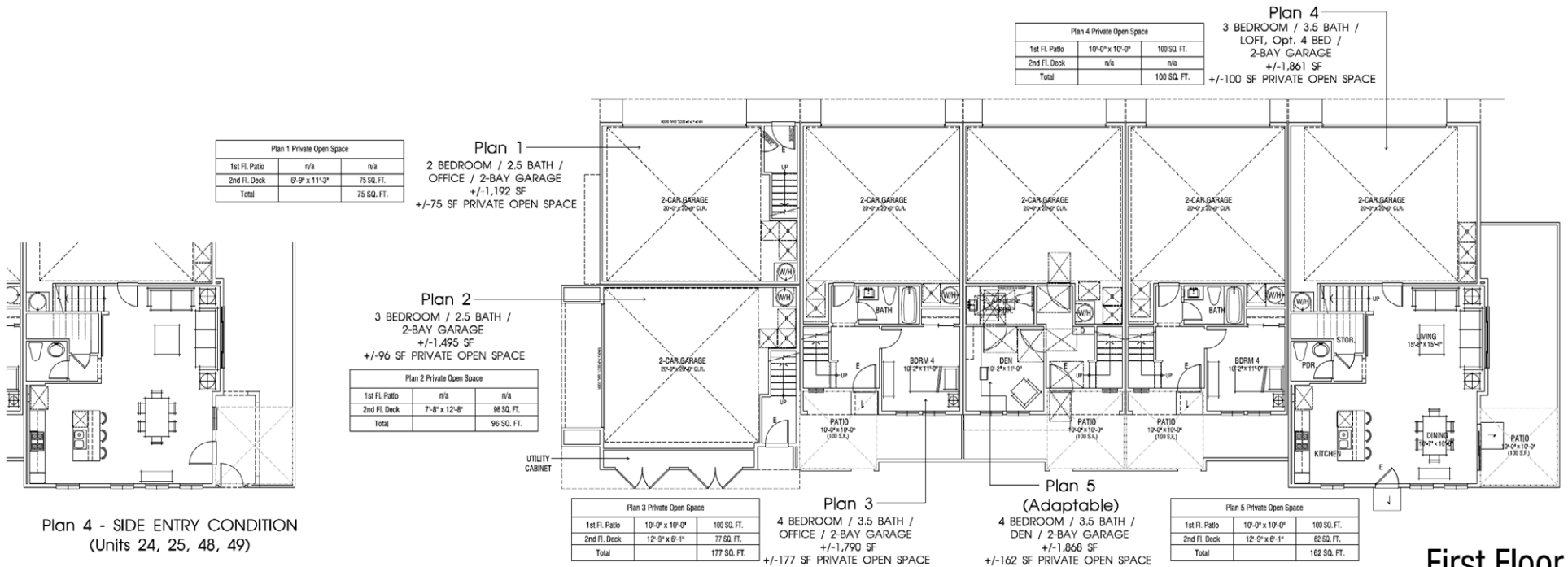
Open Space:
 Provided: 49,176 SF Total (585 SF per home)

- Common: 31,607 SF
- Private: 17,569 SF

FIRST/SECOND FLOOR PLANS



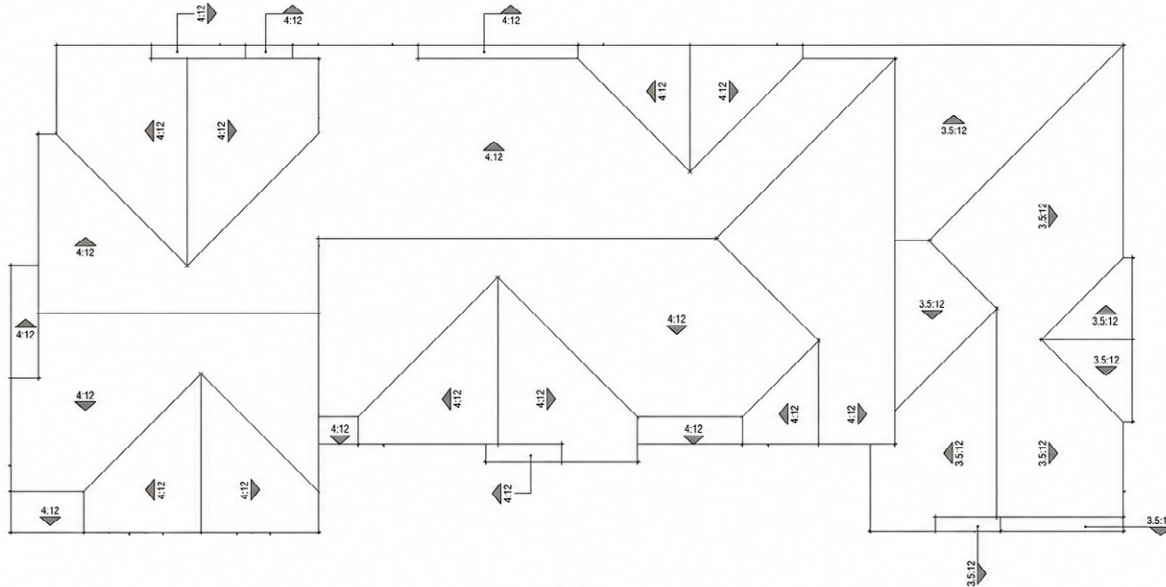
Second Floor



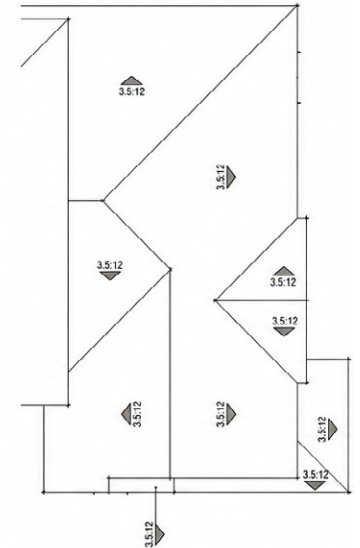
Plan 4 - SIDE ENTRY CONDITION
(Units 24, 25, 48, 49)

First Floor

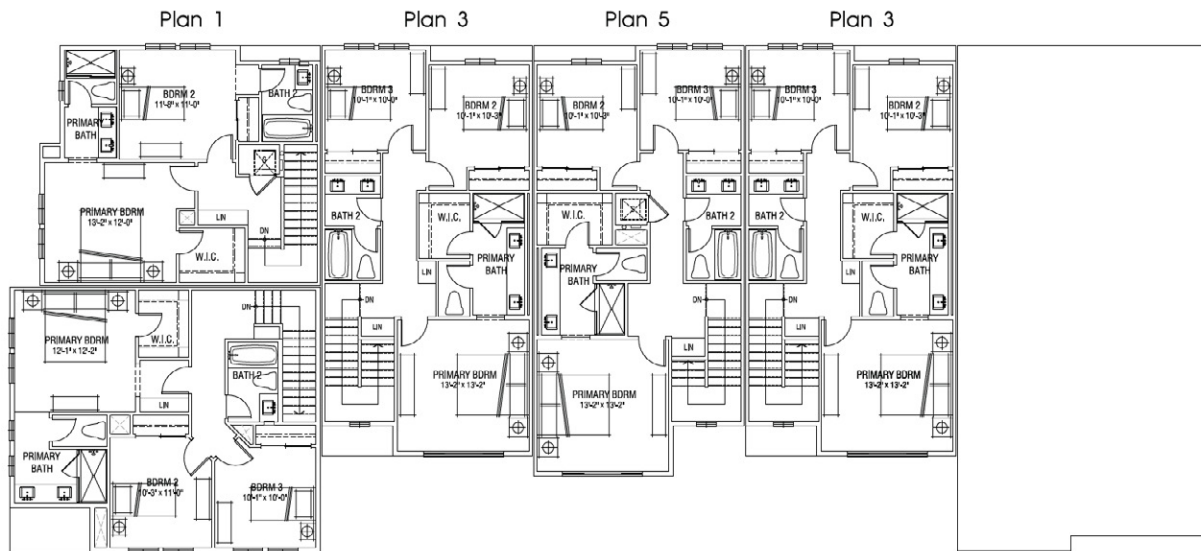
THIRD/ROOF PLANS



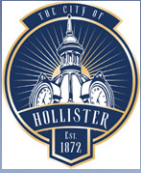
ROOF



SIDE ENTRY CONDITION AT UNITS 49, 48, 25, AND 24



Third Floor



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