

OFFERING MEMORANDUM

RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

NEW PROJECT UPDATE | +/- 4.1 AC - HAYWARD, CA | 40 SFD



SIGNIFICANT IMPROVEMENTS MADE TO PROJECT!

Final Map and Improvement Plans Due - January 2025



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Property Residential Land Development

Addresses

1410 B Street
1422 B Street
1430 B Street
22565 Chestnut Street
22573 Chestnut Street
22581 Chestnut Street
22532 4th Street
22626 4th Street

Parcel Size

+/- 4.1 Acres

Land Use

Residential (proposed)

Lots

40 SFD



PROPERTY SUMMARY

This unique residential land development opportunity consists of 40 single-family detached (SFD) lots with an approved Vesting Tentative Map (VTM). Situated in a prime central location near downtown Hayward, this site offers convenient access to shopping, amenities, and two BART stations, making it a highly desirable location for residential development.

Key project highlights include the scheduled delivery of the Final Map and Improvement Plans in January 2025, ensuring the project remains on track for timely development. Significant on-site improvements have already been completed, including the installation of a portion of a new storm pipe and the reconstruction of a creek wall, with all necessary permits secured. Notably, the original requirement for a Soldier Pile Retaining Wall has been eliminated, reducing construction complexity and cost.

To meet the Affordable Housing Requirement, the City has agreed to accept in-lieu fees as opposed to building the unaffordable units on-site, further enhancing builder revenue while streamlining the approval process. Additionally, architectural efficiencies have been incorporated into the plans, maximizing design functionality and project efficiency.

This offering presents a well positioned, ready-to-develop residential opportunity with significant infrastructure improvements already in place, in one of Hayward's most accessible and sought-after locations.





ELEVATION '4B-R'

ELEVATION '1A'

ELEVATION '4A'

ELEVATION '1B'

ELEVATION '4A'



Front Elevation 1A
Scheme 5



Front Elevation 3A
Scheme 7



Front Elevation 4A
Scheme 8



Front Elevation 1B
Scheme 9



Front Elevation 3B
Scheme 1



Front Elevation 4B
Scheme 2

This is a limited selection of the renderings; to view the complete set, please refer to the “Architectural Plans” link on page 3.

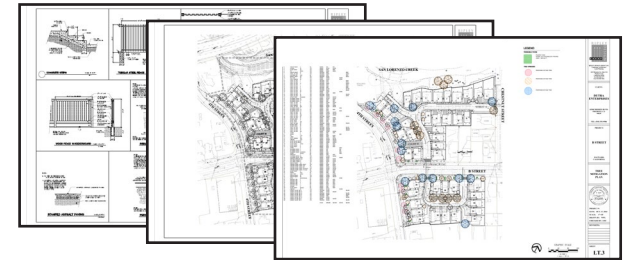


Additional Plans, Reports and Disclosures Available Upon Request.



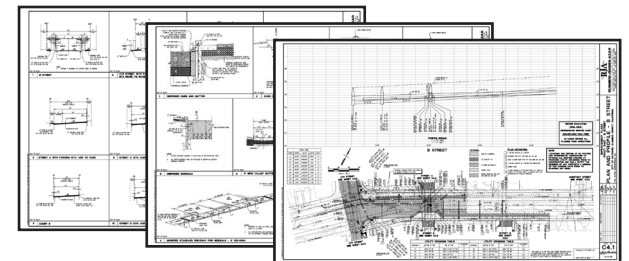
ARCHITECTURAL PLANS

[KTGY Architecture](#)



LANDSCAPE PLANS

[Ripley Design](#)



COMBINED IMPROVEMENT PLANS

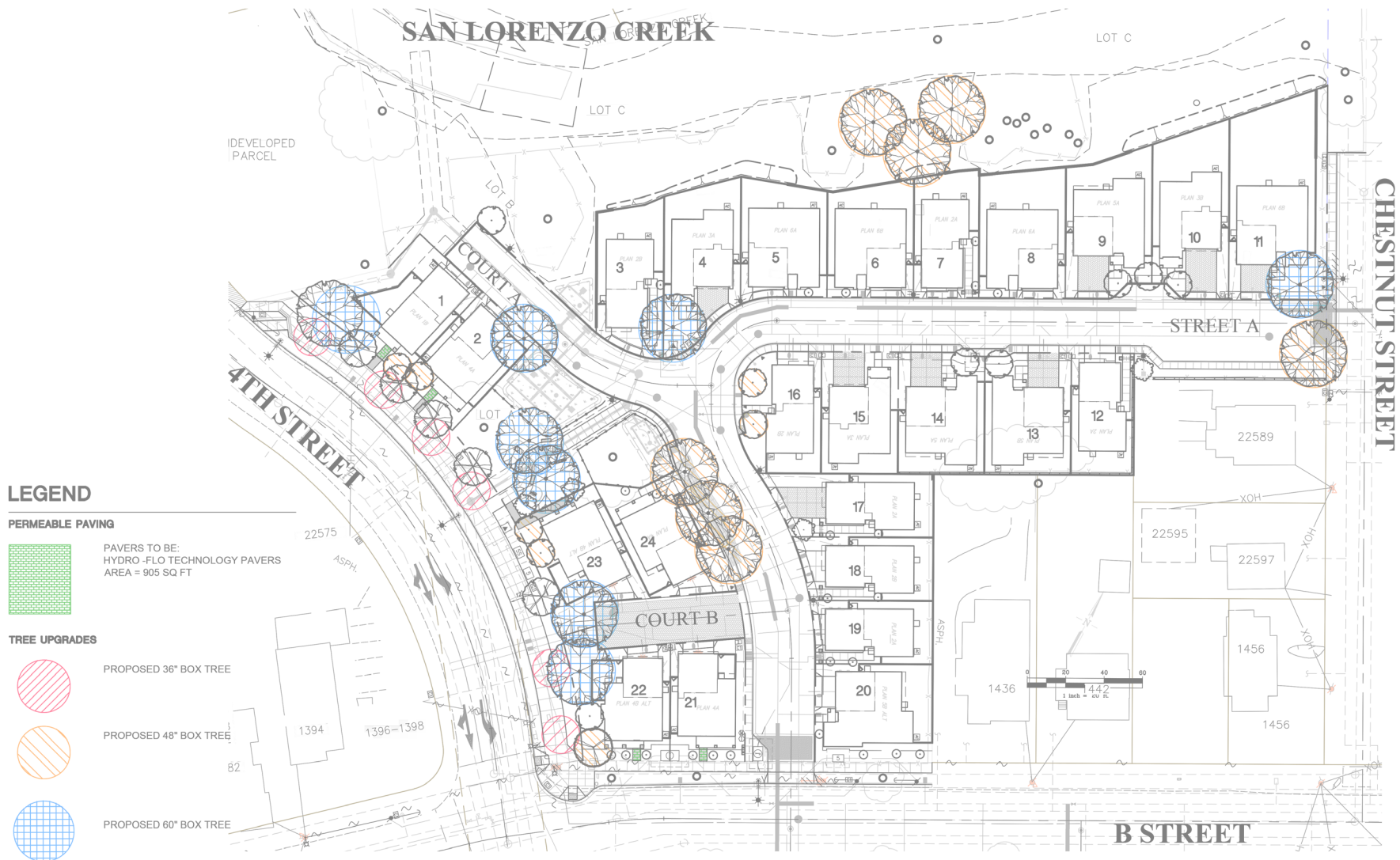
[Civil, Landscape and Joint Trench Plans](#)

[RJA Civil, Ripley Design and Giacalone](#)



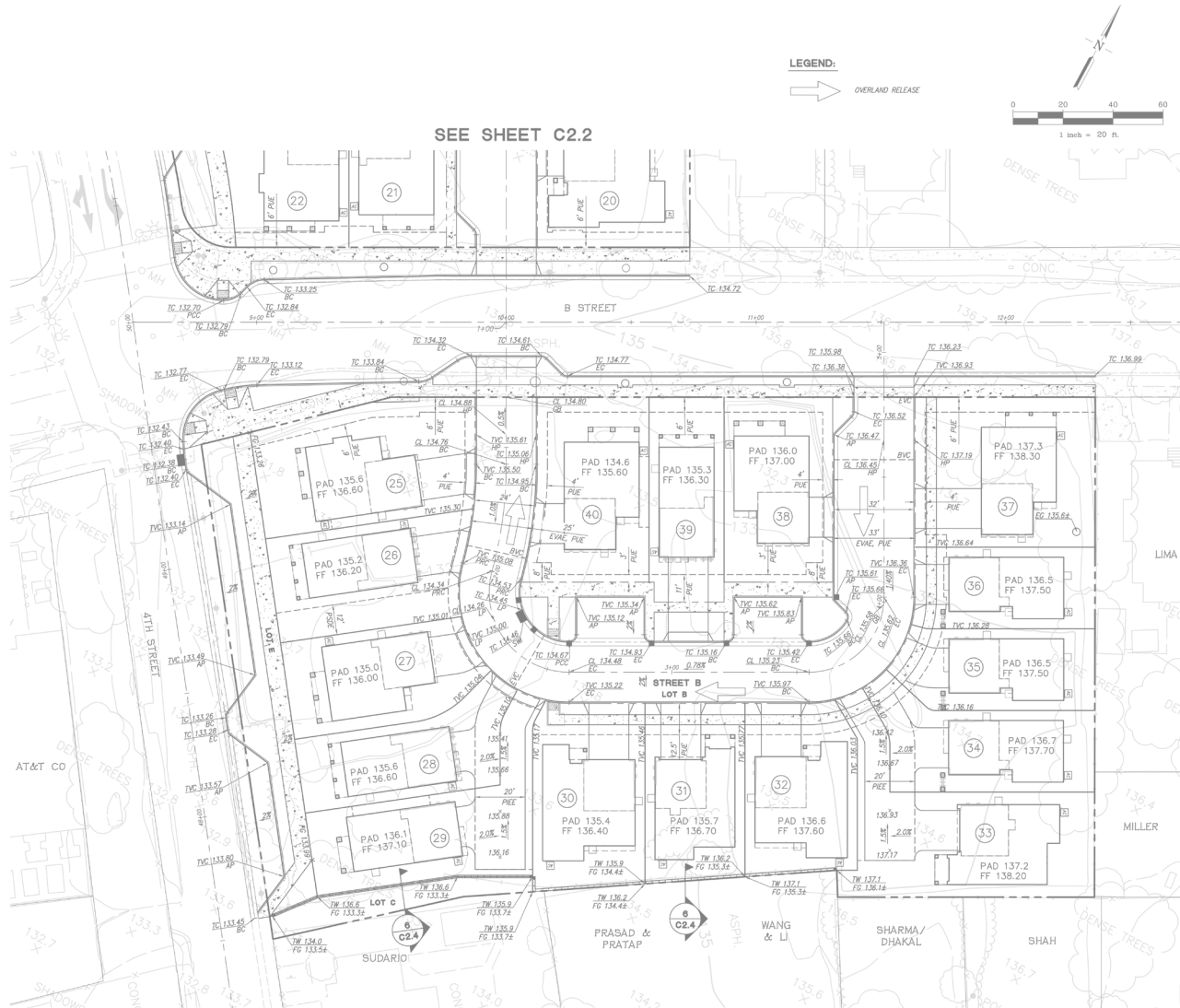


For a more extensive collection of files, please refer to the links on page 5.



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LEGEND

PERMEABLE PAVING



PAVERS TO BE:
HYDRO-FLO TECHNOLOGY PAVERS
AREA = 905 SQ FT

TREE UPGRADES



PROPOSED 36" BOX TREE



PROPOSED 48" BOX TREE



PROPOSED 60" BOX TREE



For a more extensive collection of files, please refer to the links on page 5.



ARCHITECT

KTGY ARCHITECTURE + PLANNING

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CITY OF HAYWARD

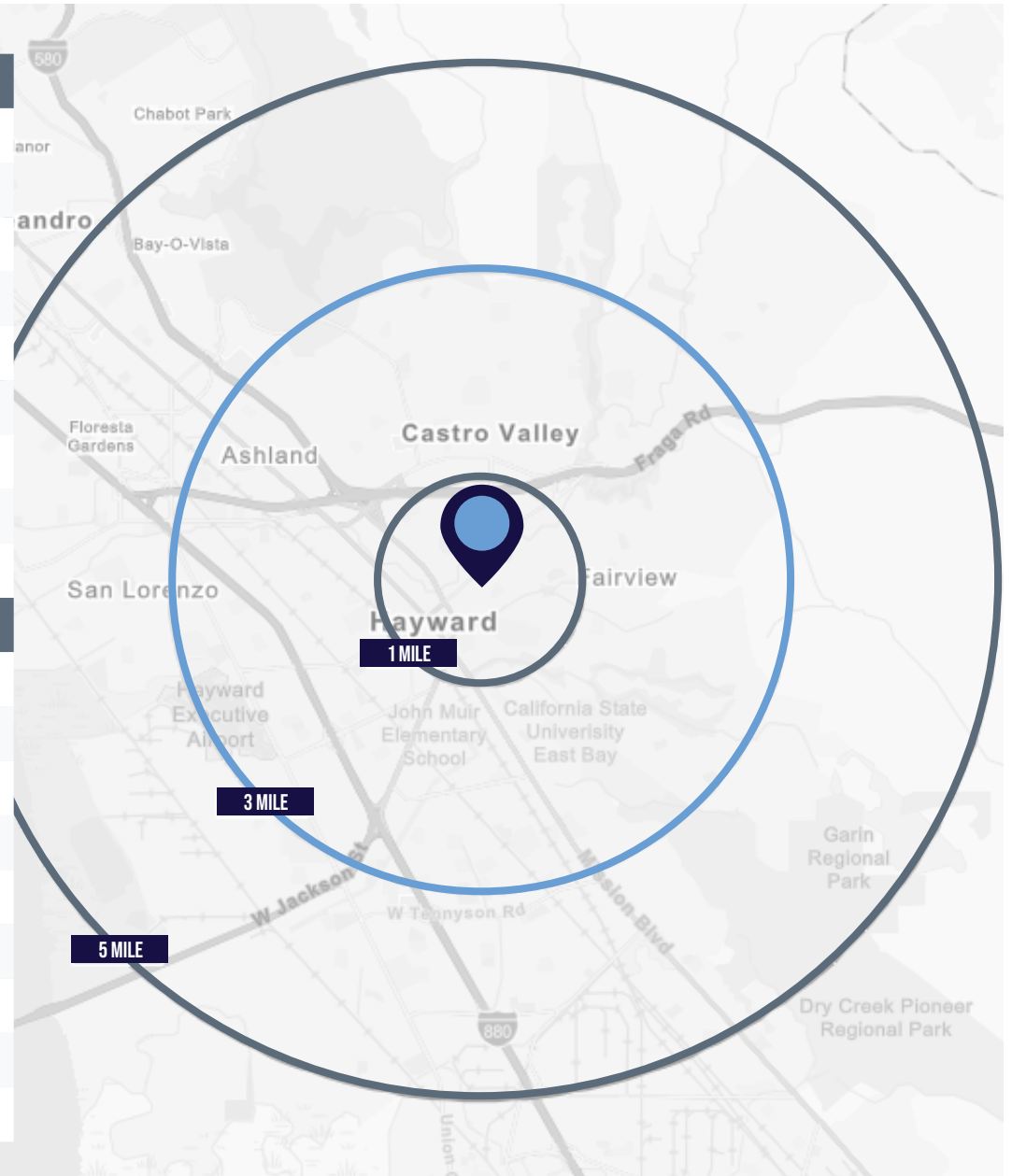
Hayward, California, is a dynamic city in the heart of the East Bay, offering an attractive opportunity for residential development. Known for its strategic location, Hayward provides excellent connectivity to major metropolitan areas like San Francisco, Oakland, and San Jose. Its proximity to major highways, BART stations, and the San Mateo-Hayward Bridge makes commuting easy, while providing future residents with the best of both urban and suburban lifestyles. With a growing population and a diverse economy, Hayward is positioned as a prime location for real estate investment, particularly in residential housing.

Hayward's appeal extends beyond its accessibility. The city is home to an expanding local economy, driven by industries such as manufacturing, technology, and healthcare. Moreover, Hayward offers a blend of natural beauty and urban convenience. It features a network of parks and green spaces, including the scenic Hayward Regional Shoreline, which provides recreational opportunities and enhances the quality of life for its residents. As the demand for housing in the Bay Area continues to rise, Hayward's relatively affordable real estate market, compared to neighboring cities, creates a strong potential for return on investment.

Investors will also benefit from Hayward's ongoing development initiatives aimed at modernizing infrastructure and improving community amenities. The city is committed to promoting sustainable growth while maintaining a high standard of living, making it an ideal environment for new residential projects. With a robust demand for housing and limited available land, this development site offers an exceptional opportunity for investors to capitalize on the city's upward trajectory and long-term growth potential.



2024 Summary	1 MILE	3 MILE	5 MILE
Population	27,603	212,308	354,809
Households	10,204	68,155	113,707
Families	6,033	48,132	81,468
Average HH Size	2.64	3.06	3.07
Owner Occupied Housing Units	4,161	34,554	63,868
Renter Occupied Housing Units	6,043	33,601	49,839
Median Age	38.0	37.9	38.9
Median HH Income	\$99,562	\$105,315	\$106,218
Average HH Income	\$130,813	\$143,665	\$147,655
2028 Summary	1 MILE	3 MILE	5 MILE
Population	28,682	213,457	356,279
Households	10,454	67,643	112,716
Families	6,190	47,883	80,986
Average HH Size	2.68	3.10	3.11
Owner Occupied Housing Units	4,200	34,401	63,533
Renter Occupied Housing Units	6,254	33,242	49,183
Median Age	39.7	39.2	40.2
Median HH Income	\$114,546	\$123,338	\$126,024
Average HH Income	\$155,218	\$168,730	\$173,278



DISCLAIMER



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Dominic D. Dutra, owner of 3D Strategies, Inc. and Broker/Agent for this Property, is a board member and shareholder of the Property Owner, J. Darwin Homes, LLC.

While the information contained herein has been provided in good faith and in an effort to provide prospective developers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, the Property Owner and 3D Strategies have not verified, and will not verify, any of the information contained herein, nor has the Property Owner and 3D Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The Property Owner, Dominic Dutra, and 3D Strategies have not made any investigation, and makes no warranty or representation, with respect to the subject properties, the future projected financial performance of the properties, the properties' development potential, the size and square footage of the properties and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject properties.

