

990 GARDEN STREET • EAST PALO ALTO



AVAILABLE FOR SALE
RESIDENTIAL SUBDIVISION LAND
(WITH APPROVED PLANS)



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EXECUTIVE SUMMARY



Residential Subdivision Land (8 Lots)

Introducing an exceptional, shovel-ready residential development opportunity located at 990 Garden Street, East Palo Alto, CA. This premium infill parcel represents a rare chance for strategic builders or investors to secure 14 home subdivision in the heart of the Silicon Valley ecosystem, boasting immediate access to major employment hubs, tech campuses, and transit corridors.

Investment Opportunity & Flexibility

Utility plans pending and flexible approval plans. Positioned as a pioneering development in the immediate submarket, this asset is structured to deliver substantial long-term equity appreciation and capital efficiency for forward-thinking residential developers.

Assessor's Parcel Number (APN)	063-344-780/840
Total Site Area	8 Subdivided Residential Lots
Development Structure	14 Total Units (Detached/Duplex Pairs)
Zoning Designation	Residential High-Yield Suburban / Infill Development

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HIGHLIGHTS



DEVELOPMENT & SITE PREMIUM

- **Private Street**
- **Entitlement Complete:** Shovel-ready status utility plans pending and final maps ready for execution.
- **Optimal Configuration:** 8 lots, 7 approved for construction, precisely structured to minimize site infrastructure waste.
- **Structure:** Not approved but easy to changes or condominiumize.

INFRASTRUCTURE & OPERATIONAL EASE

- **Civil Enhancements:** Comprehensive plans including engineered roads, pedestrian sidewalks, and street lighting.
- **Capital Efficiency:** New build premium allows maximizing target pricing metrics upon final project disposition.



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SITE PLAN & VISUAL RENDERINGS



LOT 1 ELEVATION



LOT 2 ELEVATION



LOT 3 ELEVATION



LOT 4 ELEVATION



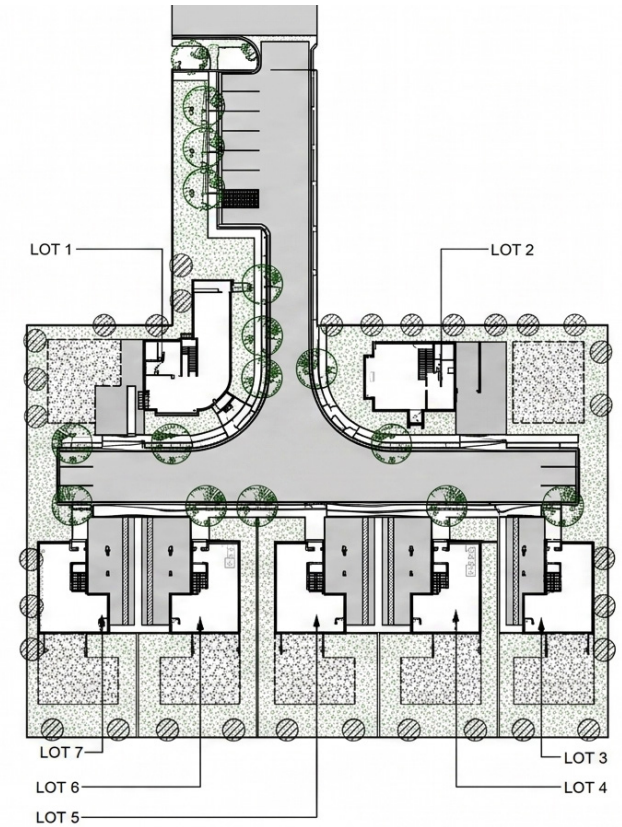
LOT 5 ELEVATION



LOT 6 ELEVATION



LOT 7 ELEVATION



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DEVELOPMENT PRO-FORM & PROJECT VALUE

The following analysis outlines the projected project costs, required capital infrastructure, and macro-level monetization limits compiled from established developer feedback and submarket design parameters.

CAPITAL EXPENDITURE BUDGET (12-HOME MODEL BASELINE)

Total Construction Material Allocations	\$4,200,000
Total Specialized Field Labor & Framing	\$6,000,000
Comprehensive Site Utilities (PG&E, Water, Data - \$35k/Unit)	\$490,000
Civic Improvements (Asphalt Access Roads, Lighting, Sidewalks)	\$500,000
Unified Parcel Perimeter Fencing & Basic Grading Costs	\$120,000
Municipal Below Market Rate (BMR) Mitigation Fees	\$380,000
Sewer Impact Charges	\$100,000
Total Baseline Hard & Soft Development Cost	\$11,790,000

CORE PROJECT METRICS

Total Buildable Lots	7 Parcels
Prospective/Potential Product Size Per Unit	2,000 SQFT
Product Size Per Unit	2 Units Per Lot (14 Total Units)
Target Base Construction Scope	14 Homes (Analyzed Development Baseline)
Total Built Structural Gross Footprint	±24,000 - 28,000 Gross SQFT

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REVENUE MODELING & LAND VALUATION

Based on recent comprehensive pricing reviews of modern residential housing inventories in the direct market area, premium new-construction homes generate stable disposition valuations scaling between \$950 and \$1,000 per square foot.

PROJECT MONETIZATION MODELING

Estimated Disposition Value Realization Metric	\$975 / SQFT
Gross Realizable Capital Value Per Single Structure	\$1,950,000
Total Targeted Community Revenue Potential (12-Home Baseline)	\$23,400,000

DEVELOPER PROFIT MARGIN & LAND VALUE DERIVATION

Utilizing standard corporate residential construction underwriting formulas to secure a clean 25% net margin on total cost risk allocations for the developer:

$$L = [R - C(1 + p)] / (1 + p)$$

R = Total Project Revenue Target	\$23,400,000
C = Total Land Development Cost (including \$1M financing reserve)	\$11,790,000
p = Targeted Capital Underwriting Return Margin	25%
Underwritten Gross Theoretical Parcel Worth	\$6,930,000

Note: This residual valuation explicitly accommodates a massive risk variance buffer protecting buyer capital positions from unexpected field cost overruns or macro market cycle modifications.

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ZONING & ALLOWED INFILL USES

The parcel configuration conforms to the local Neighborhood Commercial and High-Yield Suburban Infill General Plans, offering versatile baseline deployment variations.

AUTHORIZED PROPERTY USE CATEGORIES	PERMITTING STATUS
Residential Duplex, Detached Single Family Community, Infrastructure Accessories	Permitted (P)
Urban Infill Agriculture, Certified Small Neighborhood Farming Operations	Permitted (P)
Educational Infrastructure, Day Care Centers, Neighborhood Service Assets	Special Review Required (S)
General Multi-Family Housing Assemblies / Accessory Dwelling Units (ADU)	Permitted (P)



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DEMOGRAPHIC ENVIRONMENT

DEMOGRAPHIC BREAKDOWN METRICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Dynamic Population Matrix	18,192	204,206	607,854
Median Household Income Performance	\$187,275	\$174,759	\$187,453
Established Median Single-Family Value	\$1,070,787	\$1,209,563	\$1,235,857

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