

BRIGANTINO'S



SAN BENITO REALTY

OFFERING MEMORANDUM



12.41 Acres















Hwy 152 | Gilroy, CA | Santa Clara County

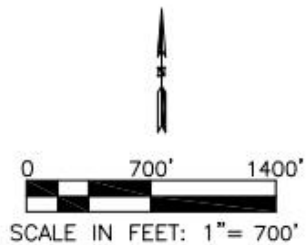
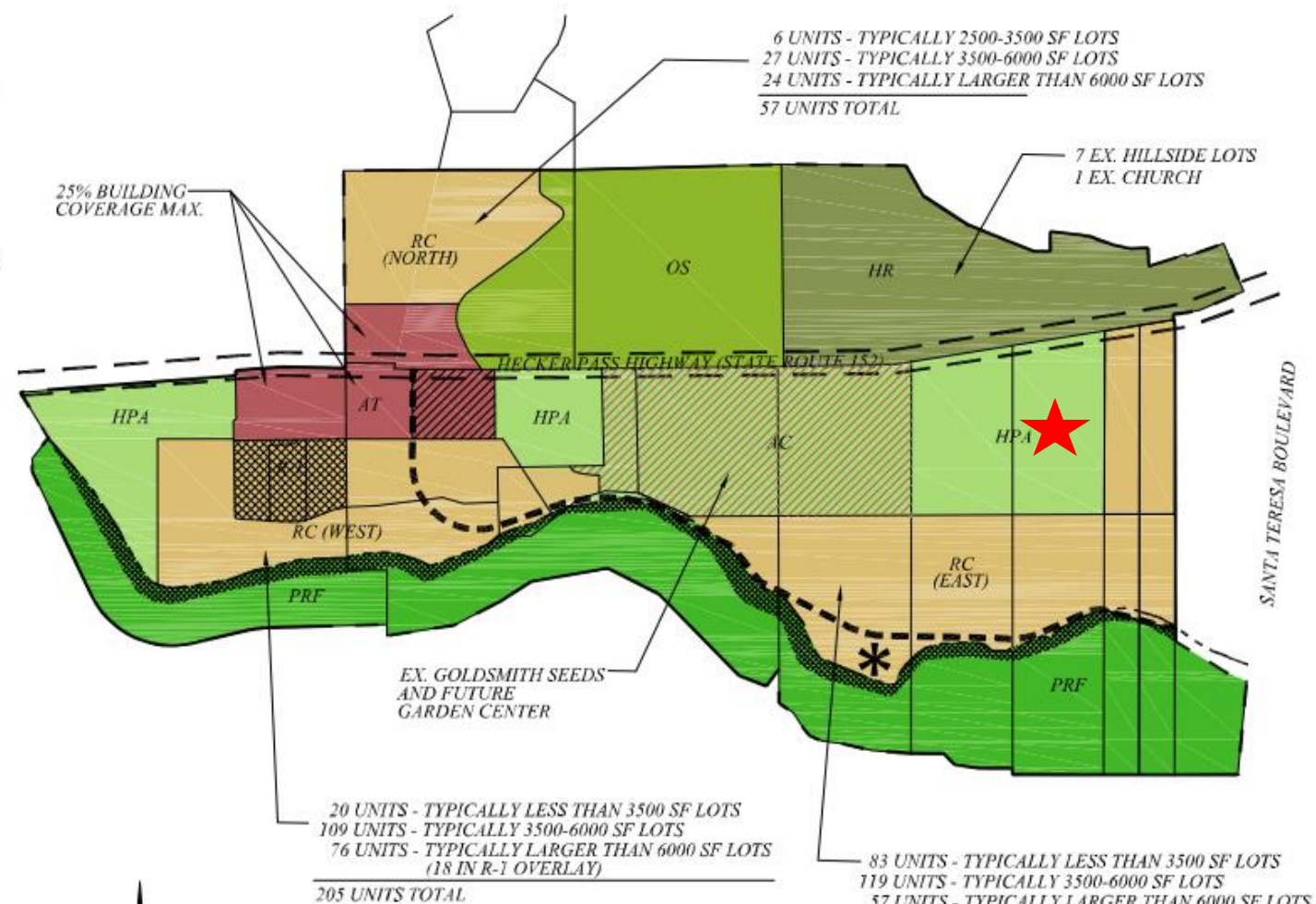
PROPERTY OVERVIEW

Property Highlights	
Price	\$999,000
Acreage	12.41 +- Acres
Location	Highway 152 Gilroy, CA 95020
County	Santa Clara
Assessors Parcel Numbers	810-24-026
Water	Shared Well
Utilities	Available
Access	Easement Access
Zoning	Hecker Pass Specific Plan – HPA Hecker Pass Agriculture

Land Use Diagram

LEGEND

-  OPEN SPACE (OS)
 -  PARK/RECREATIONAL FACILITY (PRF)
 -  HECKER PASS AGRICULTURE (HPA)
 -  AGRICULTURAL COMMERCIAL (AC)
 -  AGRI-TOURIST COMMERCIAL (AT)
 -  AGRI-TOURIST COMMERCIAL OVERLAY (10% MAX. BUILDING COVERAGE)
 -  HILLSIDE RESIDENTIAL (HR)
 -  RESIDENTIAL CLUSTER (RC)
- LESS THAN 3500 SF:**
- MULTI-FAMILY
 - SMALL LOT SINGLE FAMILY ATTACHED
 - SMALL LOT SINGLE FAMILY DETACHED
 - MIXED USE
- 3500-6000 SF:**
- SMALL LOT SINGLE FAMILY ATTACHED
 - SMALL LOT SINGLE FAMILY DETACHED
 - STANDARD LOT SINGLE FAMILY DETACHED
- LARGER 6000 SF:**
- STANDARD LOT SINGLE FAMILY DETACHED
 - LARGE LOT SINGLE FAMILY DETACHED
-  R-1 OVERLAY (R-1)
 -  APPROXIMATE FUTURE THIRD STREET ALIGNMENT
 -  COMPOSITE UVAS CREEK SETBACK
 -  HECKER PASS SETBACK CORRIDOR
 -  POSSIBLE LOCATION OF FUTURE 3 AC NEIGHBORHOOD PARK
 -  LINEAR PARK



NOTES: LAND USE AREA BOUNDARIES DEPICTED ON THE LAND USE DIAGRAM ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATION ACCORDING TO THE PROVISIONS WITHIN THE HECKER PASS SPECIFIC PLAN AND/OR CITY OF GILROY REQUIREMENTS (SEE POLICY 3-17).

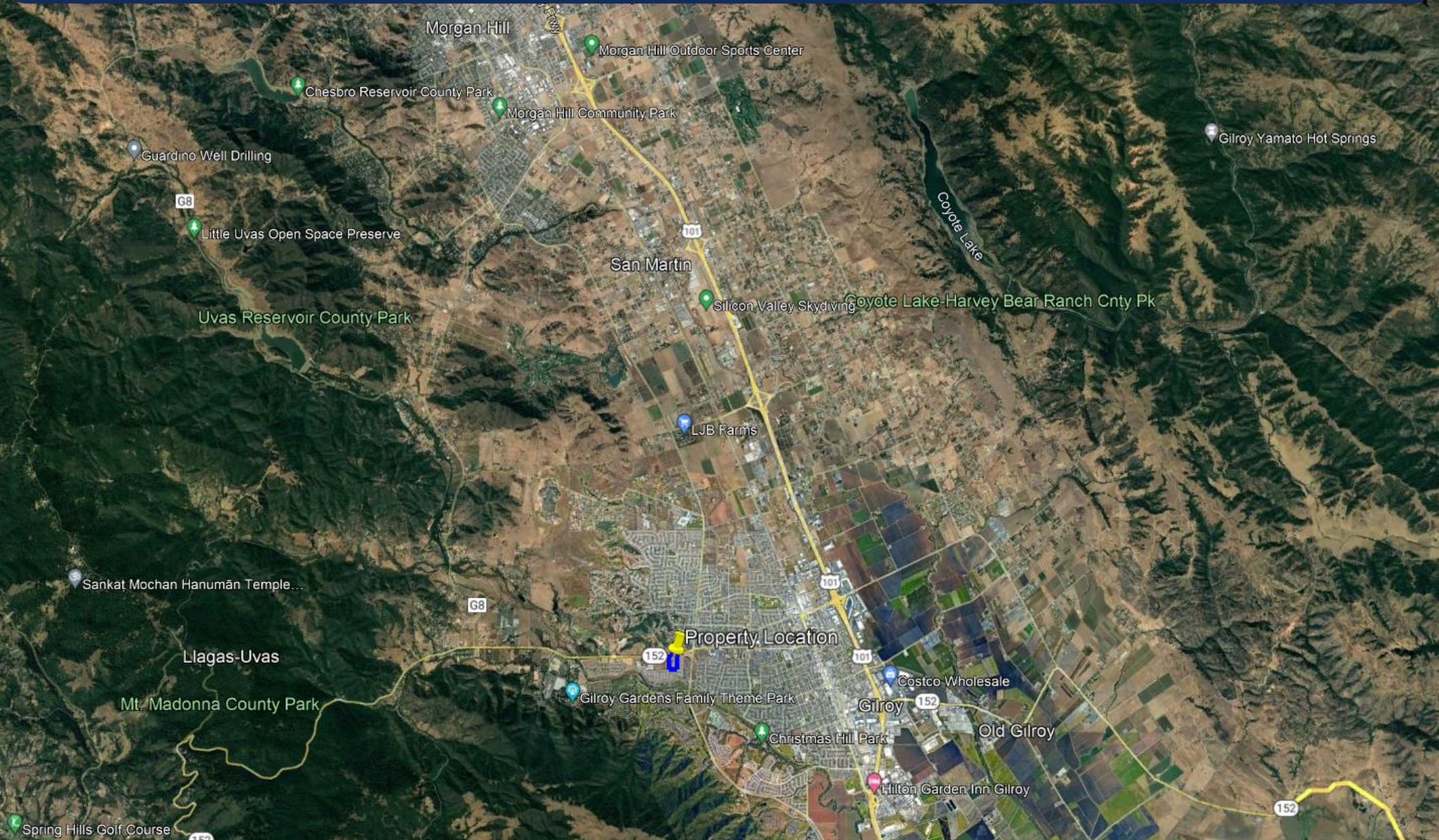
LOT SIZES WITHIN EACH CATEGORY MAY VARY PER AN APPROVED PLANNED UNIT DEVELOPMENT APPLICATION AND THE PROVISIONS OF THE SPECIFIC PLAN (SEE POLICY 3-18).

THE NUMBER OF UNITS PER CLUSTER MAY VARY PER THE PROVISIONS OF THE SPECIFIC PLAN (SEE POLICY 3-19).

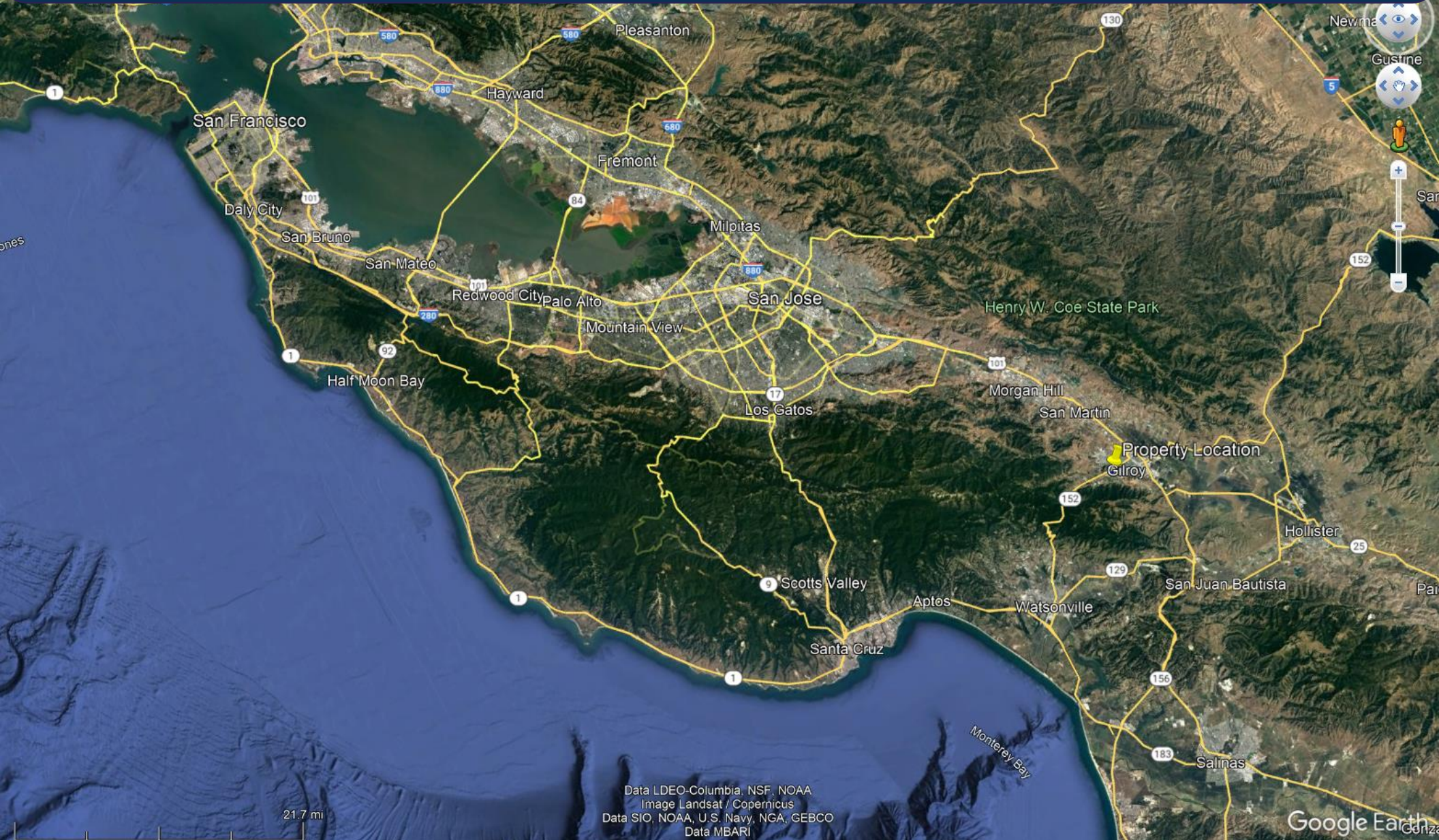
Figure 3-1:
Land Use Diagram
Hecker Pass Specific Plan
Gilroy, California
November, 2014

12.41 Acres | Hwy 152 | Gilroy, CA | Santa Clara County

Location Map



Location Map



Data LDEO-Columbia, NSF, NOAA
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data MBARI

EXCLUSIVELY PRESENTED BY:



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Licensed Real Estate Broker since 1984.	Licensed Real Estate Broker since 1990.	Licensed Real Estate Agent since 2012	Licensed Real Estate Agent since 2017	Licensed Real Estate Agent since 2022
Hartnell College	Master's Degree in Business Administration from Golden Gate University San Francisco	Licensed Real Estate Broker since 2015	Licensed Real Estate Broker since 2022	Bachelor of Science in Agriculture Business California Polytechnic State University, San Luis Obispo
Ranch Proprietor	Bachelor of Science in Mechanized Agriculture California Polytechnic State University San Luis Obispo	Bachelor of Science in Agriculture Business California Polytechnic State University, San Luis Obispo	Bachelor of Science in Agriculture Business California Polytechnic State University, San Luis Obispo	Salinas California Rodeo Committee Member
San Benito County Farm Bureau	San Benito County Farm Bureau	San Benito County Farm Bureau	San Benito County Heritage Foundation	San Benito County Farm Bureau