



**Renz & Renz**  
Investment & Commercial Brokerage

**75 Acre Developer's Special**  
**15 Lot Subdivision**

**Riverside Rd, Hollister CA 95023**



**Price \$2,000,000**

Your Investment Real Estate Source

**George L. Renz , CCIM**  
408-846-1031 (Ext. 1)  
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7500 Arroyo Circle, Suite 170  
Gilroy, California 95020  
www.renzrenz.com

Location	Riverside Road Hollister CA 95023
Price	\$2,000,000
Land Acres	75.93 Acres
APN	021-04-0-019
Date Built	1 SFR built 2006   3430 SqFt   4 bed, 3 bath + office & 600+ SqFt bonus room
Expired Tentative Map	Allots for 15 SFR (14 more)
Design	Spanish/Mediterranean Rural Community
Utilities	Utilities available at end of Riverside Rd. Current SFR has septic, electric, etc.
Zoning	Rural Residential (Agricultural) 5 acre zoning



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Existing Home was built as flagship design for development.

Home is 3,430+ SqFt with 4 Bed 3 Bath, with Home-Office

& 600+ SqFt garage/rumpus room. Additional Metal

Outbuilding provides 2,400+ SqFt for storage.



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75+ acre parcel with rolling topography in a cluster subdivision. It was awarded allocation for 15 lots. 14 homes would be built on 1 acre lots. The remaining 3 acre lot has already been built on with a 3430+ SqFt 4 bed | 3 bath Spanish Style home, constructed in 2006. The remaining 60 acres were proposed as open space (with walking trails and orchards/vineyards). The land is zoned for 5 acre lots the County prefers a cluster type development with open space verses 15 lots of 5 acres. New Development project may have room for redesign although the allocation was awarded to the property, it was previously agricultural preserve and was not developable until the preserve expired on December 31, 2013.

The allocation process / beauty contest which this property was awarded under in San Benito County no longer exists but the property may be reapproved under the regular tentative map process. Much work and multiple reports have already been pursued and while they require updating they are available for viewing with the listing office. Such as maps, ALTA survey, soils report, perc test, storm drainage, etc., etc.

Land has excellent views, is rural, peaceful and quiet. Adjoins the City of Hollister on 1 side and has great potential for a country subdivision with easy access and proximity to town.



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**Hacienda Del Sol** was designed as a walkable, cluster-styled community which celebrates the agricultural heritage and open space of the surrounding area. With emphasis on reducing the footprint of each home with clustered lots and focus on water conservation, and greener building. With easy access to town and a country feel the project attempts the best of both worlds.

Tentative Map shows the projects dedication to the Cluster idea which serves to create a neighborhood feel while allowing a large amount of open space for orchard/vinyard, park, trails, and maintaining the natural atmosphere.

### Infrastructure

**Access**--Hacienda Del Soll is served by Riverside Road which runs from Union Road northerly to the project or from Nash Road which leads directly from town.

**Storm Drainage**--There are three natural drainage areas, existing. These natural drainage ways and vegetated drainage swales will collect and convey development storm water to detention basins.

**Wastewater**--Project wastewater will be treated utilizing septic and leachline systems for each house. These should be designed with water conservation in mind.

**Electrical, Telephone & Gas**--The existing residence on the project site is served by overhead lines on Riverside Road. All existing on-site overhead lines will be removed and replaced with new underground facilities to serve all 15 homes. Gas will be provided by propane tanks on each lot (exisitng home has a tank). Telephone will be run from Riverside Road.



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Expired Tentative Map  
for 15 Single Family Homes.  
First home already built!  
Come Build a House of the  
Sun at Hacienda Del Sol.

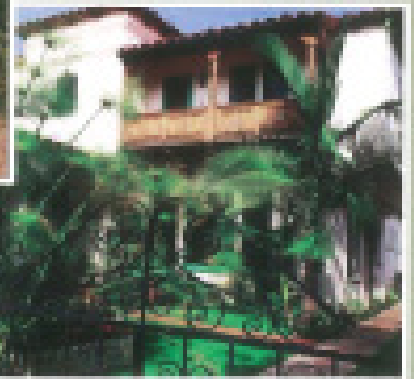
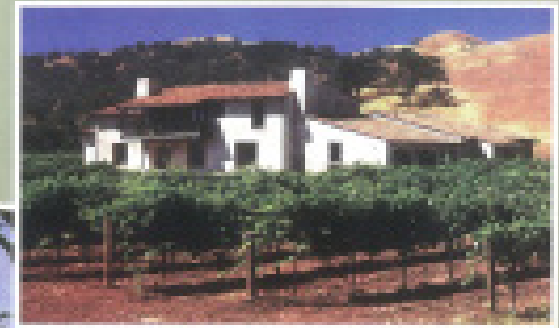


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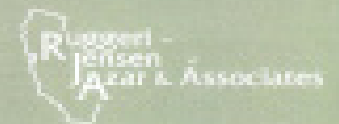
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# Hacienda Del Sol ~ Hollister CA



Come build a life reminiscent of Mediterranean Luxury; live in modern comfort with old world style. Spectacular views, sprawling landscape, a country sanctuary 1 mile from town.



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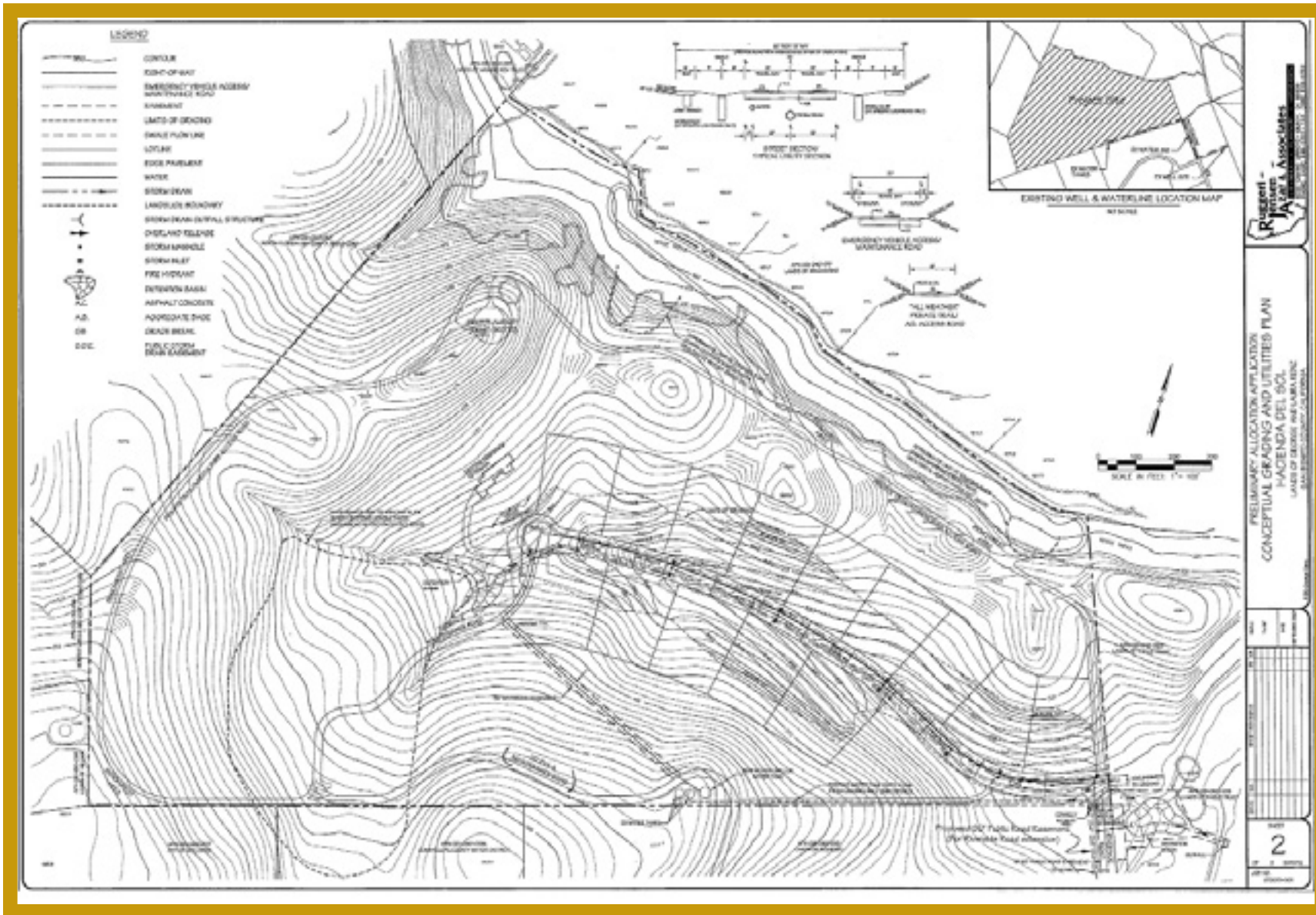
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