



18060 Monterey Rd

OFFERING MEMORANDUM

18060 MONTEREY RD, MORGAN HILL

PROPOSED DEVELOPMENT PROJECT

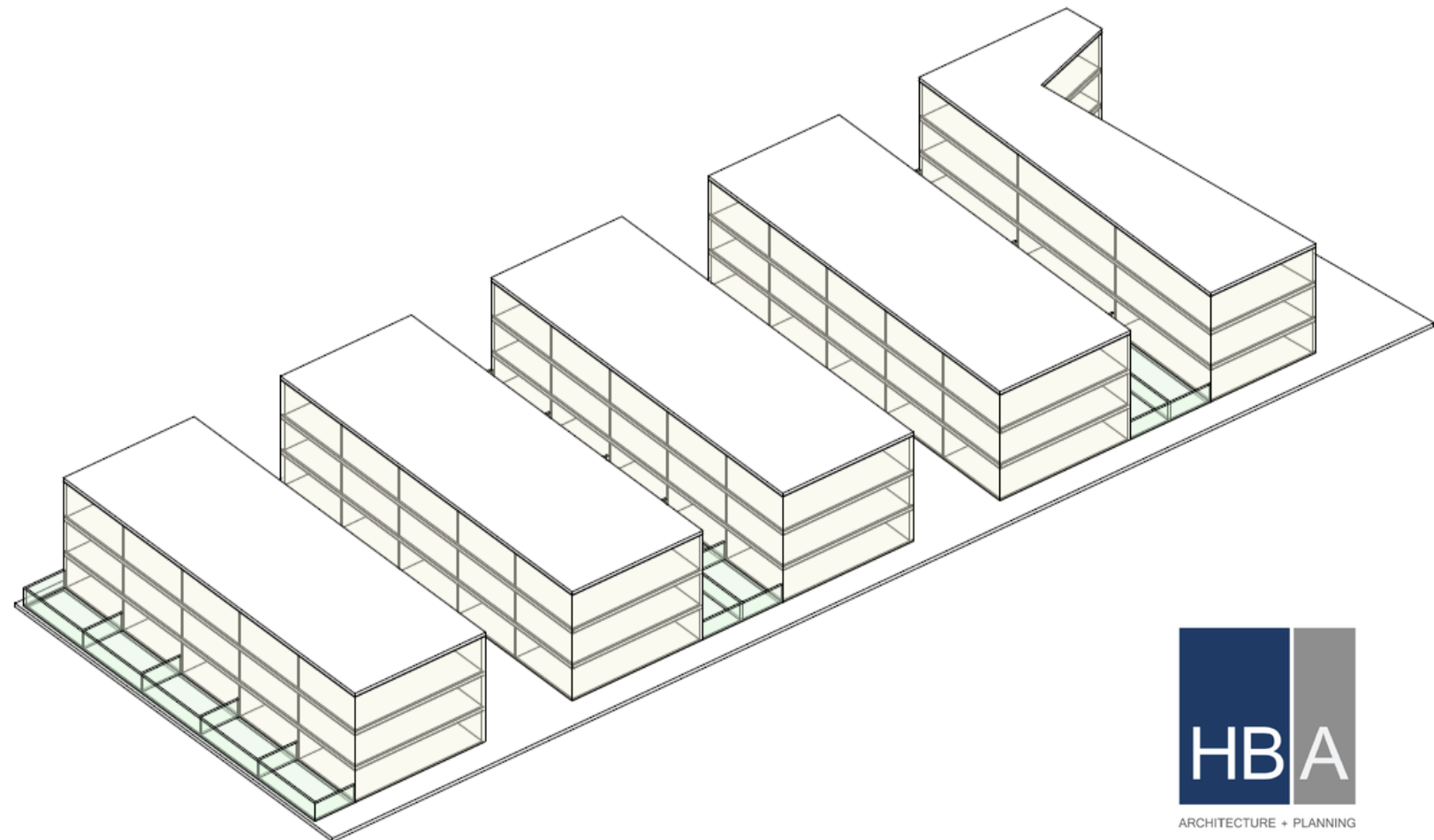


PROPOSED

SITE PLAN

OPTION 1: TOWNHOMES

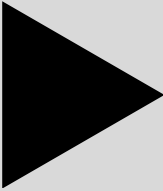
This forward-thinking approach delivers exceptional housing value through 23 three-story townhome units crafted for contemporary living—featuring generous, well-proportioned layouts, enhanced privacy, and a balanced sense of community. The site plan intelligently leverages an existing roadway along the southern boundary to provide seamless access and optimize efficient ground-floor design, complemented by three dedicated vehicular entry points that improve circulation and resident convenience. The design satisfies all required setbacks, open-space standards, and municipal guidelines, while incorporating thoughtful amenities such as enclosed private yards and rooftop terraces that offer secluded outdoor living, panoramic views, and an elevated daily experience. In summary, this context-sensitive, resident-centered plan produces vibrant, modern townhomes that blend strong market appeal with enduring community value and quality of life.



1ST AND 2ND

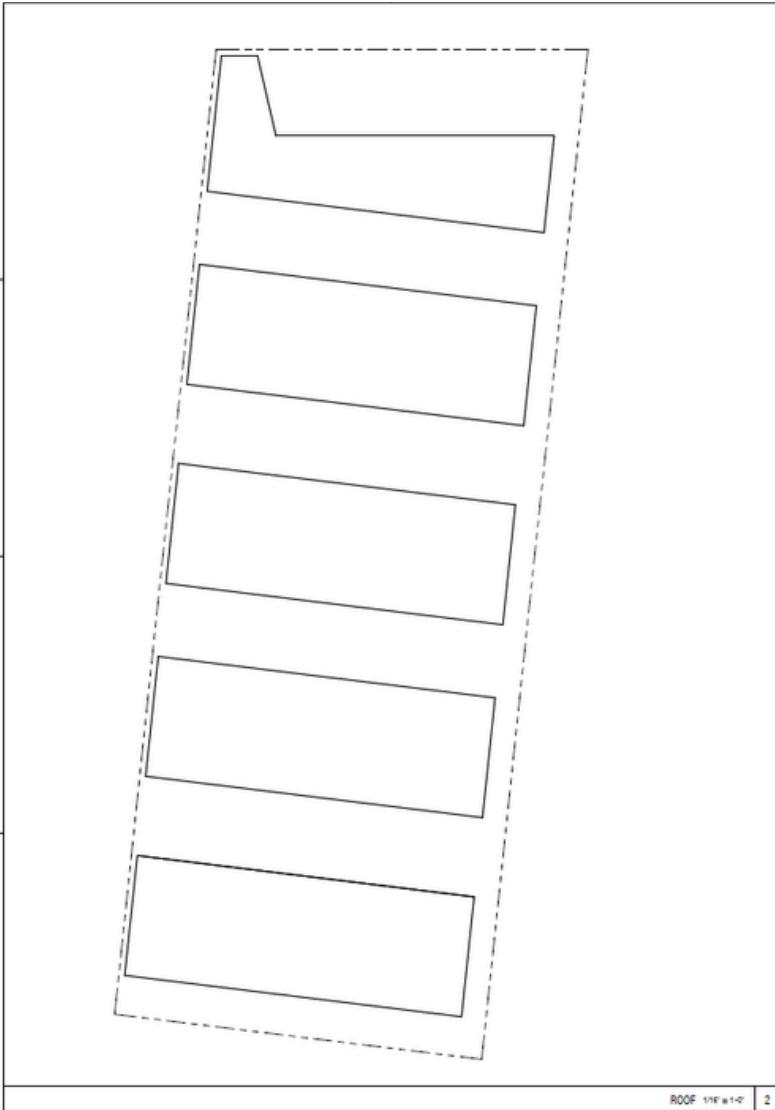
FLOORPLANS





3RD AND ROOF

FLOORPLANS



ROOF 1/8" = 1'-0" 2



3RD FLOOR 1/8" = 1'-0" 1



ARCHITECTURE + PLANNING

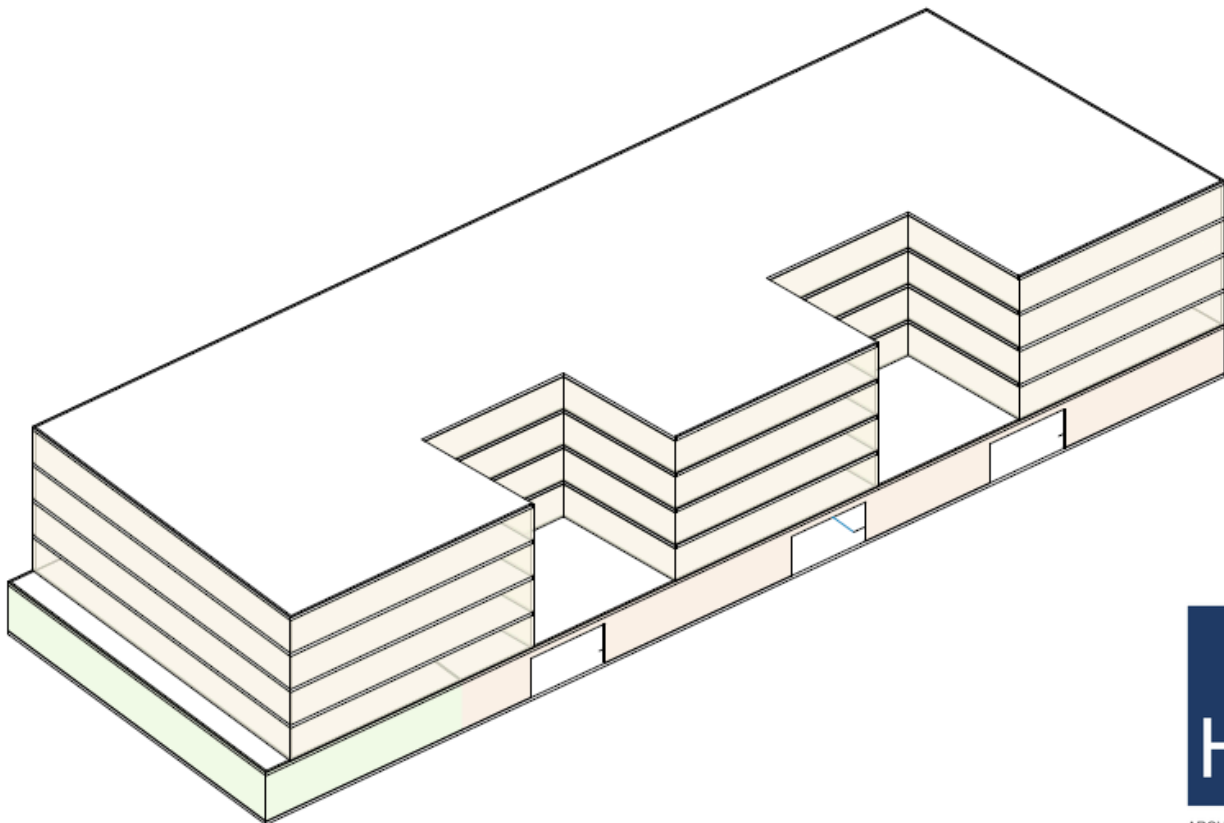


ADDITIONAL OPTION

SITE PLAN

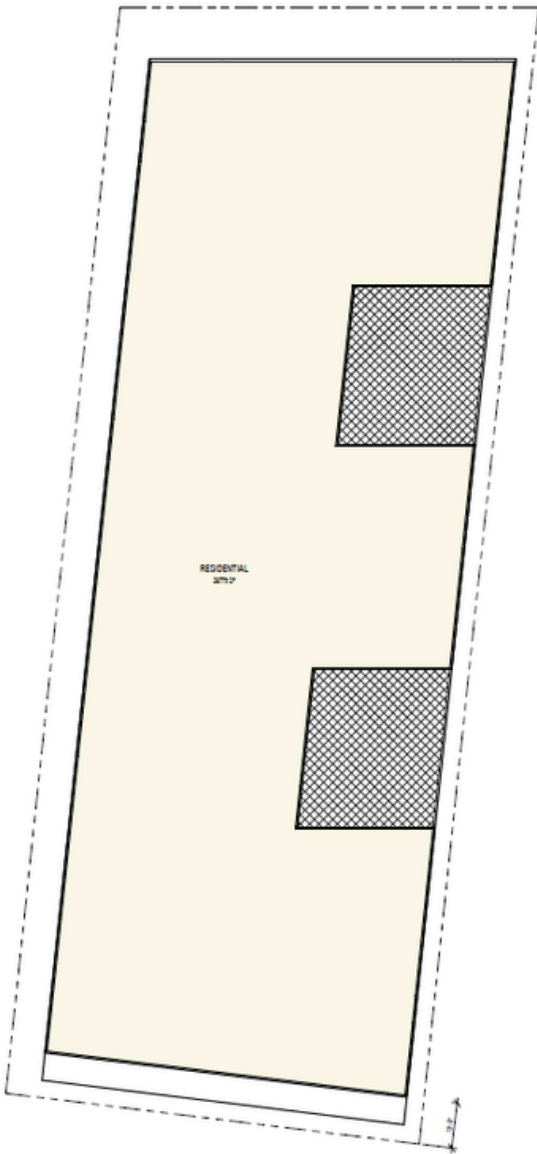
OPTION 2: CONDOS

This proposed development utilizes a form-based zoning code that accommodates flexible building volumes to support a variety of uses. The plan delivers strong housing value, featuring four stories of residential units above a ground-floor parking and commercial component within a mixed-use configuration. The site design leverages an existing roadway on the south side of the property to enhance access and ground-floor efficiency, supported by three points of vehicular entry. The concept includes a concrete podium with wood framing above, rising to five stories including parking, and incorporates all required setbacks and open-space standards. The program envisions approximately 100 residential units across four floors—averaging 850 to 900 square feet with a mix of studios up to three-bedroom options—totaling roughly 104,000 square feet of residential space, complemented by 6,000 square feet of commercial frontage. At grade, the design provides 140 parking stalls utilizing hydraulic lifts, as well as shared amenities including a rooftop entertainment area.

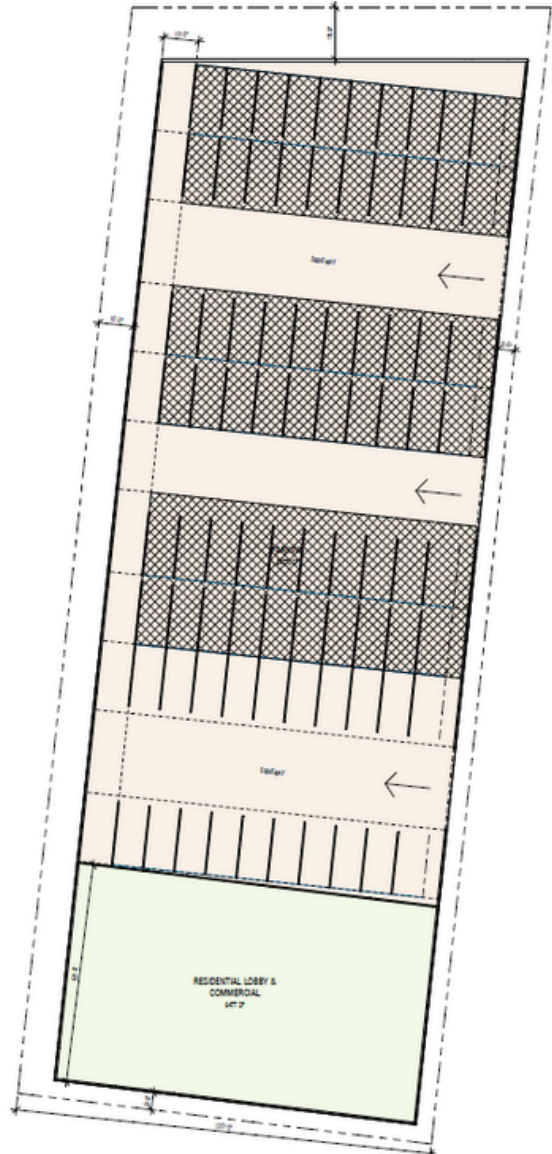


1ST AND 2ND

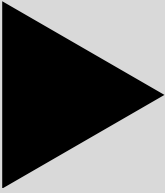
FLOORPLANS



2ND FLOOR 1/8" = 1'-0"



1ST FLOOR 1/8" = 1'-0"

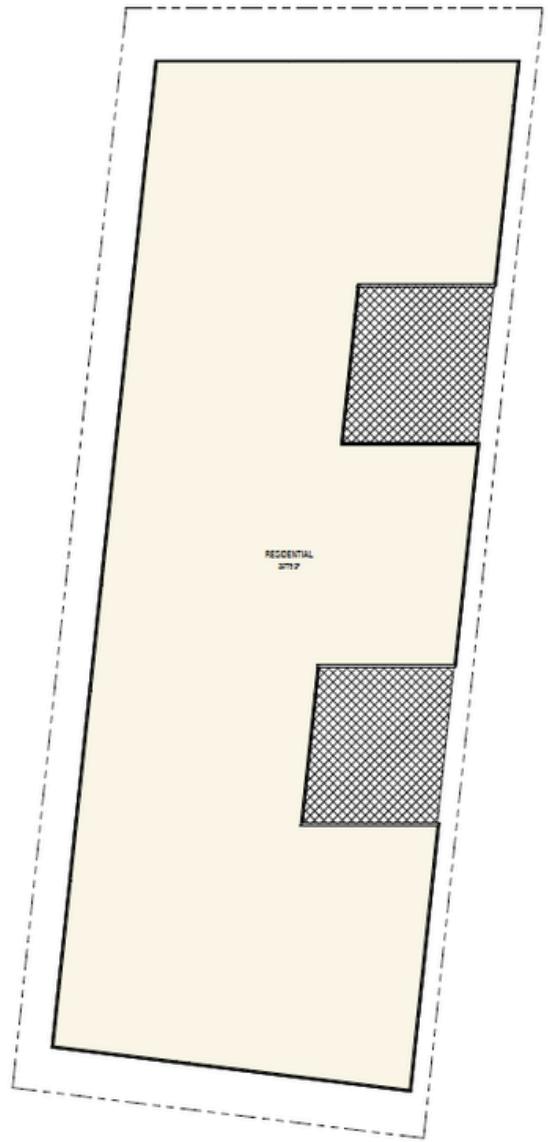


3RD AND 4TH

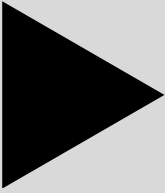
FLOORPLANS



4TH FLOOR 1/8" = 1'-0"

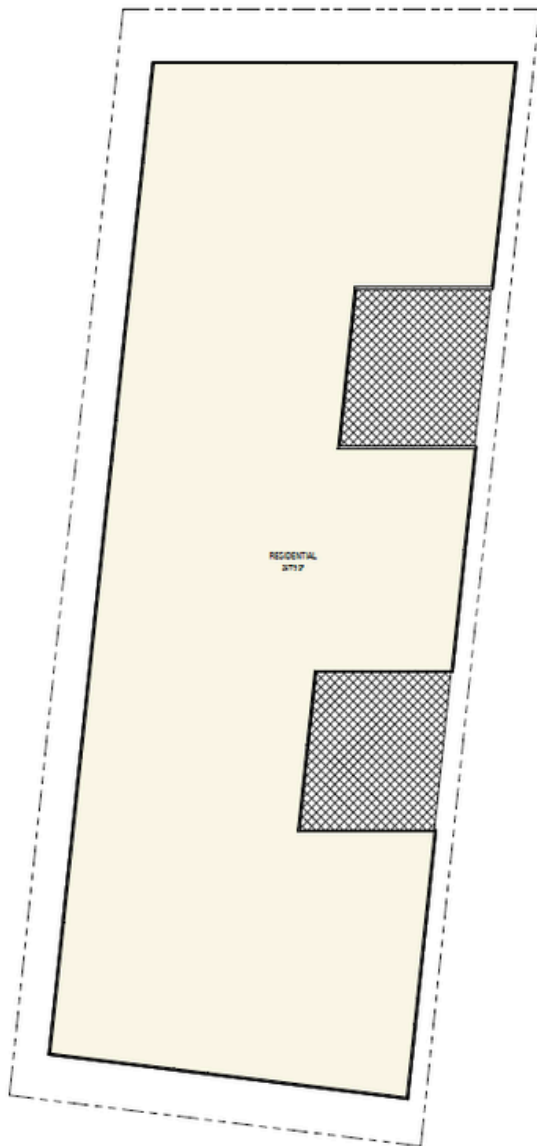


3RD FLOOR 1/8" = 1'-0"



5TH FLOORPLAN AND

TOTAL SF



Total Area

Name	Area	Level
Parking	24,770 SF	1 st Floor
Residential Lobby & Commercial	6,477 SF	1 st Floor
Residential	26,779 SF	2 nd Floor
Residential	26,779 SF	3 rd Floor
Residential	26,779 SF	4 th Floor
Residential	26,779 SF	5 th Floor

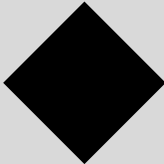
138,364 SF

5TH FLOOR 1/8" = 1'-0"




PROJECT STATUS AND


DEVELOPMENT PATHWAY




Current Phase: The concept is in its initial **research and conceptual design phase**, with a retained architecture firm actively engaged in schematic development and feasibility analysis.



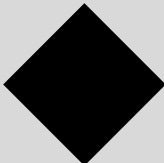
Preliminary Pricing: Indicative pricing for the research and conceptual phase is available **upon request** and subject to refinement as design parameters are finalized.



Next Milestone: Submission of a **Preliminary Application** to the City of Morgan Hill. This critical step facilitates comprehensive review with the Planning Department and all relevant municipal agencies to confirm conceptual viability, zoning compliance, and alignment with local development standards.



Entitlement Pathway: Upon successful preliminary validation, the project may advance to **Final Map Approval**. Should the Seller elect to pursue full entitlements, the **land value will increase substantially** to reflect the de-risked, shovel-ready status.



Partnership Structure: The Seller is **open to strategic discussions** regarding joint venture or partnership opportunities with qualified developers and builders to advance the project through entitlement, vertical development, or build-to-suit scenarios.

This phased approach ensures risk mitigation while maximizing value creation at each gateway.



NEW DEVELOPMENTS IN

MORGAN HILL

Morgan Hill is experiencing a building boom, with significant development in both residential and commercial sectors. Projects include the development of new housing, such as townhomes and apartments, and commercial projects like new retail and office spaces, including a new hotel in the downtown area. The growth is also being driven by industrial and research & development spaces designed to bring more jobs to the city.

Residential development

- Housing units: Numerous housing projects are underway or approved, including townhomes, apartments, and single-family homes.
- Project examples: Development projects like The Gates include a mixed-use area with townhomes and commercial units, while the new Hotel MOHI is under construction in the downtown area.
- Approved housing: Over 2,900 housing units are approved for construction in the coming years.

Commercial and industrial development

- Retail and offices: New retail and office spaces are being built, including new shopping centers and commercial units within mixed-use developments.
- Industrial growth: The city is attracting industrial and R&D businesses, with a focus on high-end engineering to create more local jobs.
- Examples: Projects include new office buildings with R&D space and a new fast-food restaurant with a drive-through.

Impact and resident perspectives

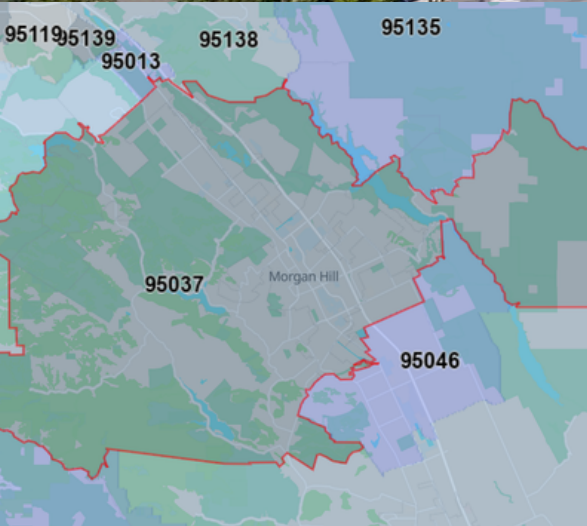
- Changing character: The growth is leading to changes in the city's "quiet country charm" but is also seen as positive by some who view it as progress and a way to add vitality to the city.
- Downtown revitalization: The development is expected to boost the downtown area and restaurant scene.

References and More Information

- <https://www.morganhill.ca.gov/CivicAlerts.aspx?CID=25>
- <https://www.cbsnews.com/sanfrancisco/news/industrial-development-booming-in-morgan-hill-changing-its-country-charm/>
- <https://www.morganhill.ca.gov/2549/Economic-Development-Blueprint-Strategy>
- <https://www.morganhill.ca.gov/1958/Development-Projects>
- <https://morganhilltimes.com/269-homes-proposed-in-northeast-morgan-hill-projec/>
- <https://morganhilltimes.com/developers-plan-1901-homes-in-morgan-hill-under-builders-remedy/>
- <https://www.youtube.com/watch?v=yyVeJbntY94>

LOCATION

SANTA CLARA COUNTY



Zip Code 95037

Population: 53,126 (Census)

Population Density: 442 people per sq mi

Housing Units: 18,154 (Census)

Median Home Value: \$1,152,400 (ACS)

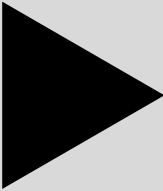
Located in the heart of Silicon Valley, Santa Clara County has a rich history that spans from its agricultural roots to its current position as a global hub of innovation and technology. The county is a diverse community of over 1.9 million people. There is a large Hispanic population, making up over a quarter of local residents. Asian Americans also make up a significant portion of the population, with many immigrants from Vietnam, China, India, and many other countries settling in the area.

The County of Santa Clara, as one part of the local government structure in the region, is dedicated to supporting the needs of its residents. The County government is responsible for a wide range of services, acting as both an agent of the State of California and as a local government entity. Its responsibilities include law enforcement, maintaining roads and parks and recreation facilities, providing social services to vulnerable populations, and running a health system that provides medical care to over 2 million people each year.



Buyer to investigate and perform own due diligence on development potential of property. The information and renderings included in this Offering Memorandum are provided solely for marketing purposes and is intended to provide a visual representation of a potential development on this piece of property. It should not be considered as an accurate depiction of the final product or an indication of any actual construction plans or commitments. There are no entitlements at this time. Seller is in planning phase with architecture firm.

CONTACT



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