

**FOR SALE**

# **84 UNIT TOWNHOME PROJECT**

**APPROVED TENTATIVE MAP**

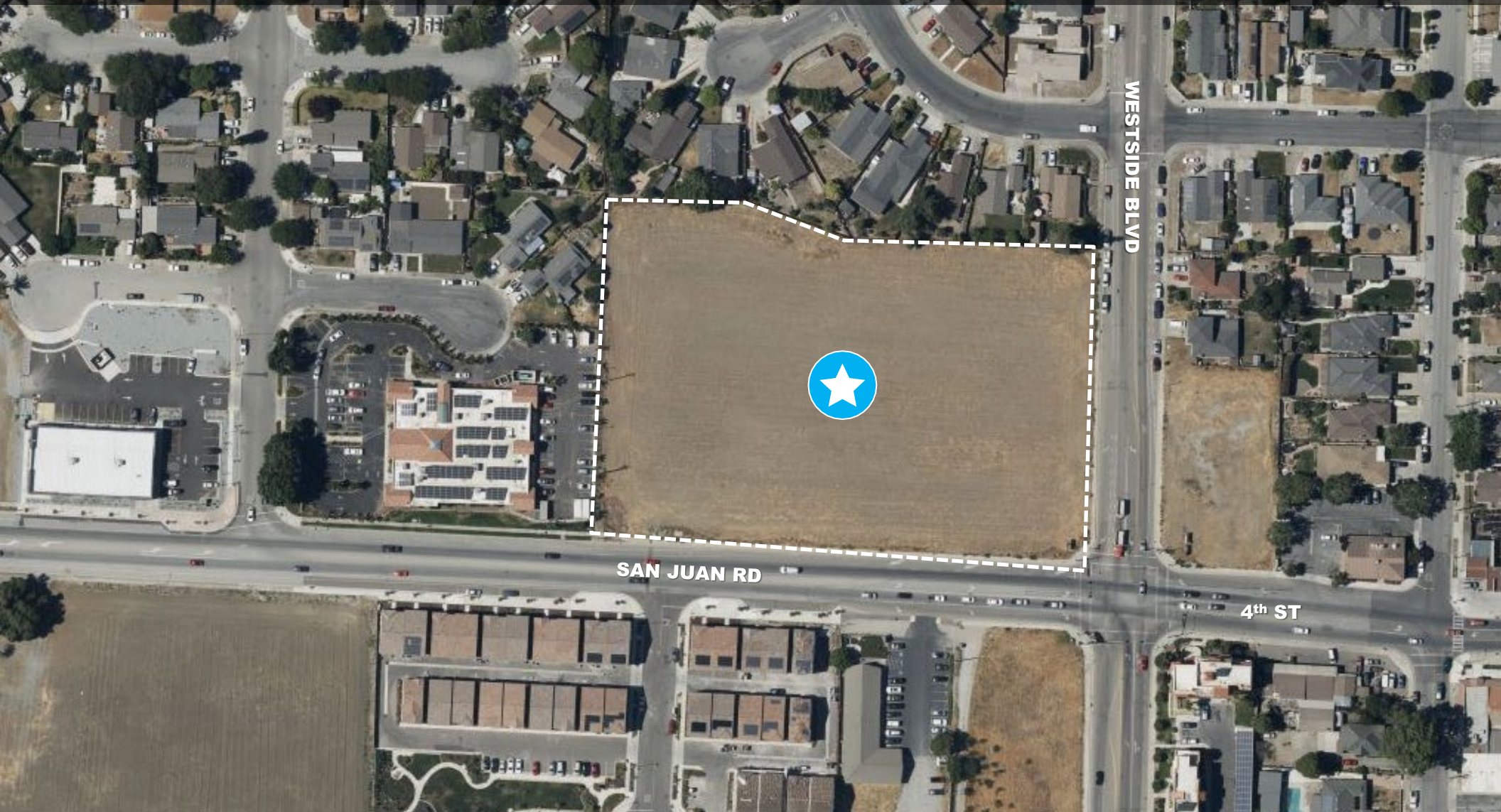
Hollister, California

**JEFF WYATT**

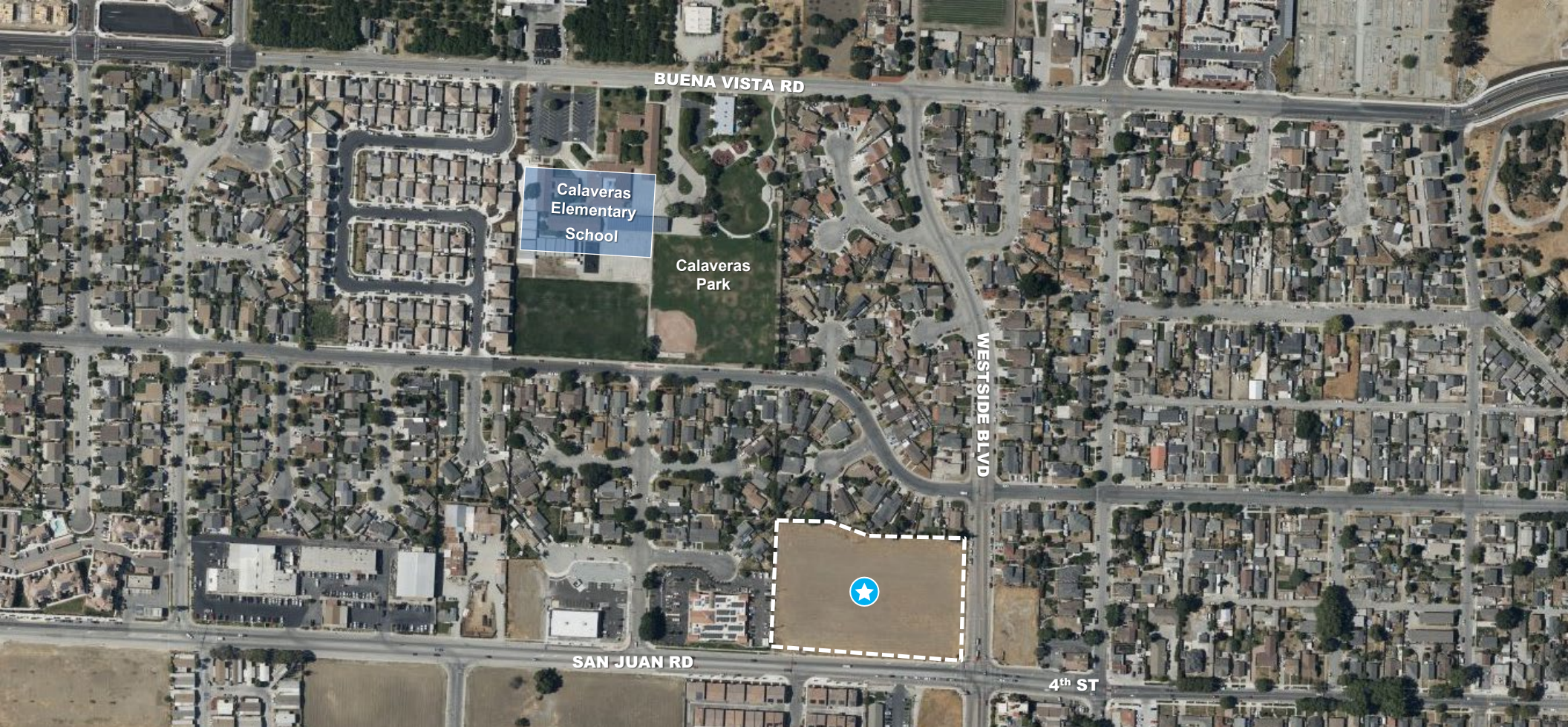
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Lic. #00775425







## PROPERTY SNAPSHOT

<b>PRICE:</b>	\$3,650,000	<b>ENTITLEMENT:</b>	Approved Tentative Map
<b>ADDRESS:</b>	NWC 4th St. and Westside Blvd., Hollister	<b>UNIT COUNT:</b>	84 Townhomes – 2 & 3-story, #14 six-unit buildings
<b>APN:</b>	0052-180-005	<b>EST. IMPACT FEES:</b>	\$52,583 per unit (based on 1,666 SF home)
<b>ACREAGE:</b>	± 4.01 acres	<b>COST TO COMPLETE:</b>	\$70,981 per unit estimate (infill site)
<b>TOPO:</b>	Flat	<b>COMMISSION:</b>	Seller to pay 2.5% to Buyers Broker

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it is not binding on the seller, nor Wyatt Enterprises, and should not be considered a substitute for thorough due diligence by prospective proposers. Verification of the stated information is the responsibility of each prospective purchaser. The Seller nor Wyatt Enterprises, make no representation or warranty with respect to the truth or accuracy of the information. All prospective proposers must take appropriate measures to verify all of the information set forth herein.



# PROPERTY DETAIL

**AFFORDABLE** There is no affordable requirement.

**HOMEOWNERS ASSOCIATION** An HOA will be required.

**SCIP** Financing available through the City of Hollister.

**HOUSE PLANS** Draft construction drawings and renderings are available but not approved. Buyer to process their own architecture and construction drawings.

*Buyer to verify all information presented here.*





# SITE PLAN





# UNIT MIX

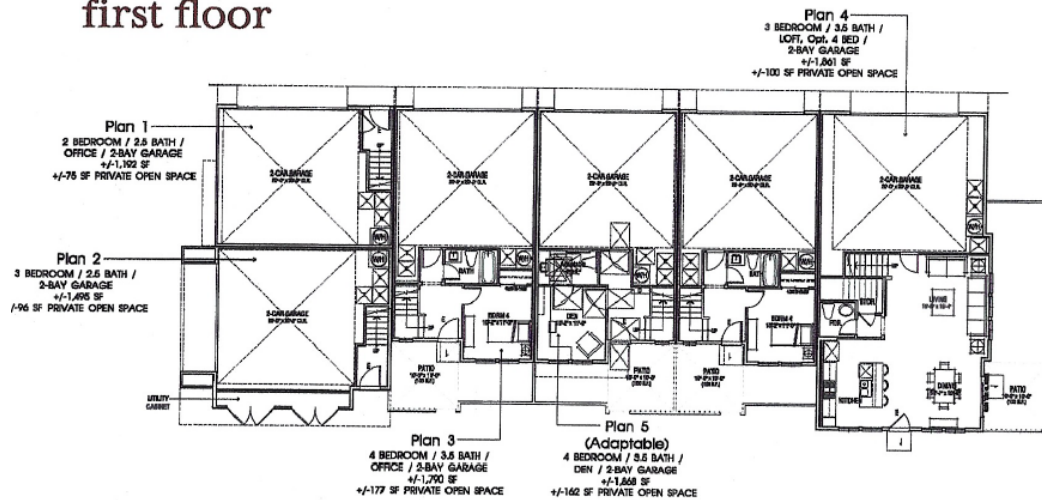
Hollister THs: Product Summary							
	SqFt	Count	Beds	Baths	Parking	Stories	Opt
Plan 1	1,192	14	2	2.5	2 Car Garage	3	
Plan 2	1,495	14	3	2.5	2 Car Garage	3	
Plan 3	1,790	28	3	3.5	2 Car Garage	3	Den/Bed 4
Plan 4	1,861	14	3	3	2 Car Garage	2	
Plan 5	1,868	14	3	2.5	2 Car Garage	3	Den/Bed 4

Land Plan:

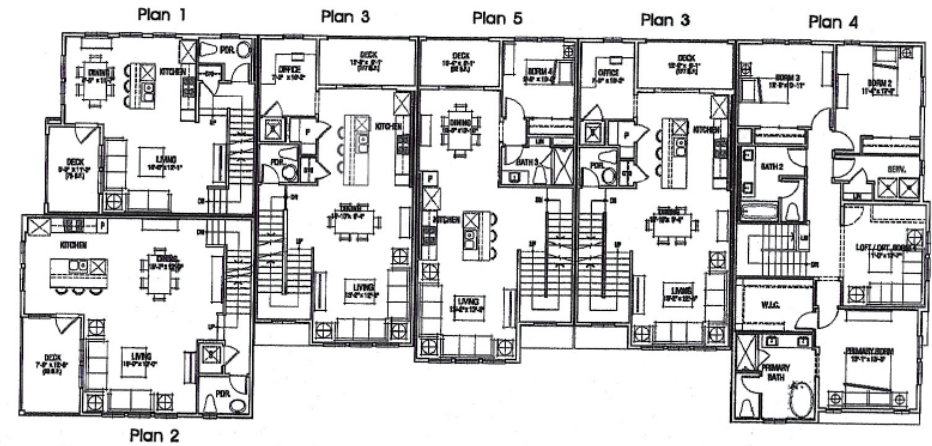


# CONCEPTUAL FLOOR PLAN

## first floor



## second floor



## third floor

