



## RESIDENTIAL DEVELOPMENT OPPORTUNITY 58 UNITS SUBMITTED FOR ENTITLEMENT

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91 Montague Expressway // Milpitas, California 95035

Get in touch

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# Executive Summary



## Offering Summary

Sale Price:	Negotiable
Lot Size:	78,408 SF
Zoning:	R-4 (Very-High Density)
Market:	San Francisco Bay Area
Submarket:	South Bay
Traffic Count:	45,606

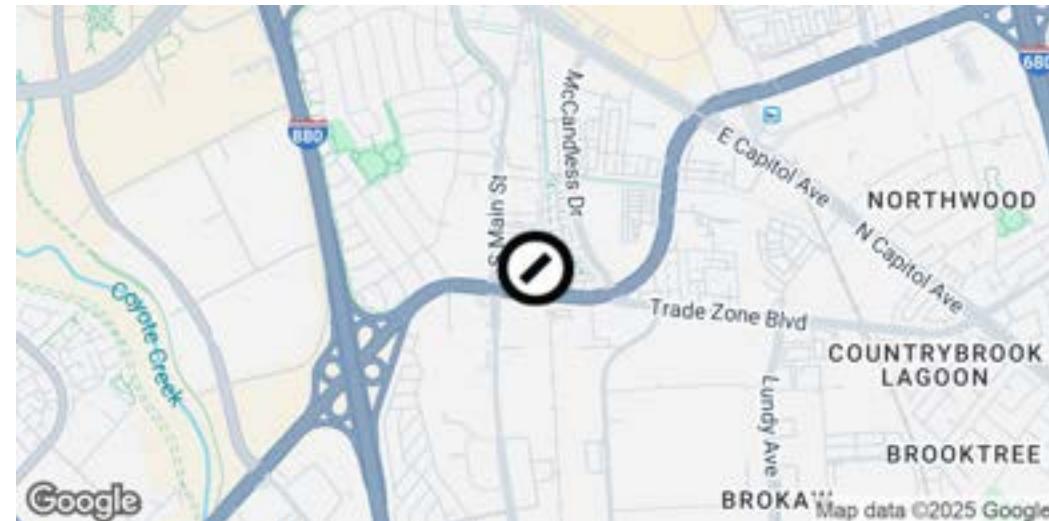
## Property Overview

Introducing an exceptional investment opportunity at 91 Montague Expressway in Milpitas, CA. This prime property, zoned R-4 (Very-High Density), is currently going through the entitlement process for a total of 58 units. A hybrid project that includes 38 townhomes and 20 condominiums. Seller will entertain offers at any phase of the development process.

Located in the coveted San Francisco Bay Area, this parcel presents an ideal canvas for high-density housing, tapping into the robust demand for residential space in this thriving region. With its strategic zoning and sought-after location, this property is positioned for significant growth and a lucrative return on investment in the dynamic Bay Area market.

## Property Highlights

- Currently Going Through Entitlement Process
- 58 Residential Units
- Vacant, Level Parcel Consisting of 1.80 acres
- Excellent In-Fill Location



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# Property Description

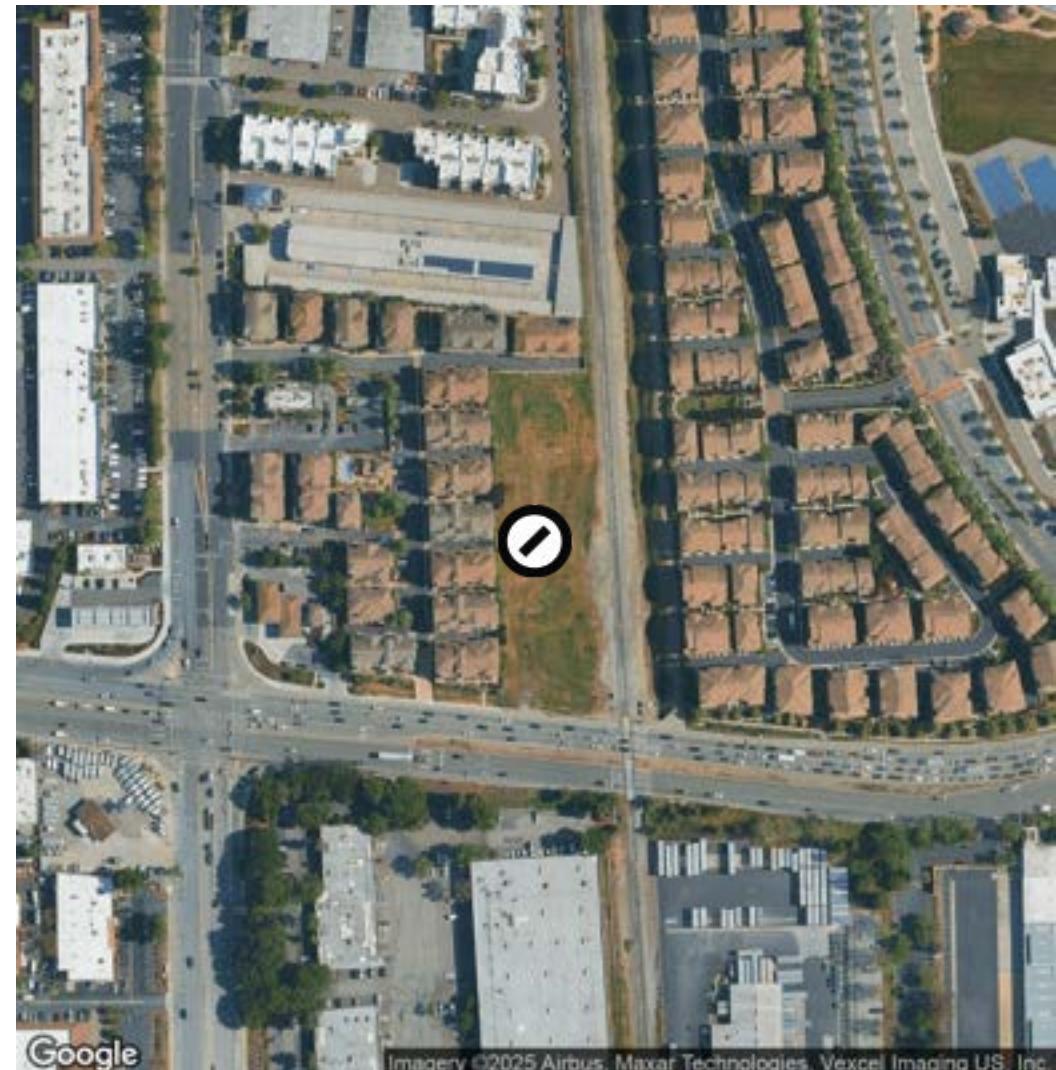
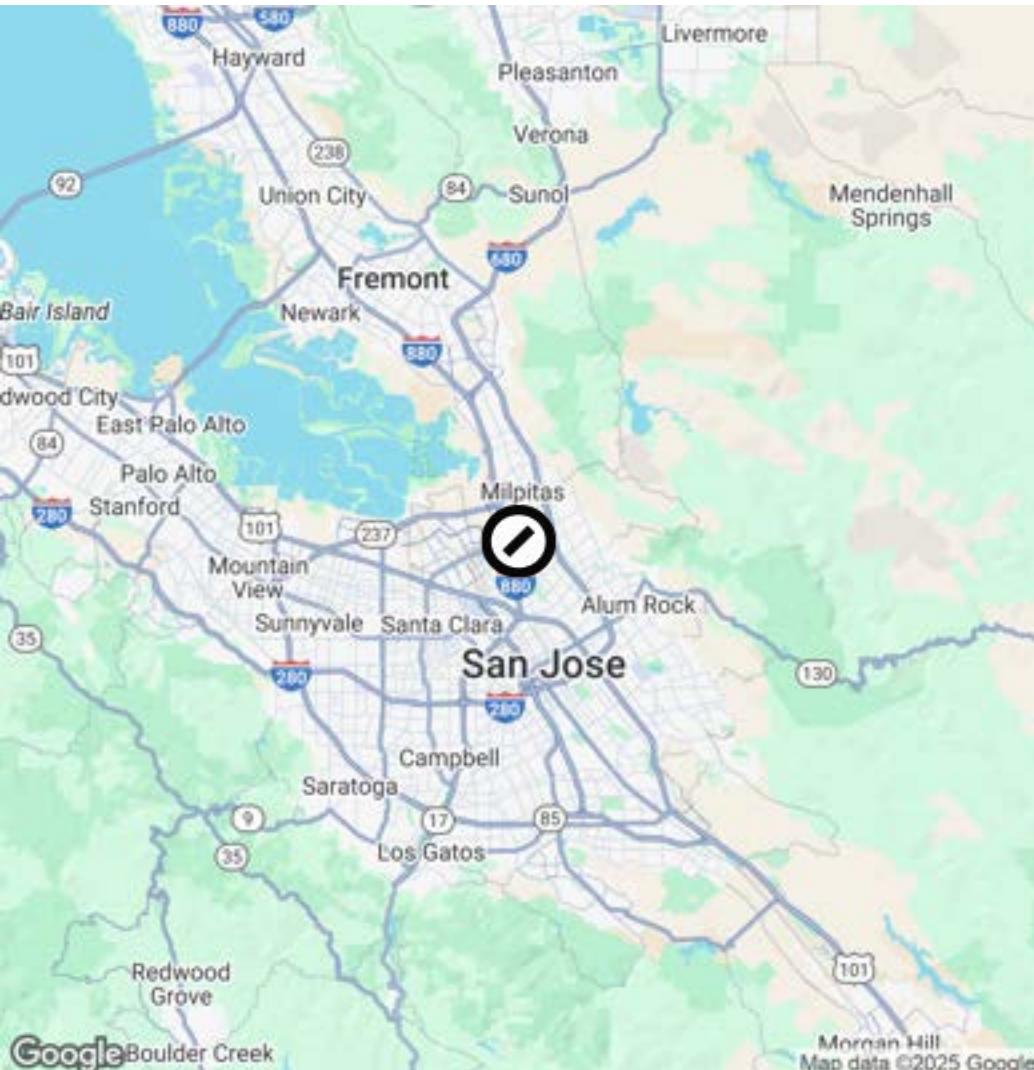


③ Rear Site View

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# Location Map



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## Additional Photos



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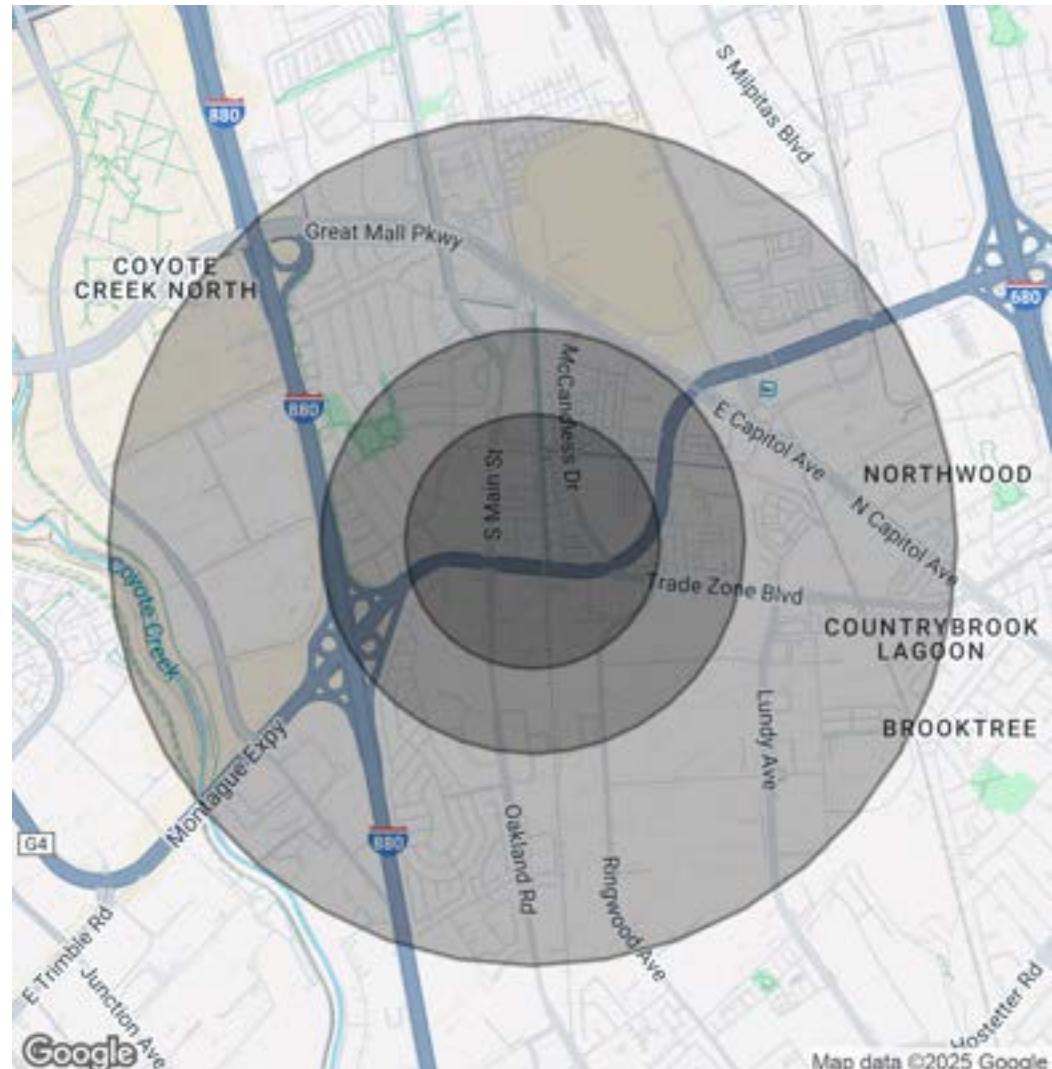
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,951	9,037	25,691
Average Age	33	34	35
Average Age (Male)	33	34	35
Average Age (Female)	33	35	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,071	3,146	8,528
# of Persons per HH	2.8	2.9	3
Average HH Income	\$297,301	\$276,986	\$244,703
Average House Value	\$1,213,682	\$1,147,025	\$1,145,653

Demographics data derived from AlphaMap



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# Tony Odom



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## Professional Background

As the former CEO and founder of CSR Commercial Real Estate Services, Tony Odom now is a Senior Vice President of Compass Commercial - Silicon Valley. His 20 plus years in commercial real estate, including leases, sub leases, development and the buying or selling of commercial property, brings a wealth of experience. Whether it is general office space, retail space, medical, industrial, R&D, advanced manufacturing or mixed-use properties, Tony is well versed in helping clients. His extensive knowledge of building plans, drawings, permits and the construction/TI process allows him to proficiently work with architects, general contractors and other service providers to assist his clients in obtaining exactly what it is they are looking for.

Prior to starting CSR Commercial, Tony developed his own commercial properties. His development processes included rezoning, entitlement, ground up construction and stabilization of the asset. Tony was also the Director of Support Services for Vodafone Americas / Asia Region, where he negotiated leases throughout North America and Asia, oversaw tenant buildup projects and subleased excess properties. He was also appointed the company Ombudsman where he acted as Vodafone's ethics officer to resolve conflicts and concerns.

Tony graduated from Washington State University, where he also played baseball and was recognized for his outstanding performance as the All-Pac 10 Conference catcher in 1985. Tony moved to the Bay Area in 1989. He and his wonderful family reside in San Jose. As a local resident, Tony has a very good understanding of commercial real estate in this area and strives to leverage his experience and connections in every transaction.

### Compass Commercial - San Francisco & Los Angeles

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# Jonathan G. Hanhan



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## Professional Background

Mr. Hanhan started in the real estate industry in 2003, and in commercial real estate brokerage in 2006. Jonathan developed quickly at a young age -- hunger for knowledge paired with ethical mentors is what he attributes his long-lasting success to.

Passionate about delivering the highest level of client service, Mr. Hanhan works across multiple disciplines documenting, creating, and implementing systems of operations to provide consistent and predictable results.

Unique in his ability to understand the business from a Marketing, Client Service, and Technological standpoint, Jonathan rolls them up into simple, focused, scalable systems of operation to allow for volume without foregoing quality.

Jonathan's success lies in his habits of listening attentively and developing actionable plans around the highest priority tasks. Compass Commercial and its' clients rely on Jonathan to master what is routinely needed and find the best, most efficient route of executing any task, project, or strategy.

Mr. Hanhan brokers sales, leases, and land development transactions to local and international owners, companies, and developers.

## Memberships

Chair, University Recruiting | CREW  
 Lifetime Member | CHP 11-99 Foundation  
 Board of Directors | Compass Charity Cup  
 Member | AIR Association of Industrial Real Estate  
 Member | Commercial Brokers Association  
 Member | Campbell Chamber of Commerce  
 Member | Santa Clara County Association of Realtors  
 Member | California Association of Realtors  
 Member | National Association of Realtors

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