

OFFERING MEMORANDUM



DEVELOPMENT OPPORTUNITY

Mira Monte Subdivision Located in the Heart of The Salinas Valley

WALNUT AVENUE
GREENFIELD, CALIFORNIA

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DISCLAIMER

The information contained in this marketing brochure ("Materials") are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential purchase.

The Materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding

the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB's, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the Materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

All Property showings are by appointment only and must be coordinated through the Agent.

PROPERTY OVERVIEW

- Fully vested tentative map (expires March 11, 2023)
- LAFCO approved annexation
- No Inclusionary Housing
- ±30 acres
- 151 paper lots
- Zoned R-L, Single Family Residential (1 to 7 units/acre)
- APN #s 109-232-001 & 109-232-008
- Access to City water & sewer, PG&E
- Property abutts the new Mary Chapa Academy Elementary School
- One block away from 19 Acre Community Center and Patriot Park Recreation Complex
- Minutes away from Pinnacles National Park, Los Padres National Forest, Arroyo Seco Campgrounds, Missions San Antonio and Soledad, and the soon-to-be built Yanks Air Museum

SALE PRICE: \$6,300,000



VICINITY MAP-CITY OF GREENFIELD
NOT TO SCALE

STREET SECTION-A THROUGH J
NOT TO SCALE

STREET SECTION-ENTRANCE
13th St and Street 'C' and Apple Ave. and Street 'G'
NOT TO SCALE

STREET SECTION-STREET 'G' W/MEDIAN
NOT TO SCALE

TYPICAL SECTION-13TH STREET
NOT TO SCALE

TYPICAL SECTION-APPLE AVENUE
NOT TO SCALE

TYPICAL SECTION-WALNUT STREET
NOT TO SCALE

ABBREVIATIONS

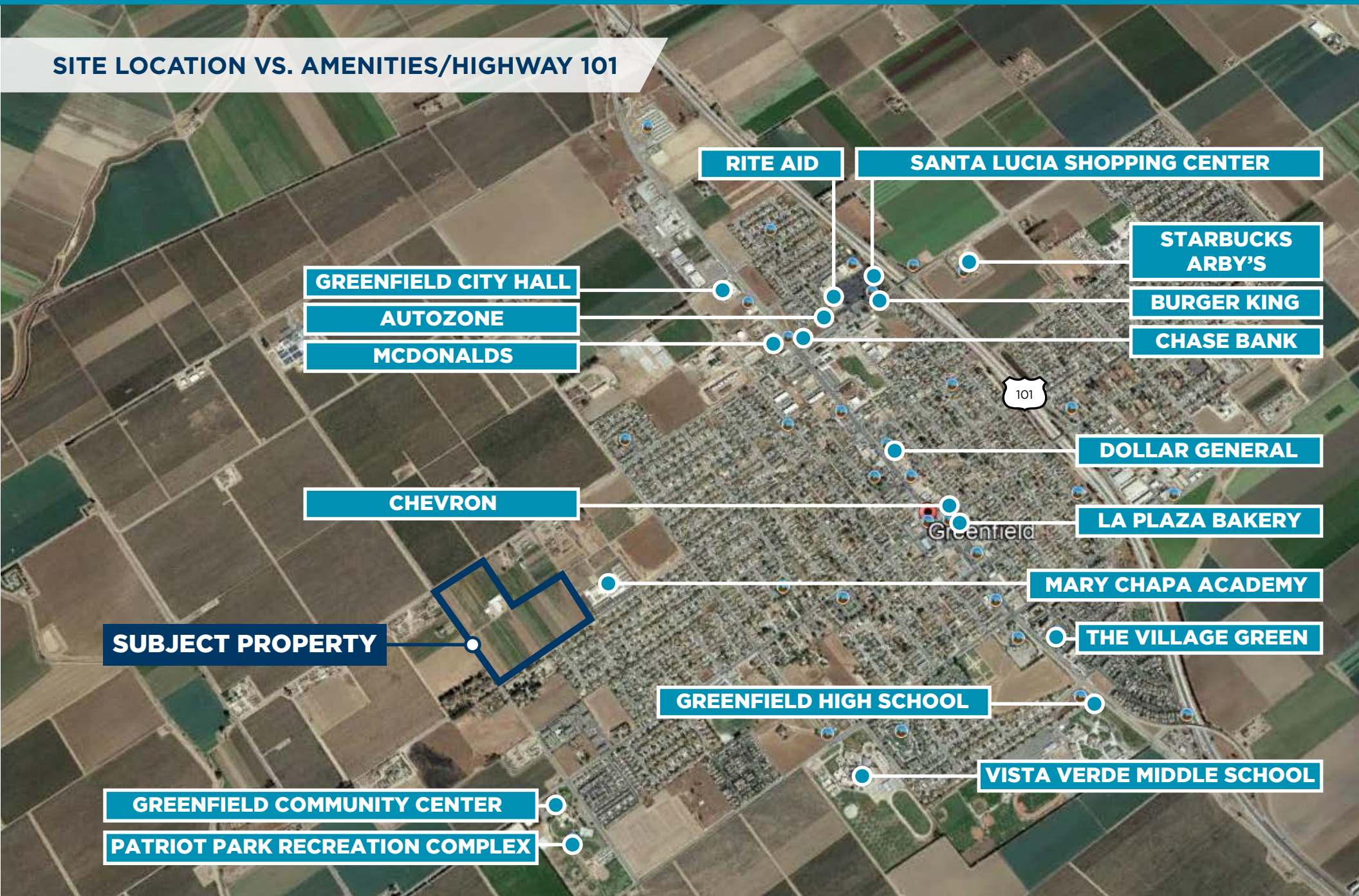
DEVELOPER'S STATEMENT

NOTES

FOR SALE

MIRA MONTE SUBDIVISION | GREENFIELD, CALIFORNIA

SITE LOCATION VS. AMENITIES/HIGHWAY 101



LOCATION OVERVIEW

GREENFIELD AREA

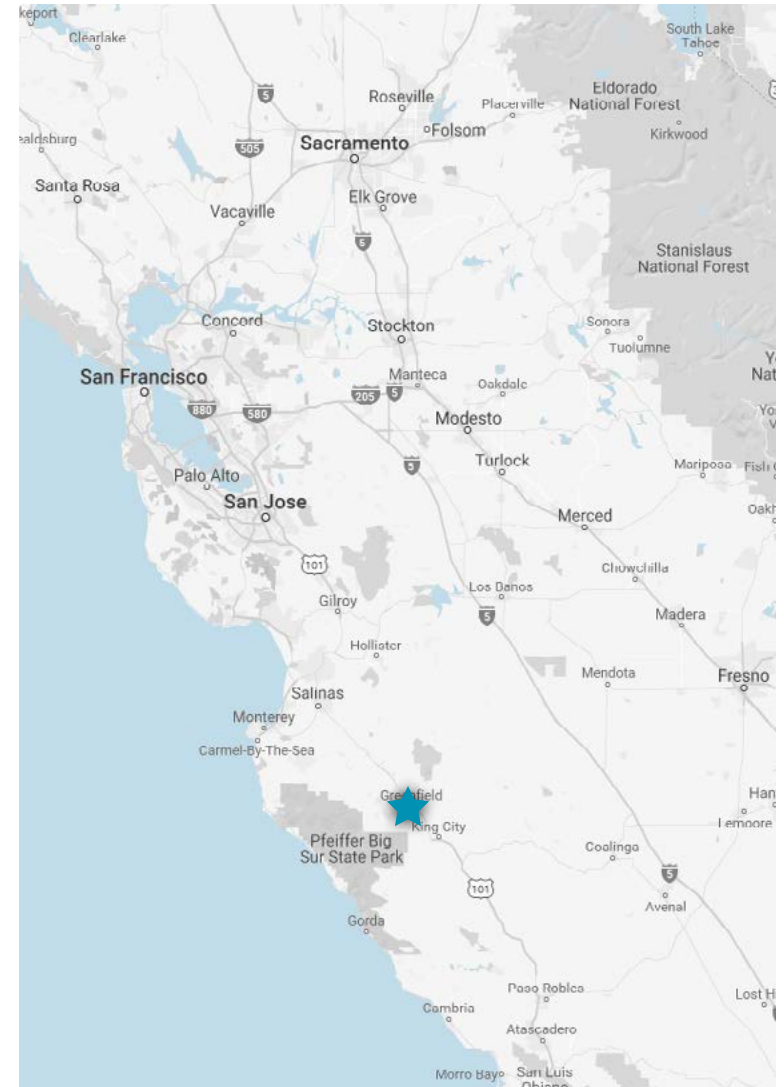
Greenfield is located in the heart of Salinas Valley in Monterey County. Due to Greenfield's location near California's Central Coast, the area is filled with rich soil and a desirable climate, which makes it ideal for agricultural and wine companies. Highway 101 runs the entire length of the Salinas Valley and connects it to San Jose and San Francisco to the north, and Santa Barbara and Los Angeles to the south.

CENTRAL COAST

The Monterey Peninsula, with all its stunning scenery, beaches, golf courses, shopping, restaurants, and hotels is an easy forty-five minute drive. The historic beach communities of Aptos, Capitola, and Santa Cruz and Big Sur are a ninety minute drive and can be reached by scenic Highway 1. Monterey Regional Airport, with daily flights to San Diego, San Francisco, Phoenix, and Los Angeles is right off Highway 68, less than a one hour drive.

BAY AREA

San Jose and the Silicon Valley are a seventy minute drive via Highway 101, San Francisco is just under a two hour drive. Both San Jose International Airport and San Francisco International Airport are located right off Highway 101.



MARKET OVERVIEW

AGRICULTURE

Agriculture is the business of the Salinas Valley. Known as the “Salad Bowl of the World”, over forty kinds of vegetables are grown and shipped from March through November. Dole, Taylor Farms, Tanamura & Antle, Ocean Mist Farms are just a few of the large produce companies headquartered in the area. Monterey County has become world renown for growing wine grapes and boasts nine AVA (American Viticulture Areas) that have been identified as a “one-of-a-kind” wine growing districts. Strawberries have become Monterey County’s number two commodity with a crop value of over \$700,000,000. Together with seed crops, citrus, field crops, nurseries, and beef cattle, total value of agricultural products in 2016 was \$4.25 Billion.

TOURISM

Tourism is the second most important driver of the local economy with 2016 visitor spending totaling \$2.8 Billion Dollars. This amount represented the seventh straight year of growth in tourism dollars for the County. Monterey County is truly blessed with a variety of tourist destinations from Mission San Antonio at the very south end of Monterey County, wineries, agricultural tourism in the Salinas Valley, the home of John Steinbeck in the City of Salinas, to the stunning Central Coast with its beaches, world renown golf courses, boutique shopping, fine restaurants, hotels, Big Sur and scenic Highway 1.



FOR SALE ±30 ACRES OF LAND

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