

RESIDENTIAL MIXED-USE FOR SALE

# 1870 Hillcrest Road

Hollister, CA 95023



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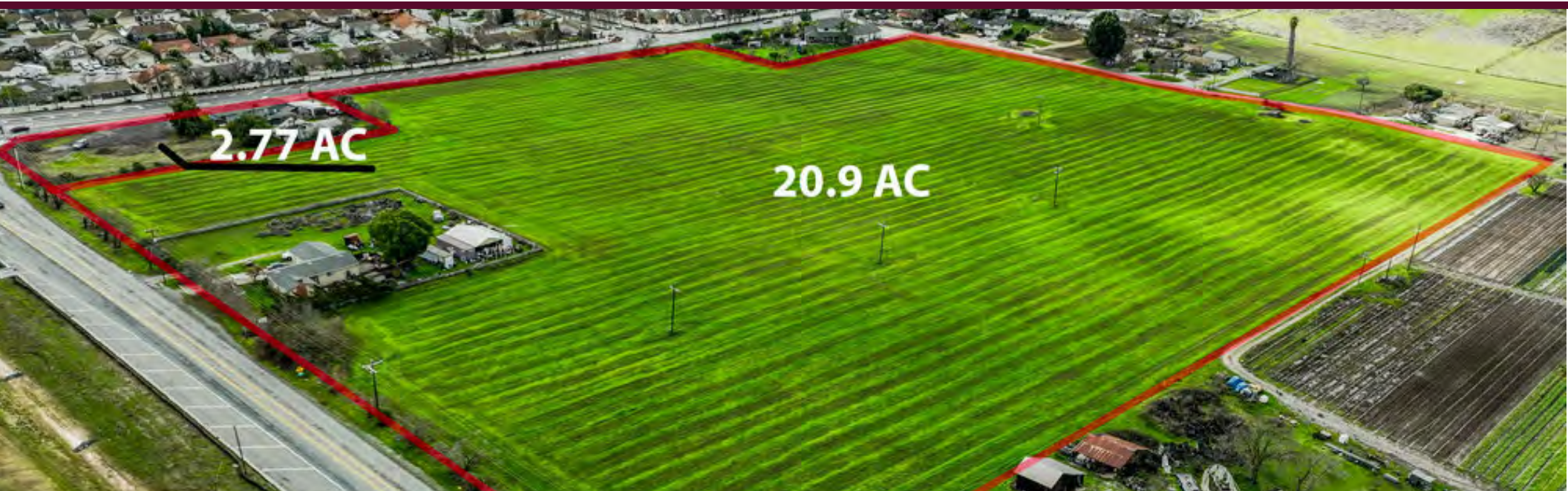
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# Property Information

# Property Summary



## Property Description

Calling all developers to seize the opportunity. Unlock the potential of these two parcels of development land in San Benito County. Located in the path of growth, this property offers approximately 23 acres across two parcels which must be sold together. This is a great canvas for your next project. This land is located within the sphere of influence of the City of Hollister and is in the path of growth. There is convenient access to Silicon Valley, Monterey County and Santa Cruz County. Only your vision is missing. This will not last long as it is a rare find. Develop it or land bank this property! Be at the forefront of San Benito County's promising future.

## Location Description

23 acres or prime vacant land located at the northwest intersection of Hillcrest Road and Fairview Road in the City of Hollister in San Benito County. The property is located an an area with Residential Mixed-Use designation under the Hollister General Plan.

## Offering Summary

Sale Price:	\$6,999,900
Lot Size:	23.74 Acres

# Complete Highlights



## Property Highlights

- Two Parcels: APN 025-350-069-000 and 025-30-067-000
- Located in the County of San Benito
- Current Zoning: Mixed Residential
- Proposed Zoning: 2040 general plan for the City of Hollister – will not be complete until 2025
- Property located in the Meridian Street Extension Special Planning Area
- Link to the general plan: <https://hollister2040.org/>
- City of Hollister Zoning Map: <https://hollister.ca.gov/wp-content/uploads/2021/09/ZoningMap2021StreetNames.pdf>

# Property Details

### Sale Price

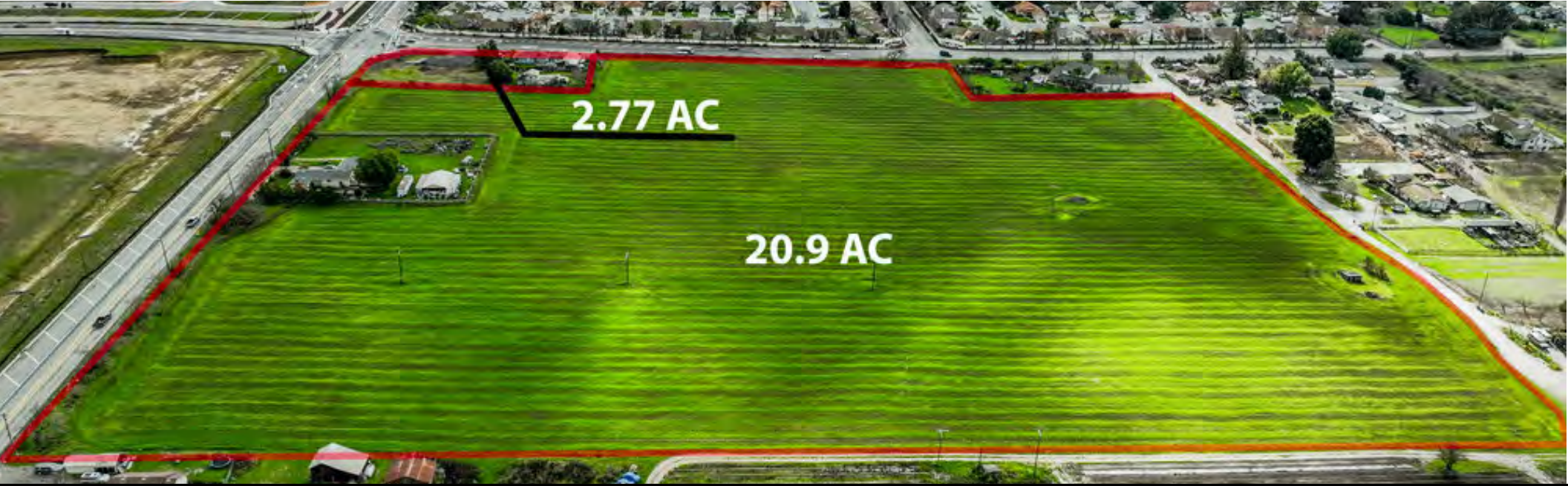
**\$6,999,900**

### Location Information

Street Address	1870 Hillcrest Road
City, State, Zip	Hollister, CA 95023
County	San Benito
Market	Hollister

### Property Information

Property Type	Residential Mixed-Use
Property Subtype	Residential
Zoning	Residential Mixed-Use
Lot Size	23.74 Acres
APN #	025-350-067-000, 025-350-069-000



# Site Plans



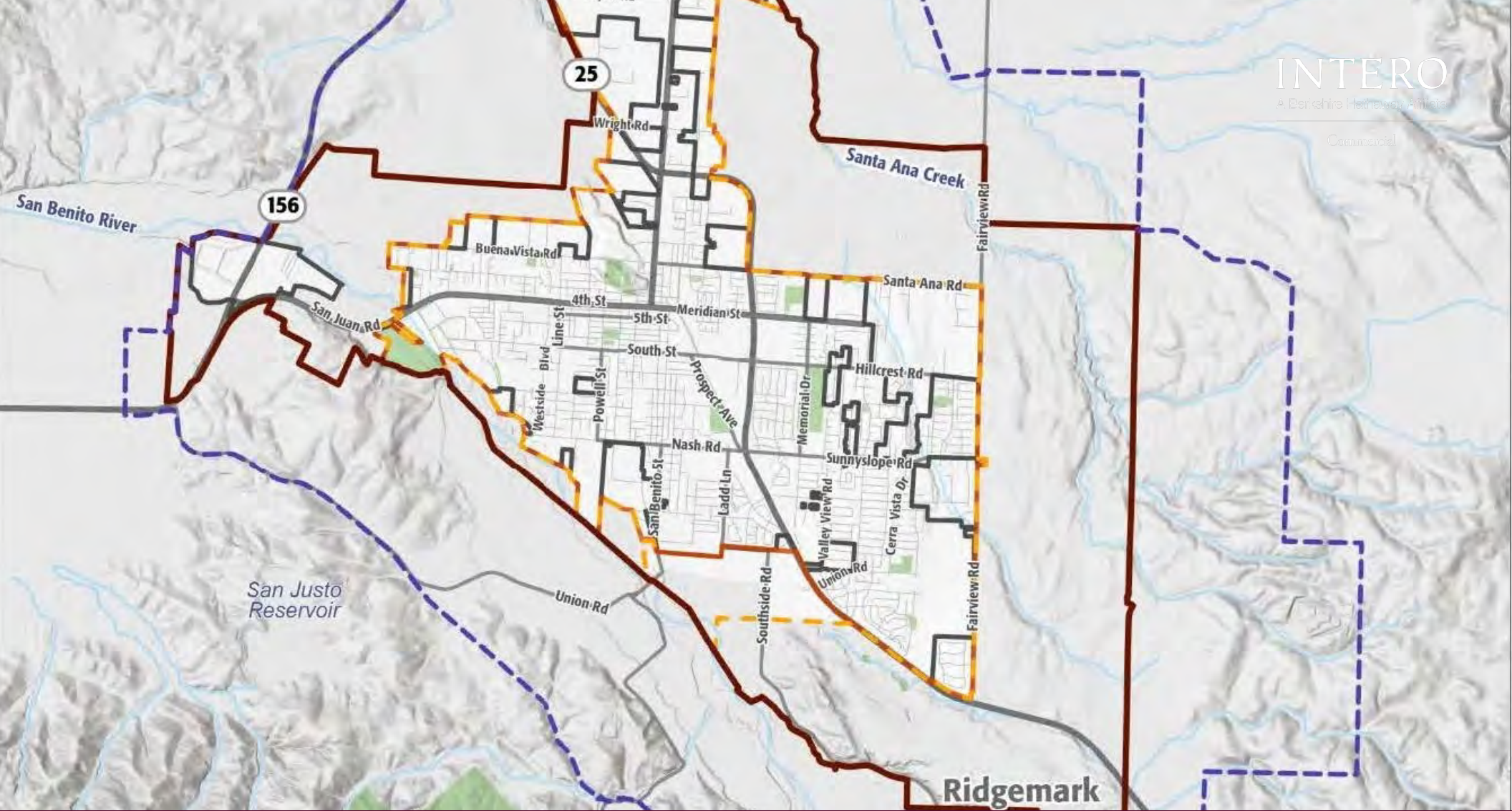
# Additional Photos





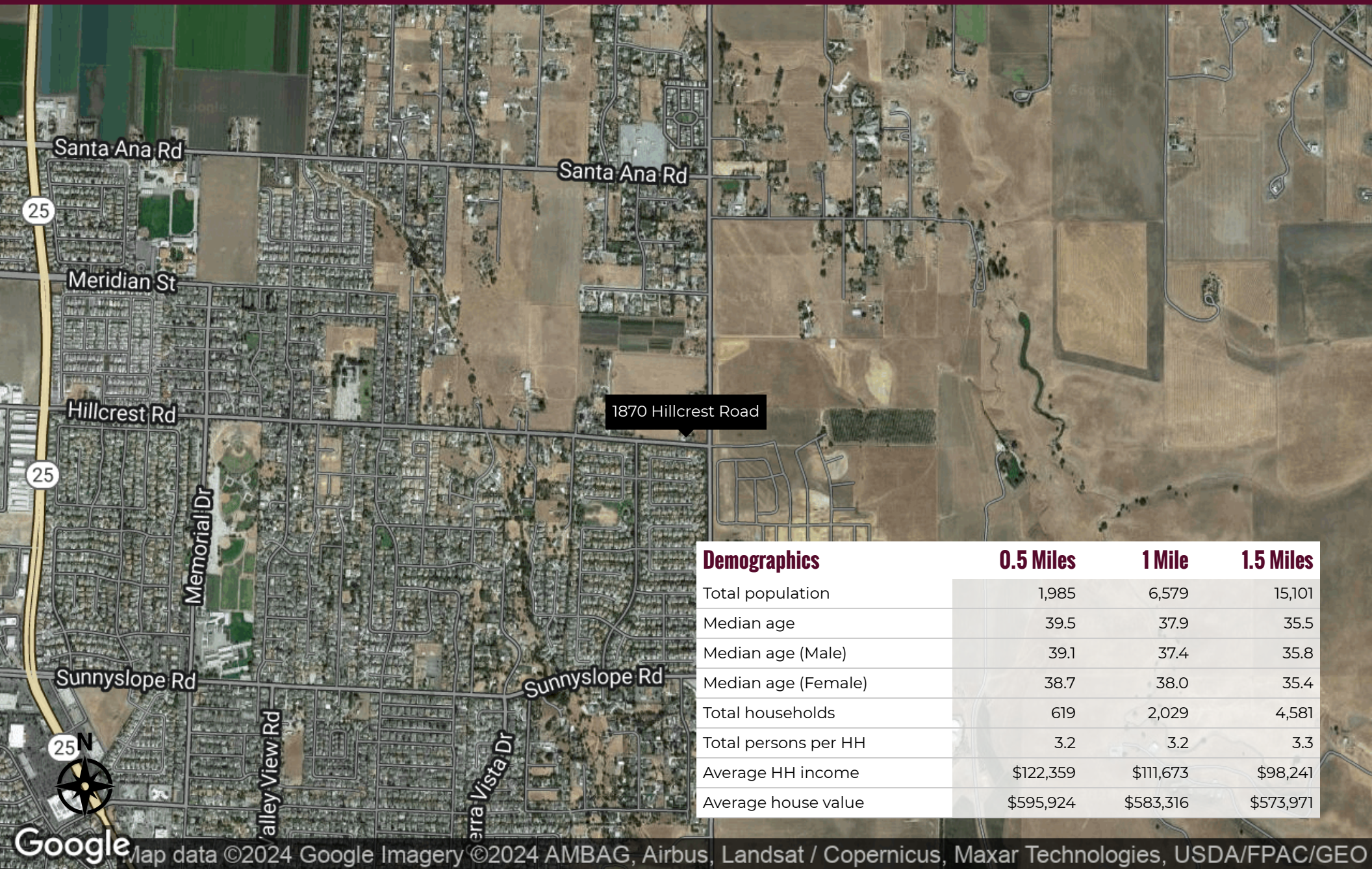
# Additional Photos



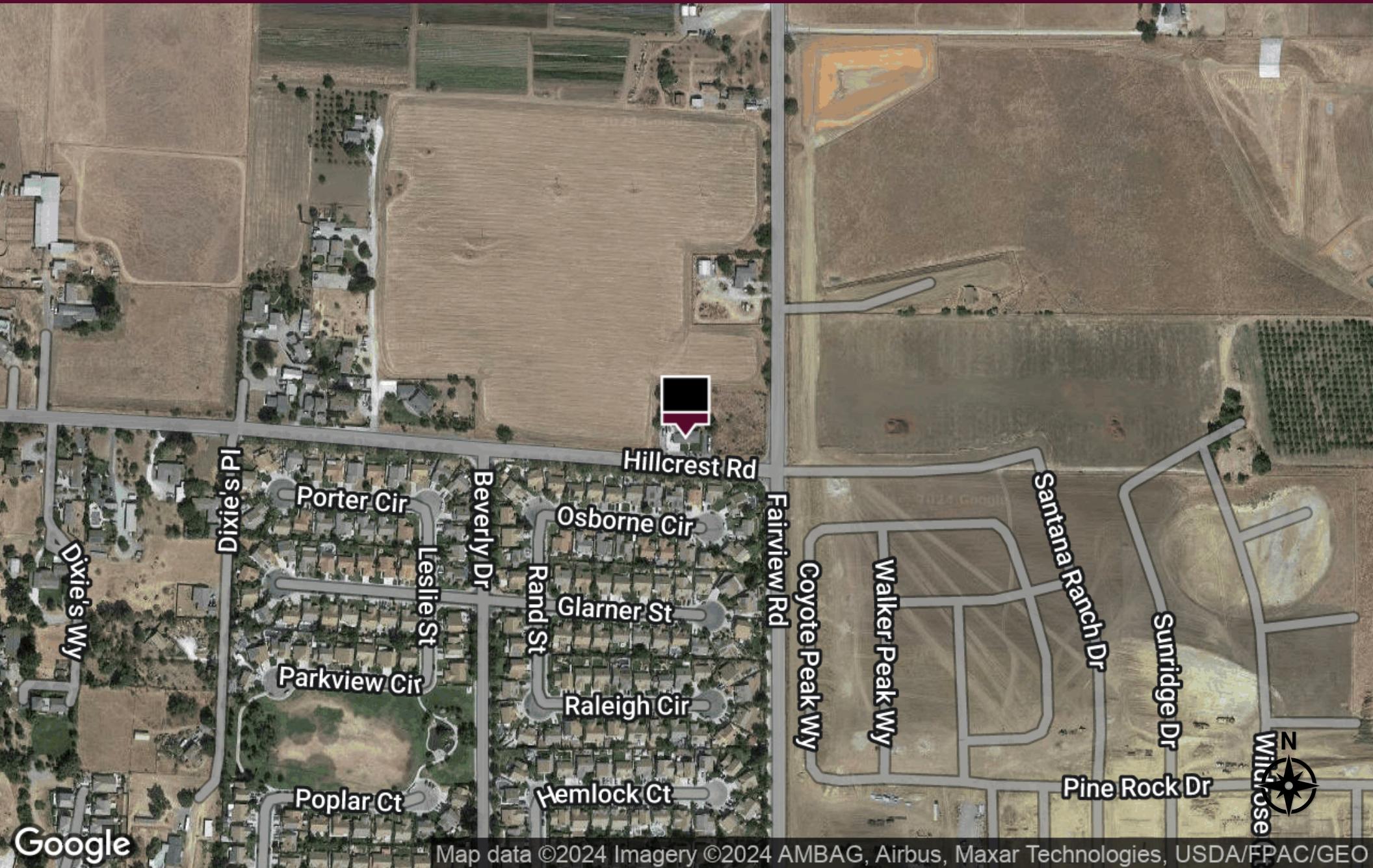


# Location Information

# Regional Map



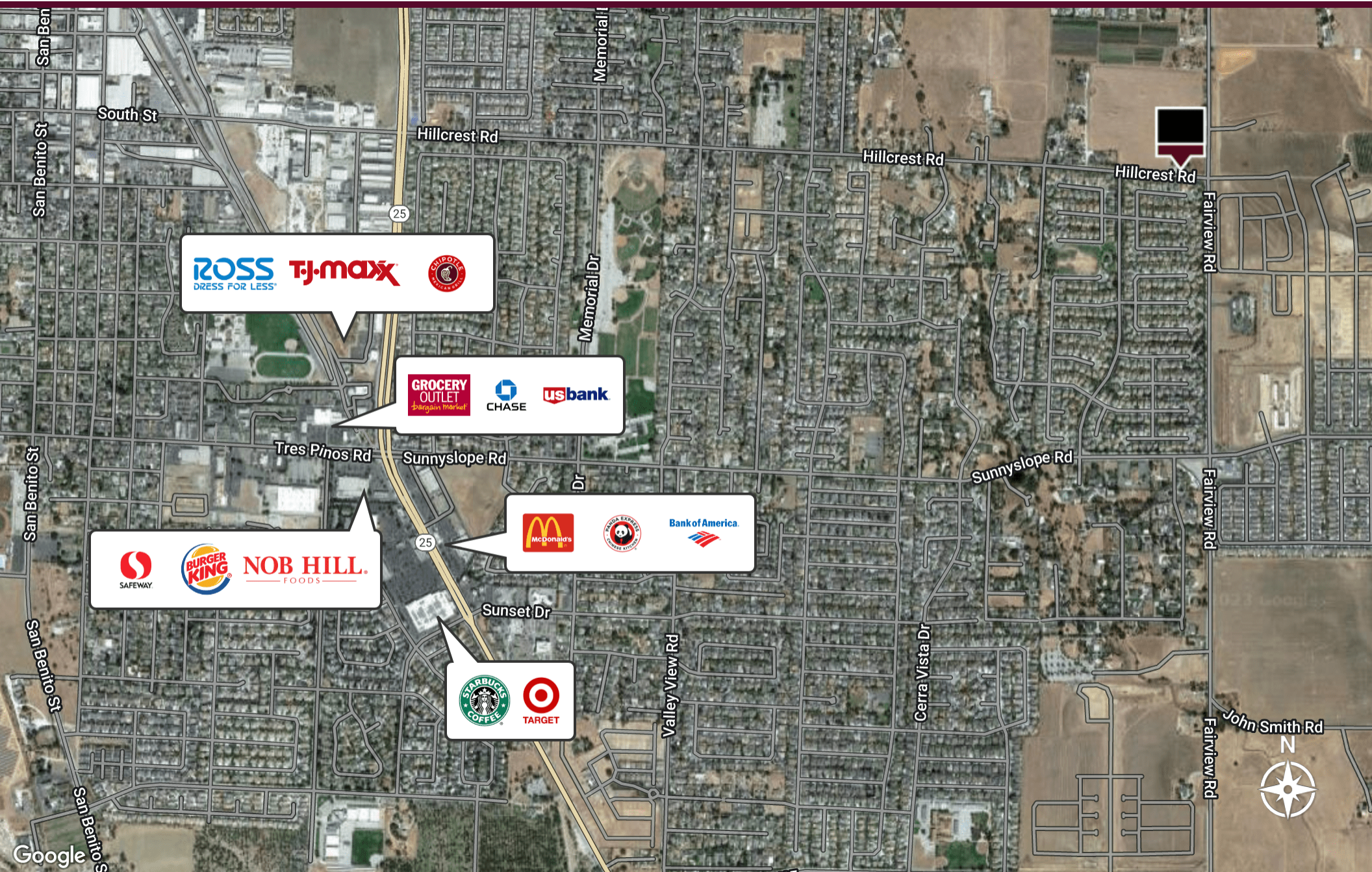
# Location Map



Google

Map data ©2024 Imagery ©2024 AMBAG, Airbus, Maxar Technologies, USDA/FPAC/GEO

# Retailer Map





# Demographics

# Demographics Map & Report

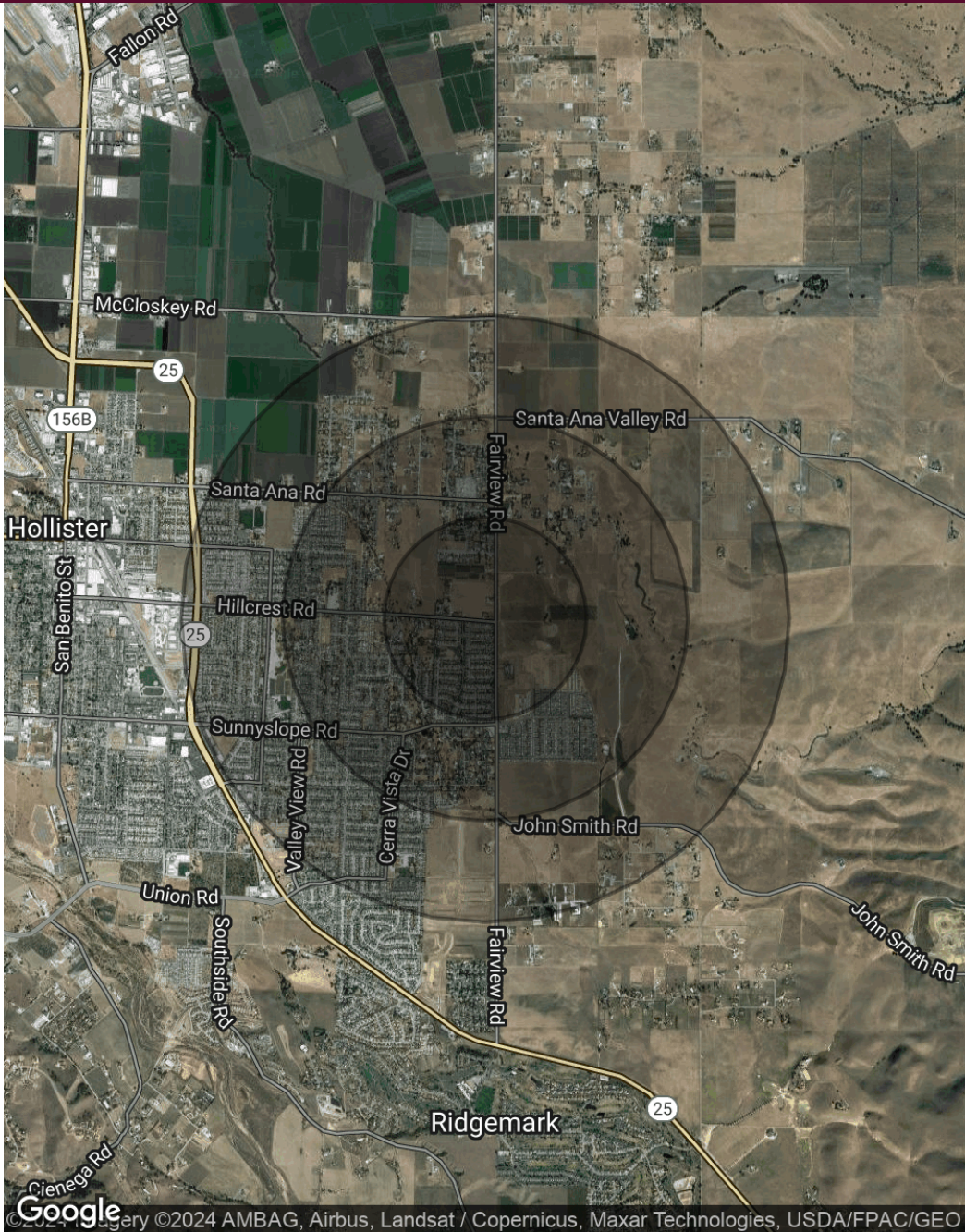
### Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,985	6,579	15,101
Average Age	39.5	37.9	35.5
Average Age (Male)	39.1	37.4	35.8
Average Age (Female)	38.7	38.0	35.4

### Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	619	2,029	4,581
# of Persons per HH	3.2	3.2	3.3
Average HH Income	\$122,359	\$111,673	\$98,241
Average House Value	\$595,924	\$583,316	\$573,971

\* Demographic data derived from 2020 ACS - US Census





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# Advisor Bios





## RENEE KUNZ

Vice President and Managing Officer

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CaIDRE #00963855

## Professional Background

Vice President and Managing Officer | Senior Vice President Strategic Partnerships

I have been a licensed Realtor for over 25 years. I am the Vice President and Managing Officer of the Hollister Intero Real Estate Office and Senior Vice President of Strategic Partnerships for our Company. I have been with Intero Real Estate since 2002. My passion for real estate is shown in my commitment to my clients. I am here to provide transparency so my clients can make an educated decision. I will go above and beyond to provide the highest level of customer service. I am dedicated to the highest standards and place your needs first! My business has been built on referrals from satisfied clients and repeat business. I am here to help you with buying or selling investment properties, multi-unit properties, commercial property, ranches and development land. I would like to be your trusted Real Estate Advisor.

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