

RIVER VIEW at Las Palmas

OFFERING MEMORANDUM



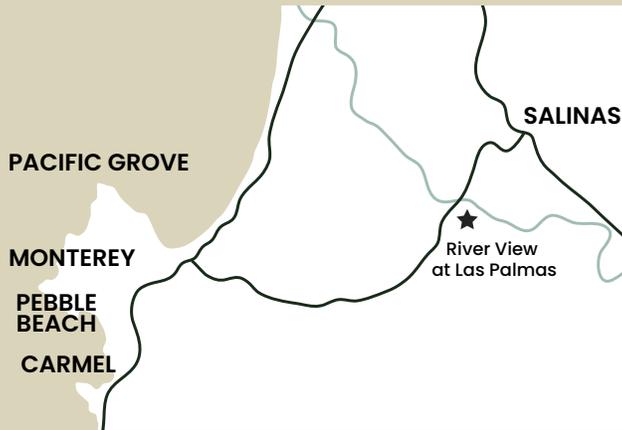
Tentative Vesting Tract Map for 27-Lot Residential Development:

- Average lot size 5,820 SF (minimum 3,400 SF) - ideal for detached homes priced in the low to mid \$1M range
- Premier location adjacent to established Las Palmas Ranch community with entry off Las Palmas Drive
- Elevated sites with sweeping western views over pristine farmland
- Direct access to trails for backcountry hiking
- Minutes to Hwy 68 / River Road corridor (Monterey Peninsula in 20 minutes, Prunedale/Castroville/Salinas employment in 10 minutes)

OFFERED AT
\$5,200,000

INQUIRE:

Jim Berson
925.202.5557
jim@REadvantageGroup.com



FOR SALE: \$5,200,000

SALE HIGHLIGHTS:

Condition - Unimproved

Located in the prestigious Hwy 68 corridor within close proximity to the Monterey Peninsula.

Three miles to Salinas and 15 miles to Monterey.

27 Lots are proposed for an Medium Density Residential

The Lots have Tentative Vesting Tract Map

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Real Estate Advantage Group

LAND:

Unincorporated Area, County of Monterey

TYPE: Residential Land

LOCATION: Suburban

ZONING: MDR

SITE ADDRESS: Not Assigned
Parcel Q, Salinas, CA - 139-211-035 -
Access from Woodbridge Ct. Salinas

LAND AC - GROSS: 15.67 AC

LAND SF - GROSS: 682,585 SF

LAND AC - NET: 6.00AC

LAND SF - NET: 261,360 SF

TOPOGRAPHY: Rolling

DIMENSIONS: Irregular

UNITS PER ACRE: 4

TYPICAL LOT DIMENSIONS: 50' x 105'

ON SITES: Raw Land

OFF SITES: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

CURRENT USE : Raw Land

IMPROVEMENTS: All utilities are stubbed at the entrance to the Lots

PROPOSED USE:

MDR Medium Density Residential

PARCEL: 139-211-035-000

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Property is offered exclusively by Real Estate Advantage Group, Inc., CA DRE #018877617.