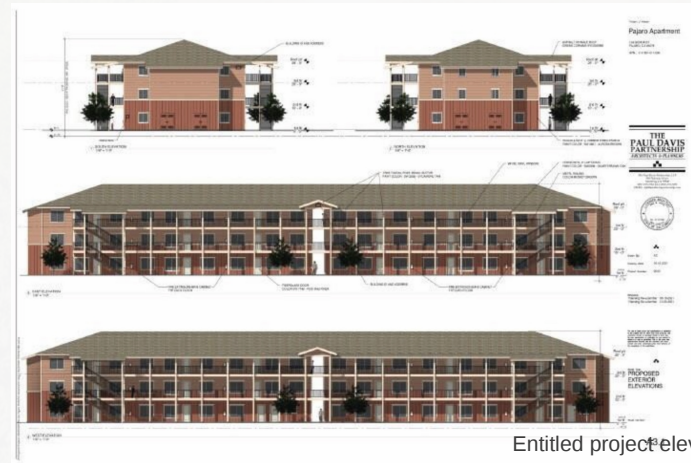


PAJARO 35-UNIT DEVELOPMENT OPPORTUNITY

124 Gonda Street | Pajaro, California

1.32 Acres | HDR/20 Zoning | Fully Entitled 35-Unit H-2A Project



Entitled project elevation

Development-Ready 1.32-Acre Parcel

An exceptional development opportunity in the core of Pajaro's agricultural region. The 1.32-acre parcel includes a fully entitled 35-unit H-2A housing project package. Extensive pre-development work has already been completed, including site assessments, entitlements and infrastructure groundwork, helping reduce pre-construction hurdles and streamline the development process.

The project has CEQA approval and a Mitigated Negative Declaration. Because of the agricultural nature of the entitled H-2A project, agricultural lending may be worth exploring. The underlying HDR/20 zoning also provides a basis for evaluating alternative residential development concepts, subject to applicable Monterey County approvals.

35-UNIT ENTITLED H-2A PROJECT

Existing entitlement package provides a defined development path.

CEQA + MND COMPLETE

CEQA approval and Mitigated Negative Declaration completed.

HDR/20 HIGH DENSITY RESIDENTIAL

Underlying zoning allows up to 20 dwelling units per gross acre, subject to County approvals.

SITE & LOCATION

1.32 Acres | 124 Gonda Street



Aerial imagery and map view are for orientation only and are not a survey or boundary representation.



SALE NOTES

Offered as a development opportunity with an existing fully entitled 35-unit H-2A housing project package. Sale includes completed entitlement and CEQA documentation, architectural floor plans and elevations, Mitigated Negative Declaration, and related project materials. Property is zoned HDR/20. Buyers may evaluate alternative residential development opportunities subject to applicable County approvals.

AVAILABLE DUE DILIGENCE

- 35-unit H-2A entitlement documentation
- CEQA approval documentation
- Mitigated Negative Declaration
- Architectural floor plans & elevations



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INTERO
REAL ESTATE SERVICES

A HEAD START ON DEVELOPMENT

Substantial entitlement, environmental and project planning work has already been completed. The existing 35-unit H-2A entitlement offers one path forward, while the site's HDR/20 zoning may support evaluation of other residential concepts.

Complete entitlement and due-diligence materials available upon request.

Information is believed reliable but is not guaranteed. Buyer should conduct independent investigation and verify all development assumptions with applicable agencies.