

An aerial photograph of a commercial property. A multi-lane highway runs diagonally from the top left to the bottom right. A roundabout is located near the center of the image. To the right of the highway, there are several large commercial buildings, including a large white warehouse-like structure. To the left of the highway, there are green fields and some trees. The text 'J.B. Parrish, Inc.' is written in a cursive font at the top center.

J.B. Parrish, Inc.

WATSONVILLE LAND

**IMMEDIATE HWY 1 ACCESS
& FREEWAY VISIBILITY
4.76 ACRES**

**FOR SALE
\$1,750,000**

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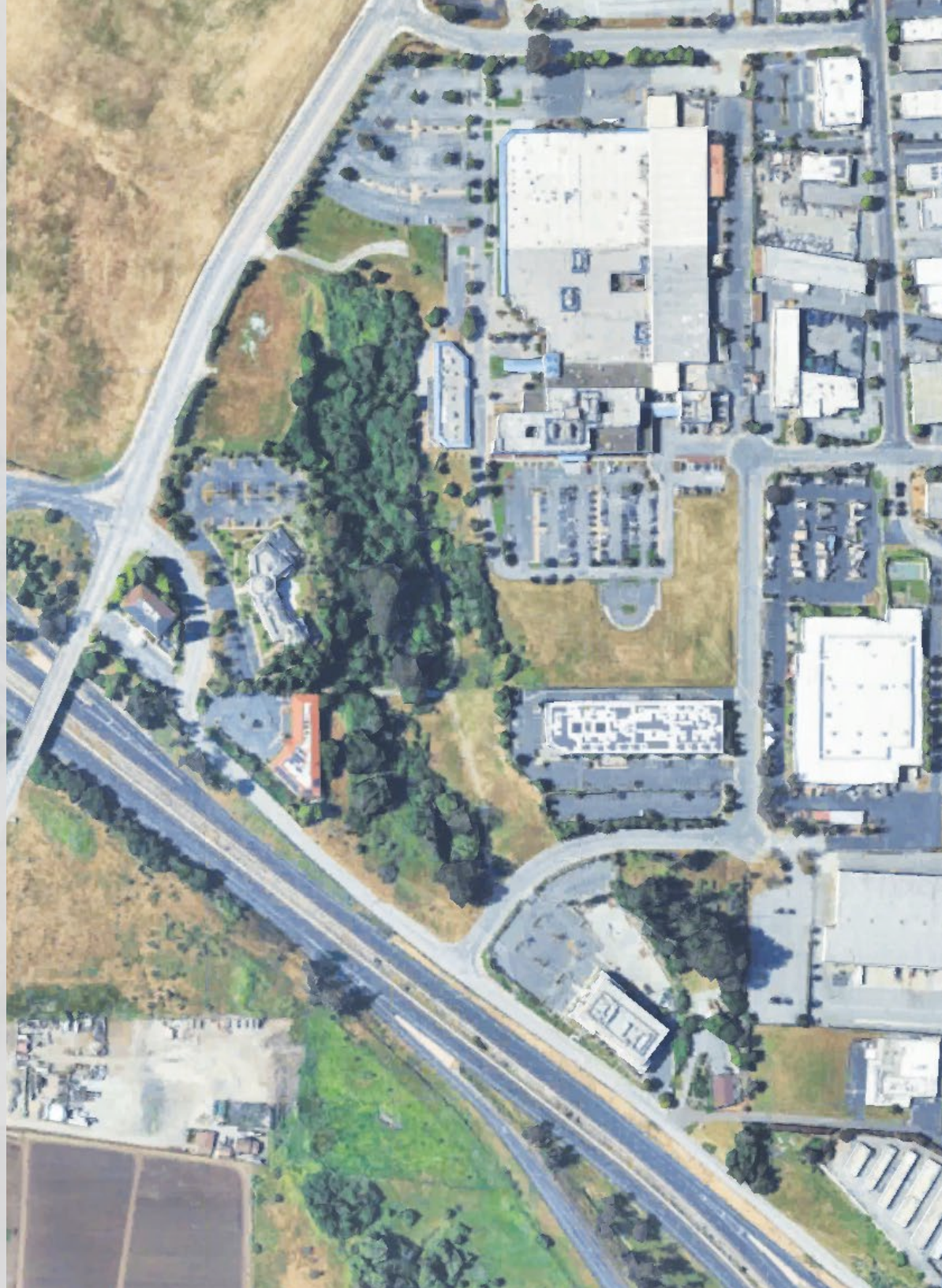
EXCLUSIVELY LISTED BY

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JR Parrish, Inc.
Commercial Real Estate

J.R. Parrish, Inc.



EXECUTIVE SUMMARY

805 & 821 AIRPORT BLVD
WATSONVILLE, CA

APN: 018-352-02
018-352-05

LISTING PRICE

\$1,750,000



LAND



ZONING
CZ-B



PARCEL SIZES

4.225 Acres
0.538 Acres

PROPERTY DESCRIPTION

805 and 821 Airport Boulevard present an interesting opportunity. These 2 parcels consisting of 4.76 acres sit at a key freeway offramp and intersection in Watsonville California. For a southbound driver on State Highway 1 coming from Santa Cruz, Airport Boulevard is the first opportunity to access Watsonville proper. The offramp literally runs into the subject property.

While the site is in the California Coastal Zone, it falls under the planning jurisdiction of the City of Watsonville. In addition to the Coastal Zone, there are other challenges affecting the site including proximity to and influence of the Airport Fly Zone and lack of Utilities.

However, for a sophisticated, resourceful and patient Buyer there may be opportunity. Did we mention that it's 4.76 acres of commercially zoned land (CZ-B) with immediate access to State Highway 1!?!?

PROPERTY DETAILS

APN	018-352-02 018-352-05
Address	805 & 821 Airport Blvd
City of	Watsonville
County	Santa Cruz
Primary Jurisdiction	City of Watsonville
Building Size	None
Parcel Sizes Combined	4.76 Acres
Ownership Type	Fee Simple



PROPERTY FEATURES

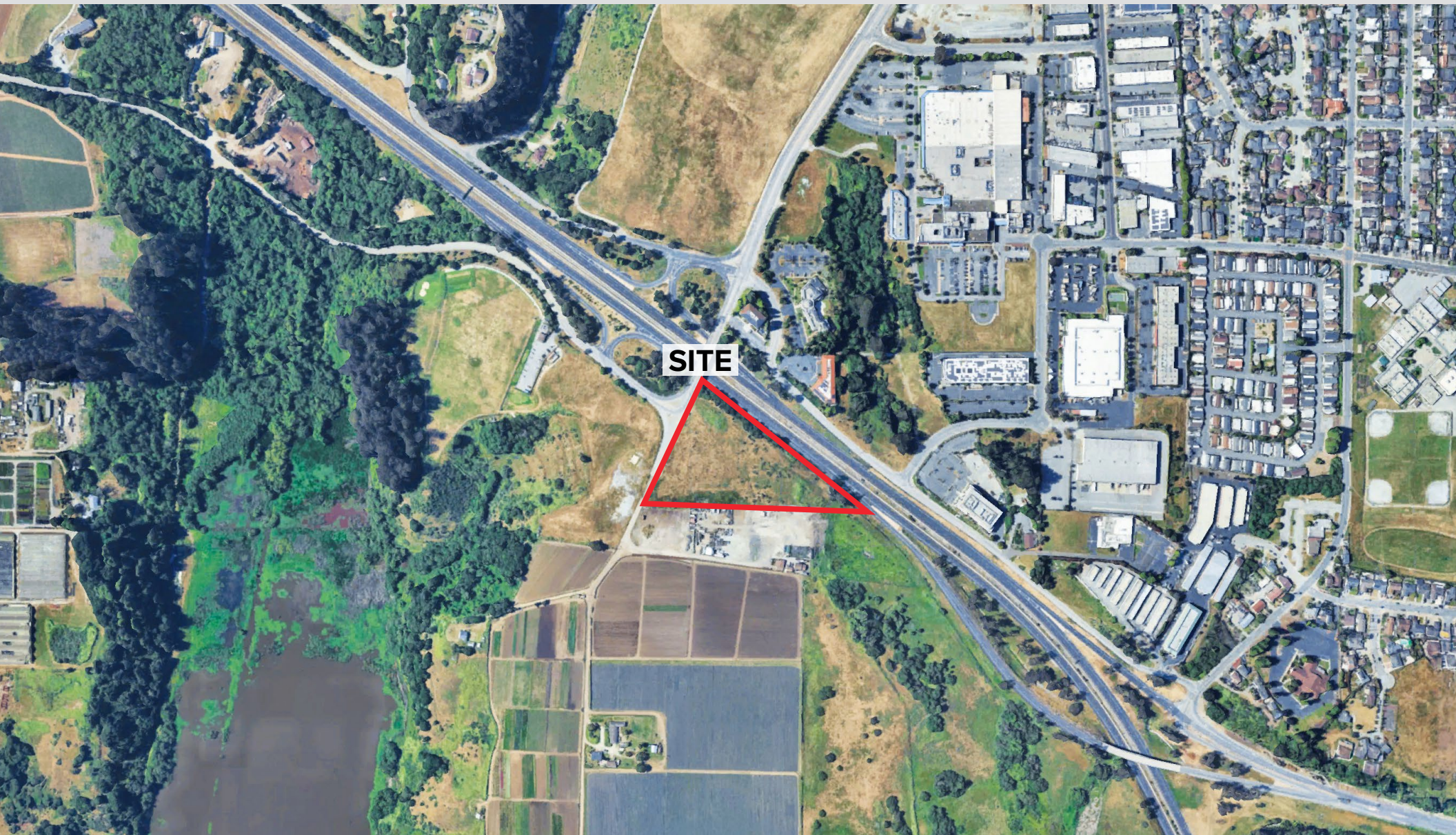
Property Condition	Raw Land
Number of Parcels	2
Zoning Type	CZ- B
Number of Buildings	0
Parking	TBD
Freeway Access	Immediate

FINANCIAL SUMMARY

Offering Price	\$1,750,000
Price Per Acre	\$367,647
Price PSF	\$8.44

805 & 821 AIRPORT BLVD

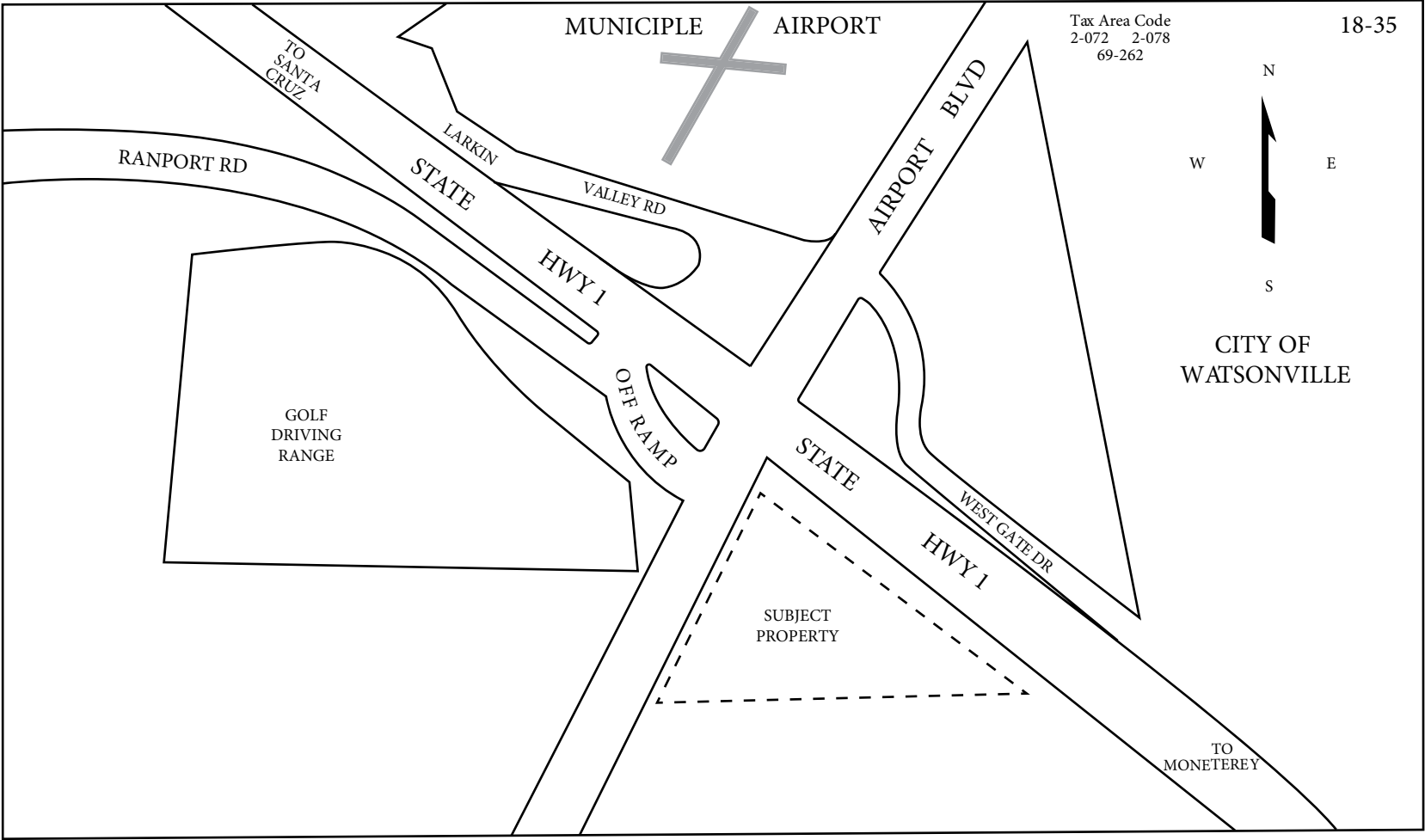
LOCATION MAP



J.R. Parrish, Inc.

805 & 821 AIRPORT BLVD

PARCEL MAP



DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from JRP and its directors, officers, agents, advisors, affiliates and or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither JRP and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. JRP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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The logo for JR Parrish, Inc. is written in a stylized, cursive script. The letters are fluid and interconnected, with a prominent flourish at the end of the word "Inc.".