

FOR SALE



OFFERING MEMORANDUM

W. DUNNE AVENUE

Morgan Hill, CA 95037 | Near the Signalized Corner of W. Dunne Avenue & Monterey Road

10
TOTAL UNITS

2.375
ACRES

17,500
TOTAL LIVING SF

3
FLOOR PLANS

RTI STATUS: FINAL BUILDING PERMITS READY TO ISSUE

A fully entitled, ten-unit for-sale residential development opportunity in one of Morgan Hill's most desirable infill locations.

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SECTION 01

Executive Summary

Kidder Mathews is pleased to present a rare, fully entitled development opportunity in one of Morgan Hill's most desirable infill locations. Situated near the signalized intersection of W. Dunne Avenue and Monterey Road, this 2.375-acre site is approved for ten for-sale residential units and carries full RTI (Ready-to-Issue) status, including final building permits.

A qualified builder can mobilize immediately with zero entitlement risk and no timeline uncertainty. Engineered civil plans and approved architectural plans by Bassenian Lagoni Architects are complete and included in the sale, allowing a purchaser to move directly from closing to vertical construction.



Investment Highlights

- Fully entitled, RTI status with final building permits in hand, ready for immediate mobilization
- Prime Morgan Hill infill location near W. Dunne Avenue & Monterey Road, arguably superior to comparable new-home communities along Monterey Road
- Diverse, market-tested unit mix: attached farmhouse triplex plus detached Contemporary Ranch, Modern Prairie & Farmhouse plans
- Complete civil engineering set (MH Engineering): grading, utilities, and storm water design finished
- Broad buyer appeal across both townhome and detached-home production builders
- No CEQA or entitlement timeline risk; years of process already complete

SECTION 02

Property Overview

Address	W. Dunne Avenue, Morgan Hill, CA 95037
Site Area	2.375 Acres
Total Units	10 For-Sale Residential Units
Total Living Area	Approximately 17,500 SF
Floor Plans	3 Distinct Plans (Farmhouse Triplex, Modern Prairie, Contemporary Ranch)
Entitlement Status	RTI - Final Building Permits Ready to Issue
Architect	Bassenian Lagoni Architects
Civil Engineer	MH Engineering
Asking Price	Price Upon Request

Unit Mix

Lot	Plan	SF	Bed / Bath
1	Farmhouse Triplex	1,504	3 / 2.5
2	Farmhouse Triplex *	1,410	3 / 2.5
3	Farmhouse Triplex	1,504	3 / 2.5
4	Plan 1 - Modern Prairie	1,615	3 / 2.5
5	Plan 1 - Contemporary Ranch	1,615	3 / 2.5
6	Plan 1 - Contemporary Ranch	1,615	3 / 2.5
7	Plan 1 - Modern Prairie	1,615	3 / 2.5
8	Plan 3 - Farmhouse	2,475	3 / 3.5
9	Plan 2 - Modern Prairie	2,064	3 / 3
10	Plan 2 - Farmhouse	2,064	3 / 3

* Below-market inclusionary unit

SECTION 03

Architectural Plans & Renderings

The Property includes approved architectural plans by Bassenian Lagoni Architects across three distinct product types, offering broad market appeal for both attached and detached for-sale product.

Farmhouse Triplex, Front Elevation



CONTEMPORARY RANCH

PLAN 1, CONTEMPORARY RANCH



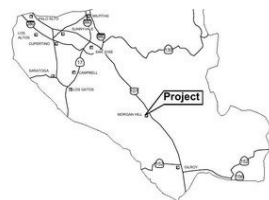
MODERN PRAIRIE

PLAN 1, MODERN PRAIRIE

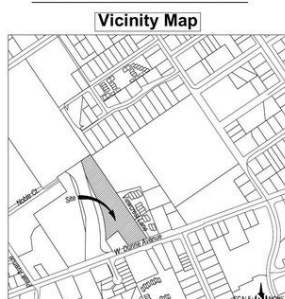
SECTION 04

Location & Area Overview

The Property is located along W. Dunne Avenue near its signalized intersection with Monterey Road, in the heart of Morgan Hill's residential infill corridor. The site sits within South Santa Clara County, roughly 25 miles south of downtown San Jose along the Highway 101 corridor connecting Morgan Hill to San Jose, Gilroy, and the broader Silicon Valley employment base.



COUNTY LOCATION MAP



Vicinity Map

Morgan Hill Market Snapshot

Population (2026 est.)	45,700
Median Household Income	\$163,920
Median Home Value	\$1,000,000+
County	Santa Clara County

Source: U.S. Census Bureau / American Community Survey estimates. Figures are approximate and provided for general market context only.

SECTION 05

Contact & Broker Information

For additional information, financial details, due diligence materials, or to schedule a site tour, please contact the exclusive listing broker below.

EXCLUSIVE LISTING BROKER

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ASKING PRICE

PRICE UPON REQUEST