

Highway 101 Land Acquisition Opportunity - Rocks Ranch
General Planned Commercial Land For Sale at Highway 101 and San Juan Road
±78 Acres - San Benito County



Sale Price: \$9.75M
(Including Substantial Water Rights)

For More Information, Please Contact Exclusive Agents:

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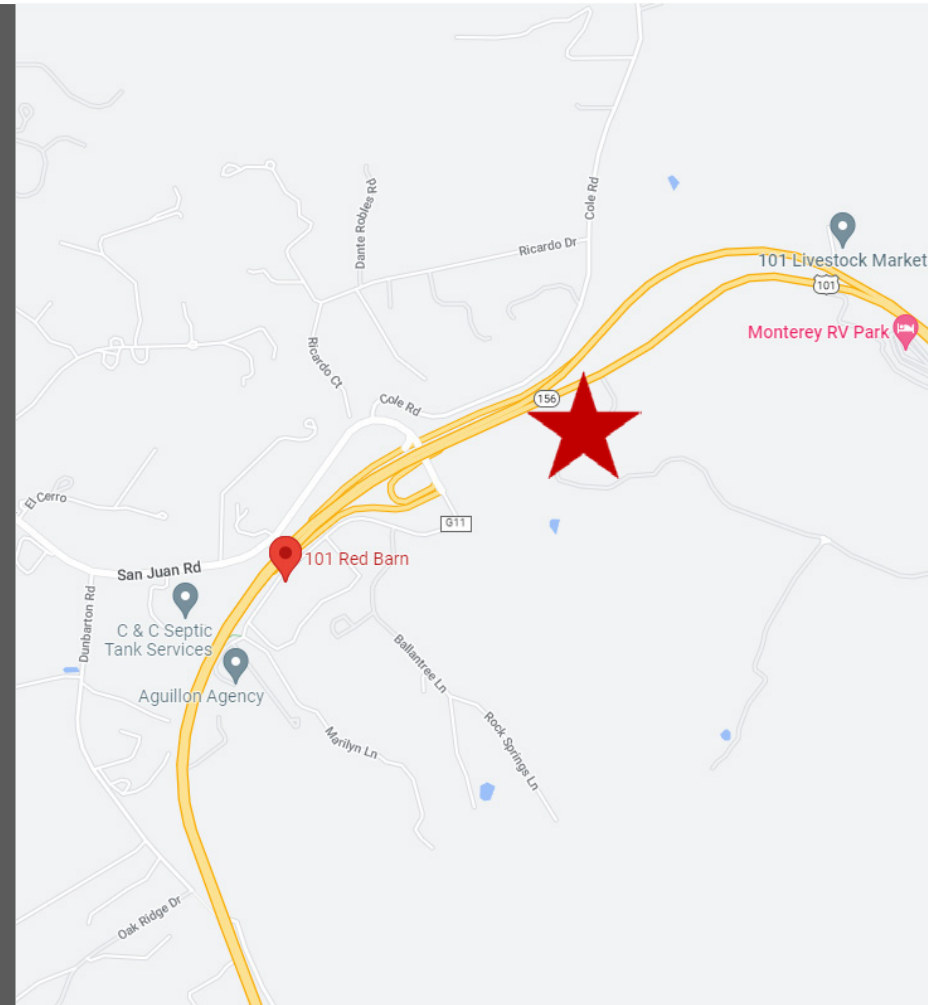
RITCHIE Commercial
RESPONSIBLE REAL ESTATE

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Property Highlights:

- US Highway 101 Frontage
- Adjacent to Iconic Red Barn Flea Market
- Brand New State of the Art Overpass @ San Juan Road
- General Plan Allows for Rezoning to C1
(Highway Service Commercial/Hotels) or C2 (Neighborhood Commercial/Residential)
- All Utilities Developable
- Main Route Between the Bay Area and Monterey
- Near Town of Aromas
- On Border of Monterey County
- APN: 011-310-006, Lots 70, 71, 72



34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113
408.971.2700 fax: 408.971.1600
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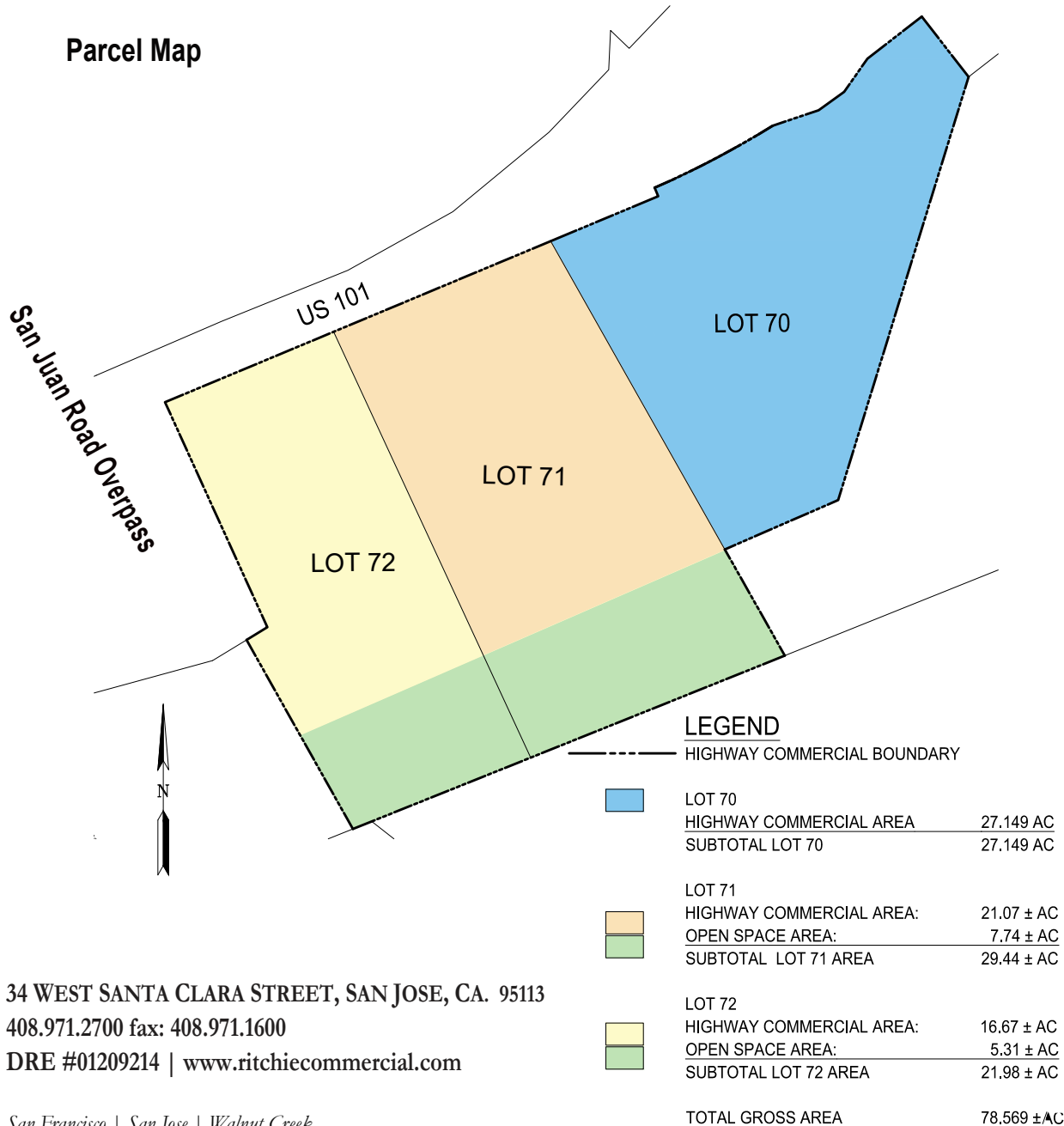
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Parcel Map



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San Benito County Zoning Ordinance:

The C-1 district is specifically intended to provide establishments offering accommodations, supplies or services especially to motorists, and for certain uses such as commercial amusement and specialized automotive and related sales and service establishments which serve persons coming to them from large trading areas by automobile. The uses ordinarily do not seek locations in shopping centers, and therefore, must be provided for at independent locations. The C-1 district, when appropriate, will be located along major thoroughfares. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize traffic hazards.

The C-2 district is specifically intended to establish and provide centers for convenient shopping to residential neighborhoods, planned and controlled to provide service to neighborhoods.

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The information contained herein has been obtained from sources we deem reliable. We cannot, however assume responsibility for its accuracy