

OVERLAND 81, LOS BANOS



PROPERTY OVERVIEW

The proposed development is a single-family residential development consisting of 81 detached homes. The parcel is adjacent to the city boundary, is designated for residential use (R-2) under the City's General Plan, and the proposed development is consistent with the overall intent of these designations. The site is currently agricultural land with a tenant-occupied residence at the front of the property.

Entitlements: Currently Unentitled. A conceptual site plan has been designed (see reverse). The Seller is processing a Tentative Map and Annexation.

Property Condition at COE

- In an "as-is, where-is" condition
- Tentative Map approved and Annexation Recorded

Offering Guidelines

Price: Contact Andrew
 Feasibility: 60 days
 COE: 15 days after Annexation
 Recordation (est. 1Q26)

SITE INFORMATION

| | |
|---------------------|---|
| Address: | 20176 Overland Ave, Los Banos, CA 93635 |
| APN: | 081-100-033 |
| Acreage: | ±13.7 acres Total. |
| Topography: | Flat |
| Jurisdiction: | City of Los Banos |
| County: | Merced |
| Zoning: | Agricultural |
| Current Use: | Ag land with residence |
| Proposed Use: | Single Family Residential |
| General Plan: | R-2, Medium Density |
| # of Lots: | 81 lots |
| Lot Dimensions: | 50' x 85' (min) |
| Lot Size (Typical): | 5,000 SqFt |
| School District: | Los Banos Unified |



ANDREW LEONARDO
OWNER

Land Development and Consulting

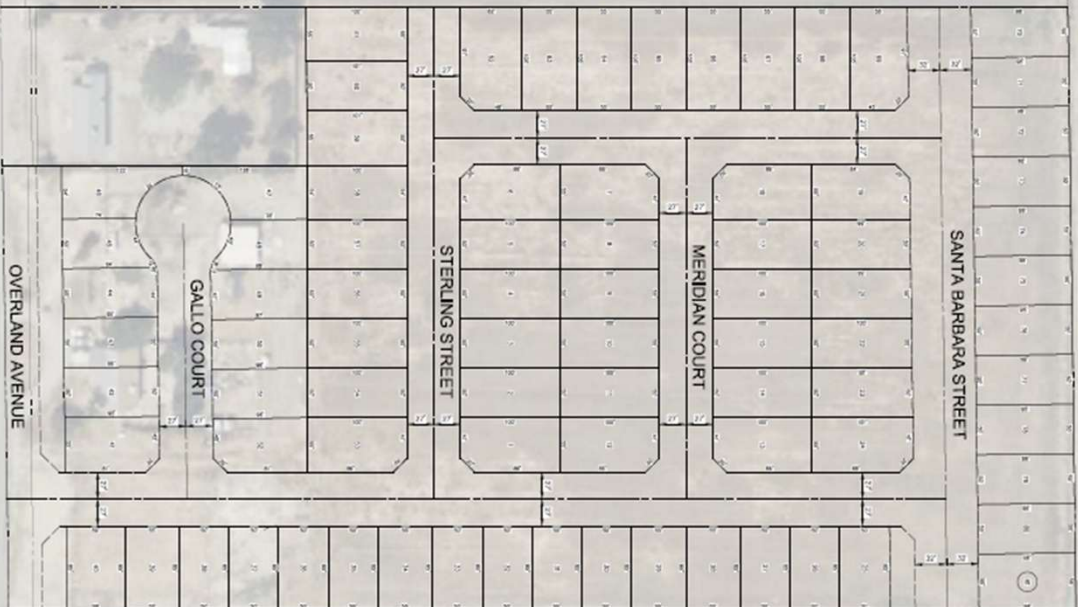
(559) 726-0093

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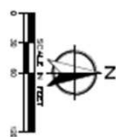
| Parcel # | Area (sq. ft.) |
|----------|----------------|
| 1 | 2,412 |
| 2 | 2,500 |
| 3 | 2,500 |
| 4 | 2,500 |
| 5 | 2,500 |
| 6 | 2,500 |
| 7 | 2,500 |
| 8 | 2,500 |
| 9 | 2,500 |
| 10 | 2,500 |
| 11 | 2,500 |
| 12 | 2,500 |
| 13 | 2,500 |
| 14 | 2,500 |
| 15 | 2,500 |
| 16 | 2,500 |
| 17 | 2,500 |
| 18 | 2,500 |
| 19 | 2,500 |
| 20 | 2,500 |
| 21 | 2,500 |
| 22 | 2,500 |
| 23 | 2,500 |
| 24 | 2,500 |
| 25 | 2,500 |
| 26 | 2,500 |
| 27 | 2,500 |
| 28 | 2,500 |
| 29 | 2,500 |
| 30 | 2,500 |
| 31 | 2,500 |
| 32 | 2,500 |
| 33 | 2,500 |
| 34 | 2,500 |
| 35 | 2,500 |
| 36 | 2,500 |
| 37 | 2,500 |
| 38 | 2,500 |
| 39 | 2,500 |
| 40 | 2,500 |
| 41 | 2,500 |
| 42 | 2,500 |

| Parcel # | Area (sq. ft.) |
|----------|----------------|
| 43 | 2,500 |
| 44 | 2,500 |
| 45 | 2,500 |
| 46 | 2,500 |
| 47 | 2,500 |
| 48 | 2,500 |
| 49 | 2,500 |
| 50 | 2,500 |
| 51 | 2,500 |
| 52 | 2,500 |
| 53 | 2,500 |
| 54 | 2,500 |
| 55 | 2,500 |
| 56 | 2,500 |
| 57 | 2,500 |
| 58 | 2,500 |
| 59 | 2,500 |
| 60 | 2,500 |
| 61 | 2,500 |
| 62 | 2,500 |
| 63 | 2,500 |
| 64 | 2,500 |
| 65 | 2,500 |
| 66 | 2,500 |
| 67 | 2,500 |
| 68 | 2,500 |
| 69 | 2,500 |
| 70 | 2,500 |
| 71 | 2,500 |
| 72 | 2,500 |
| 73 | 2,500 |
| 74 | 2,500 |
| 75 | 2,500 |
| 76 | 2,500 |
| 77 | 2,500 |
| 78 | 2,500 |
| 79 | 2,500 |
| 80 | 2,500 |
| 81 | 2,500 |
| 82 | 2,500 |
| 83 | 2,500 |
| 84 | 2,500 |
| 85 | 2,500 |
| 86 | 2,500 |
| 87 | 2,500 |
| 88 | 2,500 |
| 89 | 2,500 |
| 90 | 2,500 |
| 91 | 2,500 |
| 92 | 2,500 |
| 93 | 2,500 |
| 94 | 2,500 |
| 95 | 2,500 |
| 96 | 2,500 |
| 97 | 2,500 |
| 98 | 2,500 |
| 99 | 2,500 |
| 100 | 2,500 |



- 41 lots are 50' x 100' or greater (51%)
- 53 lots are 50' x 98' or greater (65%)
- 65 lots are 50' x 95' or greater (80%)
- 16 lots have 85' depths (18%)

TRACT NO. 98-03
VILLAGE GREEN



Disclaimer: The information contained herein has been provided solely for marketing and informational purposes and is not intended to be relied upon for any purpose.