



±2.25 Acres Commercial/Industrial Land

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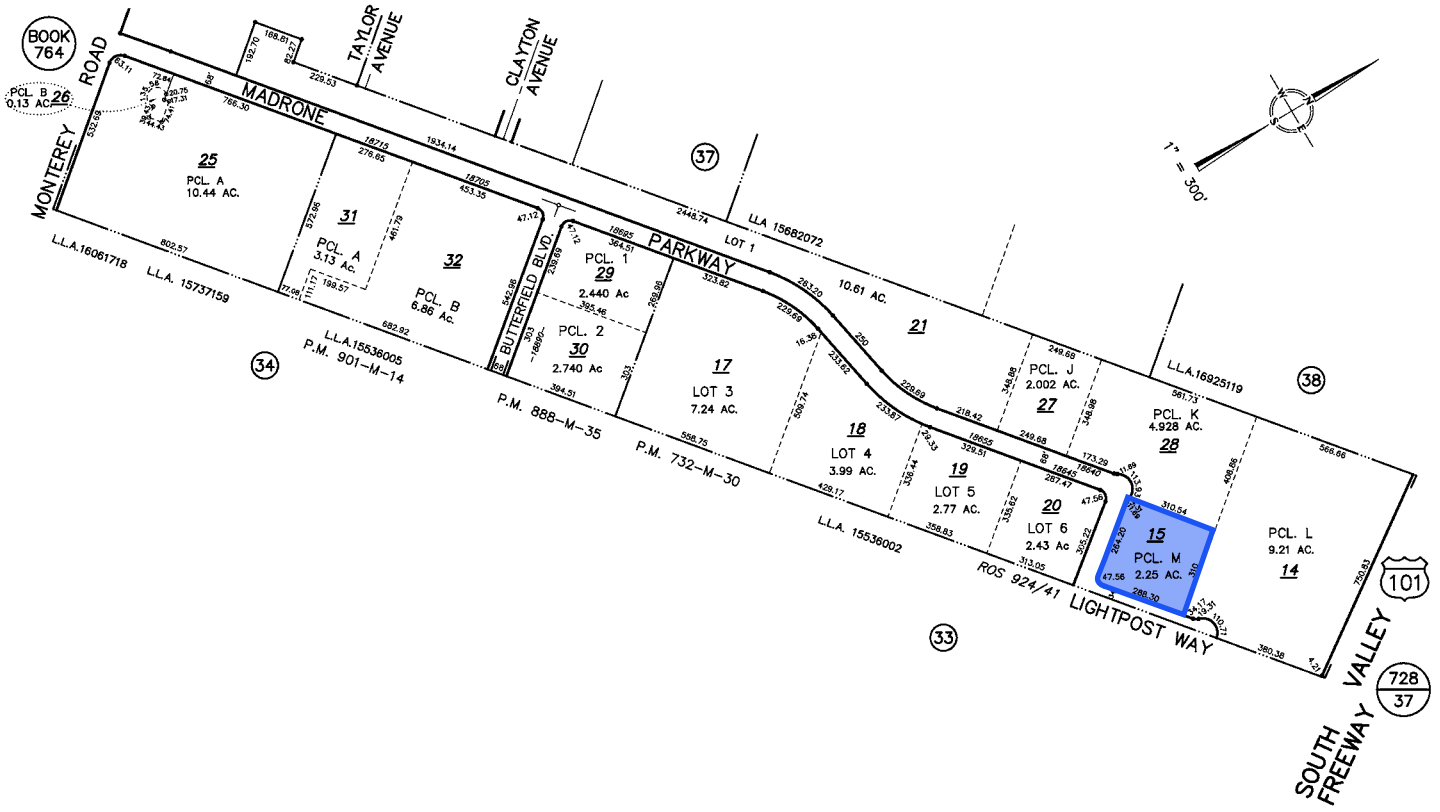
8070 Santa Teresa Boulevard
Suite 220
Gilroy, CA 95020
Main: +1 408 842 7000
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For Sale

875 Lightpost Way | Morgan Hill, CA

- **Strategic Location** – Situated in the sought-after Madrone Business Park, offering easy access to major highways
- **High Visibility & Accessibility** – Conveniently located near Hwy 101 and Cochrane Road for seamless logistics and transportation
- **Development-Ready** – Fully improved corner lot with infrastructure in place
- **Proximity to Amenities** – Walking distance to restaurants, retail centers, and business services
- **Strong Growth Area** – Morgan Hill is experiencing rapid commercial expansion, making this a high-value investment
- **Zoning** – CI (Commercial Industrial) (Planned Development)
- **Asking Price** – \$2,200,000

Tax Map



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Location Map



Location Advantages

- 1 min to Highway 101 access
- 5 mins to Morgan Hill's vibrant downtown
- 20 mins to Silicon Valley business hubs
- Walking distance to key amenities, including dining, banking, and fitness centers

Morgan Hill Market & Economic Overview

- **Morgan Hill MSA Growth** – Part of the thriving Silicon Valley corridor, Morgan Hill is one of the fastest-growing cities in Santa Clara County.
- **Industry & Business** – Home to major industries including advanced manufacturing, technology, and agribusiness, with growing commercial investments.
- **Demographics & Workforce** – Morgan Hill has a highly educated workforce, with a median household income of over \$120K, attracting professionals and business owners.
- **Development-Friendly Environment** – City incentives and streamlined permitting make Morgan Hill an attractive destination for business expansion.

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Demographics

5 Mile Radius



53,649
Total
Population



\$1,307,450
Median
Home Value



1,964
Businesses



49,906
Daytime
Population



41.3
Median
Age



15.9%
Population Change
Since 2010



\$163,316
Median
Household Income

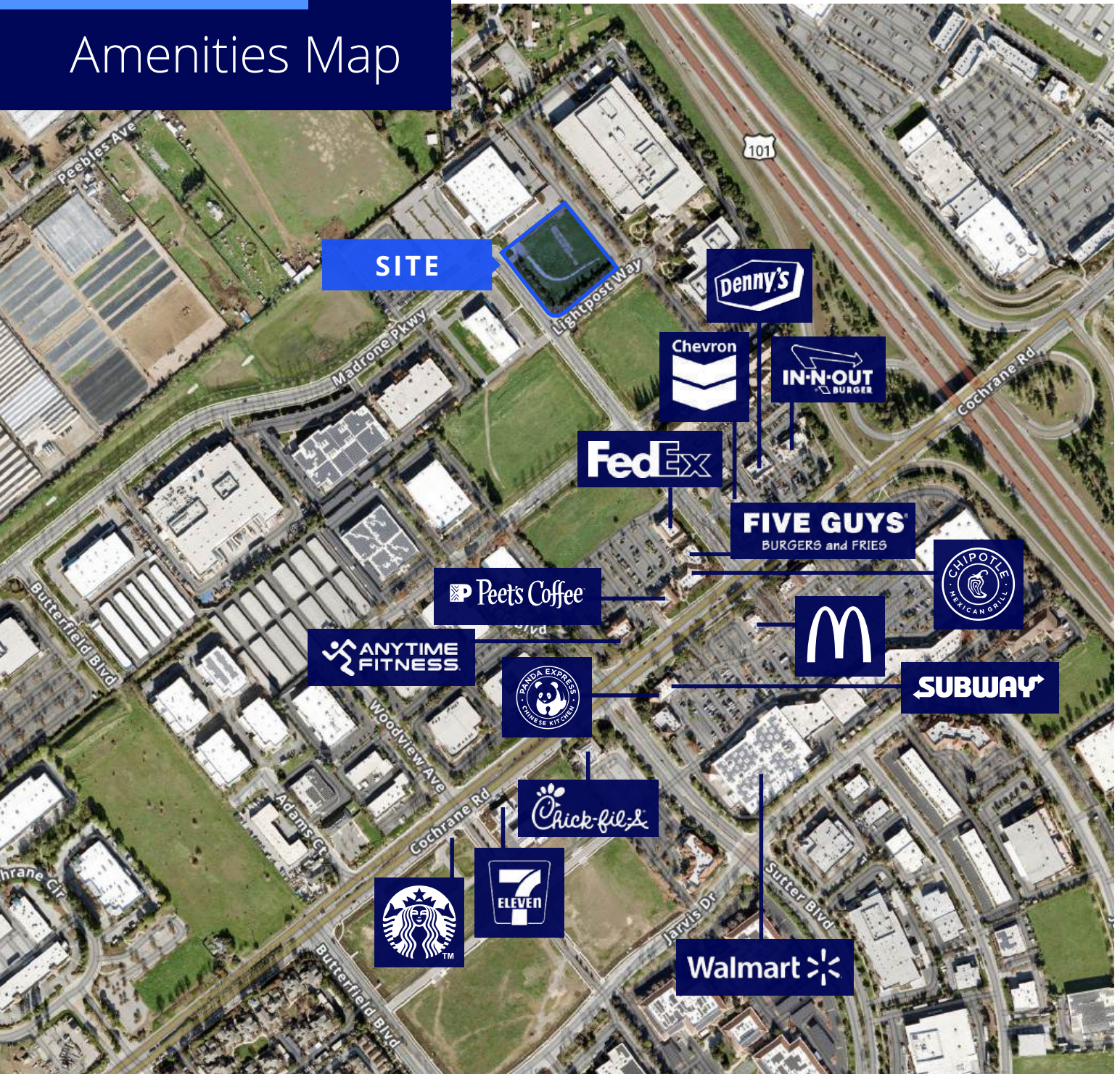


\$68,313
Per Capita
Income



3.0
Average
Household Size

Amenities Map



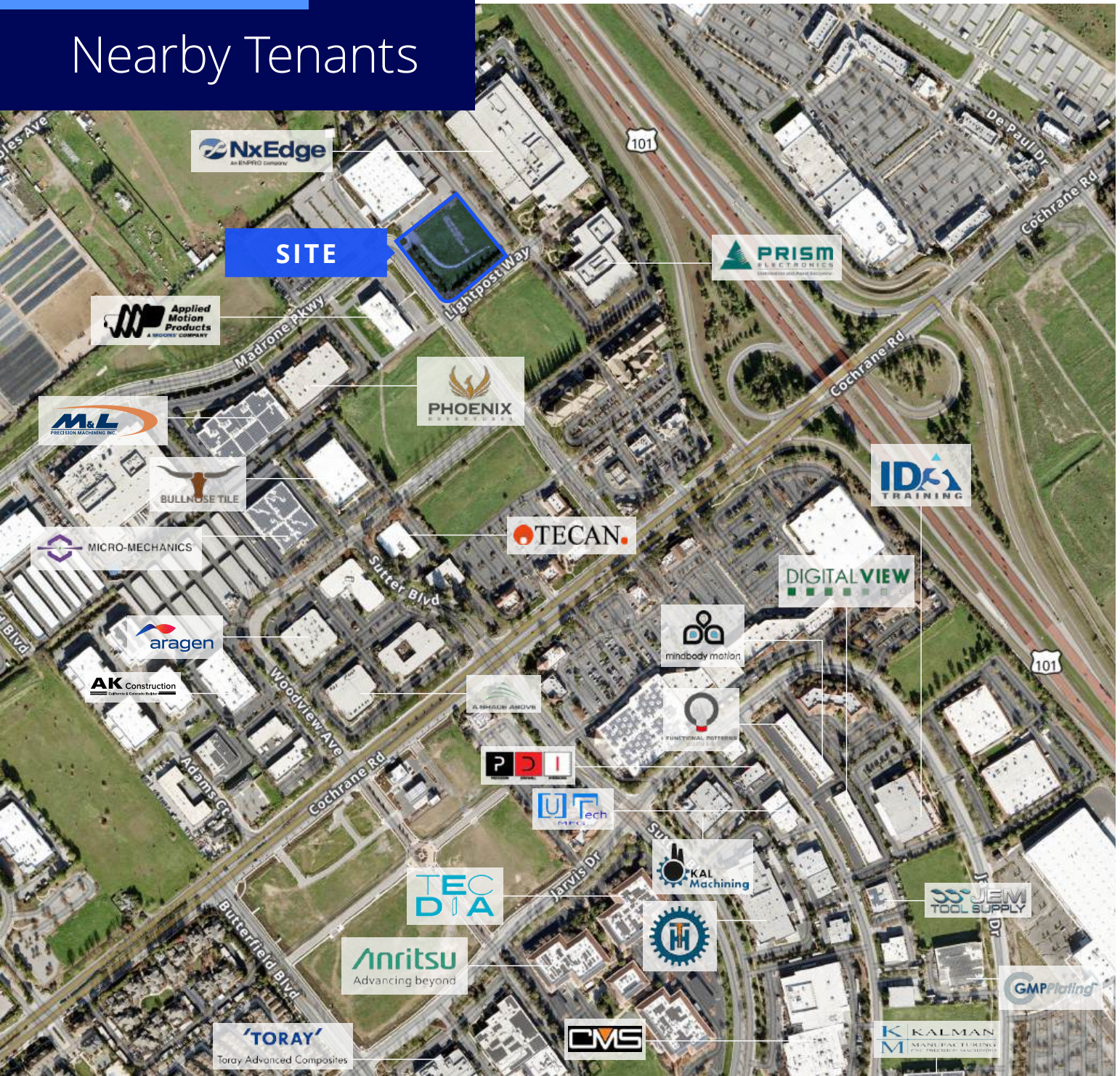
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Nearby Tenants



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