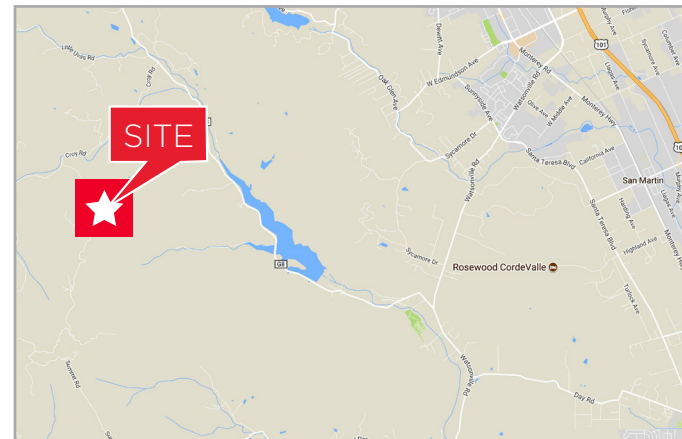


FOR SALE

159.10 AC Esther Lake Road, Morgan Hill Sale Price: \$1,650,000

Property Highlights

- 159.10 acres of Land Nestled in the Hillside of Morgan Hill, California (Property in County)
- Gentle Slope for Custom Home Site or a Possible Lot
- Old Ranch Home on Property
- Old Barn
- Spring Water/Tank
- Electrical at Ranch Home
- New Road Entrance & Gate
- Country Living Minutes from Downtown Morgan Hill



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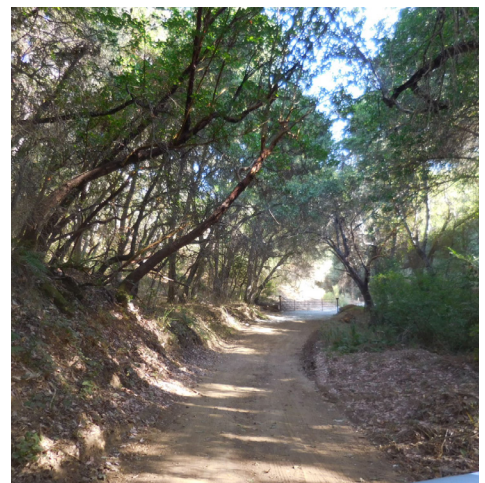
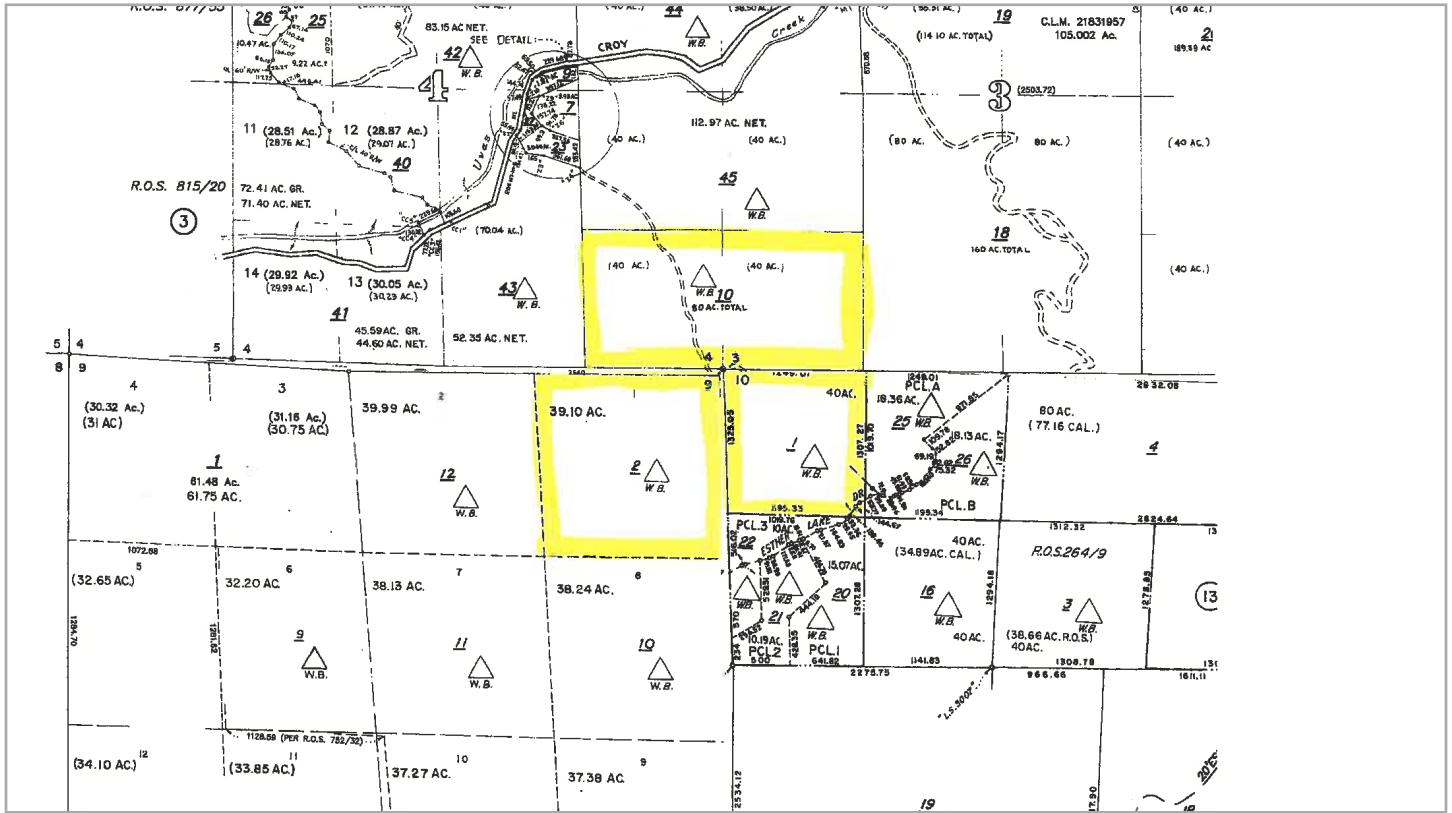


CUSHMAN & WAKEFIELD

RESIDENTIAL/MOUNTAIN SIDE

Esther Lake Road, Morgan Hill, CA

Aerial / Location Map



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Land Comps

AVAILABLE LAND

	Address	City	AC	Land SF	Ask Price	\$\$ /Land SF	Price per Acre	Notes
1	4417 Casa Loma Rd	MH	22.75	990,990	\$249,000	\$0.25	\$10,945.05	
2	Llaga Rd	MH	36.09	1,572,080	\$299,000	\$0.19	\$8,284.84	
3	Croy Rd	MH	6.00	261,360	\$30,000	\$0.11	\$5,000.00	No Buildable Home Sites
4	0 Lazo Grande Dr	MH	21.69	944,816	\$275,000	\$0.29	\$12,678.65	
5	0 Loma Chiquita Rd	MH	30.00	1,306,800	\$277,000	\$0.21	\$9,233.33	Multiple Buildable Home Sites (Relative)
			116.53	5,076,047	1,130,000	\$0.21	\$9,228 Average Price per Acre	
						\$0.22	\$9,697 Weighted Avg Price per Acre	

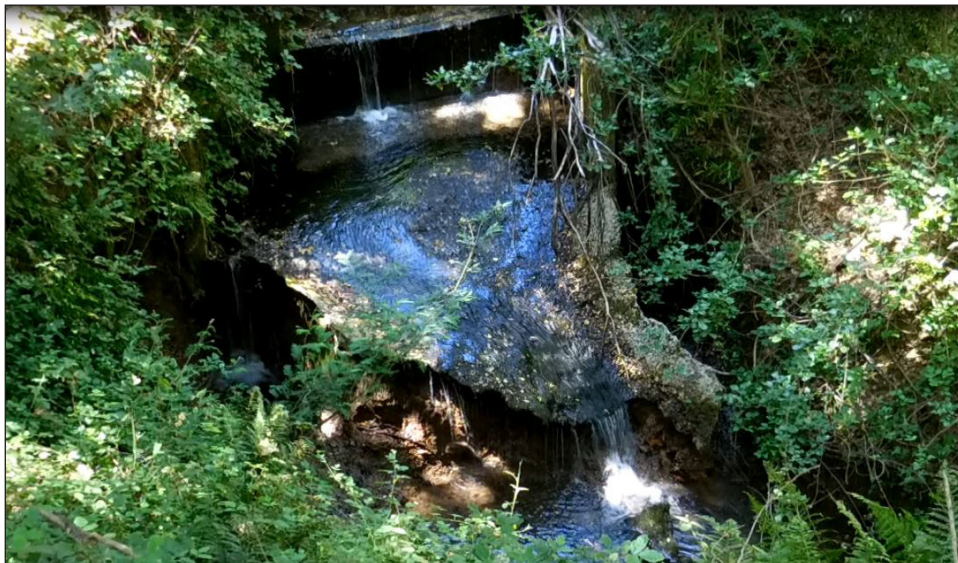
SOLD

	Address	City	AC	Land SF	Ask Price	\$\$ /Land SF	Price per Acre	Notes
1	14715 Uvas Rd	MH	60.00	2,613,600	\$849,500	\$0.33	\$14,158.33	
2	8092 Croy Rd	MH	20.05	873,378	\$160,000	\$0.18	\$7,980.05	
3								
			80.05	3,486,978	1,009,500	\$0.25	\$11,069 Average Price per Acre	
						\$0.29	\$12,611 Weighted Avg Price per Acre	

Low & High Bench Mark

Low	\$1,276,808	Median	\$1,647,273	High	\$2,017,739
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Recommended Asking Price \$1,500,000 to \$1,650,000



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