



10 ACRES ON BUENA VISTA

BUENA VISTA AND HWY 101 HWY
GILROY, CA 95020

PROPERTY SUMMARY

Asking Price: \$1,900,000

Price Per AC: \$177,570

Lot Size: 10 Acres

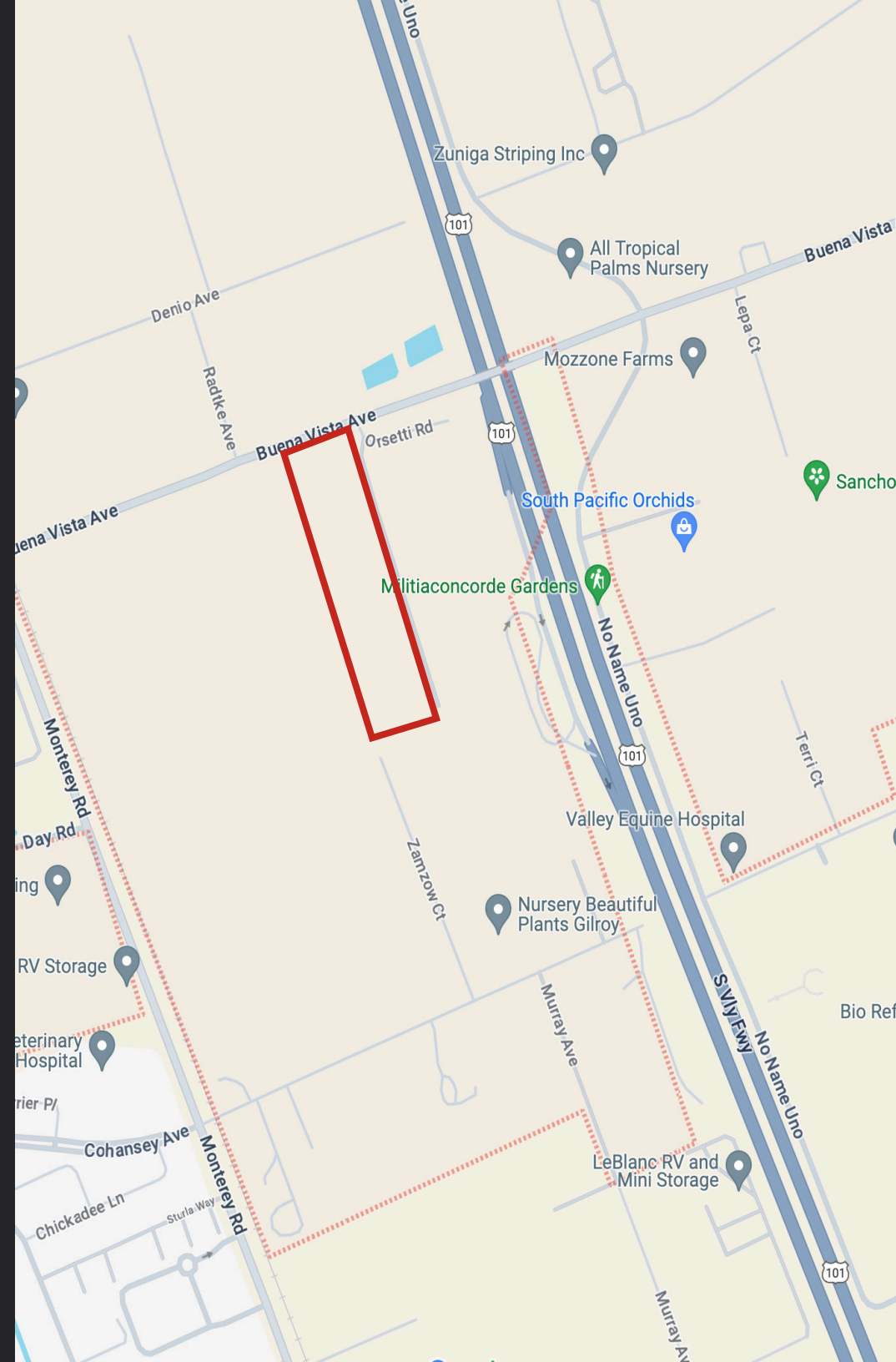
Property Type: Land

Zoning: M1

Lots: 1

APN: 835-06-013

County: Santa Clara



PROPERTY REVIEW

The property is located near Highway 101, the main north-south freeway from San Jose to Salinas, in the northerly areas of the Gilroy community in a corridor that is bounded on the west by Monterey Highway and on the east by the South Valley Freeway (Highway 101). The character of the neighborhood is agricultural in nature, however, these agricultural activities are considered to be interim uses. This 10± acres is within the Urban Service Boundary which is crucial for future development. The property is located 1 1/2 miles from the downtown core along Monterey Highway. Monterey Highway used to be the major north-south path between Los Angeles and San Francisco until the South Valley Freeway was completed in the early 1980s. The basic neighborhood is still considered to be rural in nature, even though it is close to town and development is encroaching upon the area.

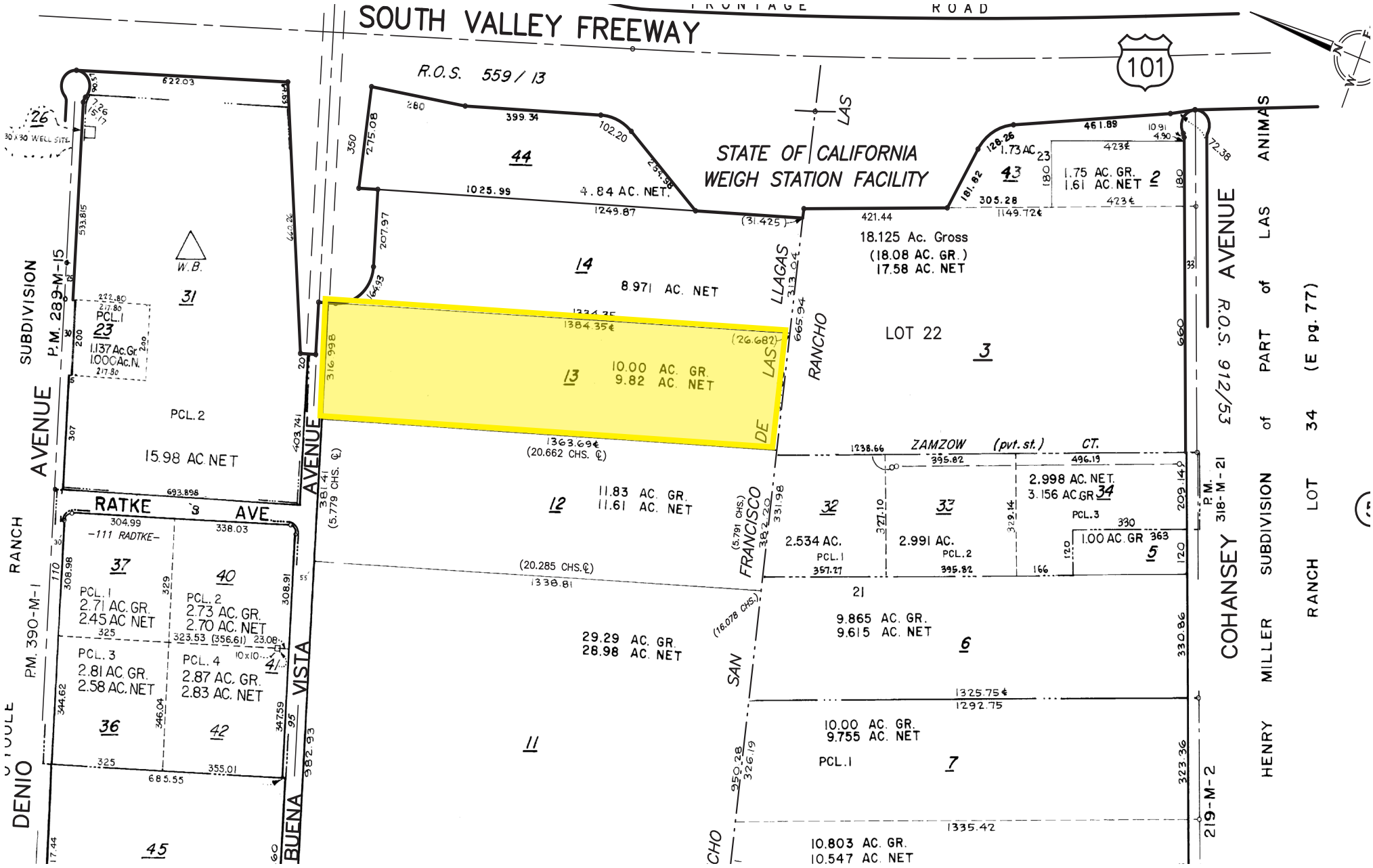
With the current general plans and future development of the City of Gilroy. There are a few key points that should be noted in regards to opportunity with the property.

The Gilroy listing is currently 10 minutes away from where the proposed High-Speed Railway Station will be located. "Preliminary plans for the California High-Speed Rail project include a station in Gilroy, most likely to be located Downtown, adjacent to the existing train station"(As stated by the Gilroy 2040 General Plan Pg.80). With the listing currently being zoned for M1 (light industrial), I think that this could be a great investment for development with the general plans currently standing. Parking for the High-Speed Railway Station and other commercial developments are what I would consider this space to be most easily utilized.

PARCEL MAP

SOUTH VALLEY FREEWAY

FRONTIAGE ROAD



PROXIMITY MAP



PROPERTY PHOTOS



CITY OF GILROY

Gilroy is a city in Northern California's Santa Clara County, south of Morgan Hill and north of San Benito County. Gilroy is the southernmost city in the San Francisco Bay Area, with a population of 59,520 as of the 2020 Census.

Gilroy's origins lie in the village of San Ysidro that grew in the early 19th century out of Rancho San Ysidro, granted to Californio ranchero Ygnacio Ortega in 1809.[8] Following Ygnacio's death in 1833, his daughter Clara Ortega de Gilroy and son-in-law John Gilroy inherited the largest portion of the rancho and began developing the settlement.[8] When the town was incorporated in 1868, it was renamed in honor of John Gilroy, a Scotsman who had emigrated to California in 1814, naturalized as a Mexican citizen, adopted the Spanish language, and converted to Catholicism, taking the name of Juan Bautista Gilroy.[8]

Gilroy is known for its garlic crop and the annual Gilroy Garlic Festival, featuring various foods containing garlic. These led to the city being nicknamed the Garlic Capital of the World. It is also known for boutique wine production, as part of the Santa Clara Valley AVA, mostly consisting of family vineyards around the base of the Santa Cruz Mountains to the west.

https://en.wikipedia.org/wiki/Gilroy_California



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COMMERCIAL

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Bernice Brubeck Wong, Broker Associate

Santa Cruz, Ca., USA. BB (Bernice) Brubeck Wong, Broker in California, USA, has been selected as the Foreign Director of Bilateral Global Investment for TradePort.org, California's gateway to global trade and investment. TradePort is managed by the Monterey Bay International Trade Association (MBITA), a leading global trade promotion service organization in California for over 25 years. (www.globalmbita.com).

Over the years Ms. Wong has organized and participated in various international inbound and outbound investment missions working closely with leading business and government officials in California and abroad providing specific match-making services for foreign investors in the agricultural and IT sectors in the Monterey Bay and Silicon Valley regions of California.

Ms. Wong's experience spans a career in residential and commercial real estate for over 35 years and was designated as the first Certified Overseas Realtor for Century 21-China, and also as the Realtor of Choice for Century 21's global Commercial Network bringing with her an expansive global network of foreign investors located in California and abroad.