

J.R. Parrish Inc.
COMMERCIAL REAL ESTATE



LAND FOR SALE

440 FREDERICK STREET, SANTA CRUZ



FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

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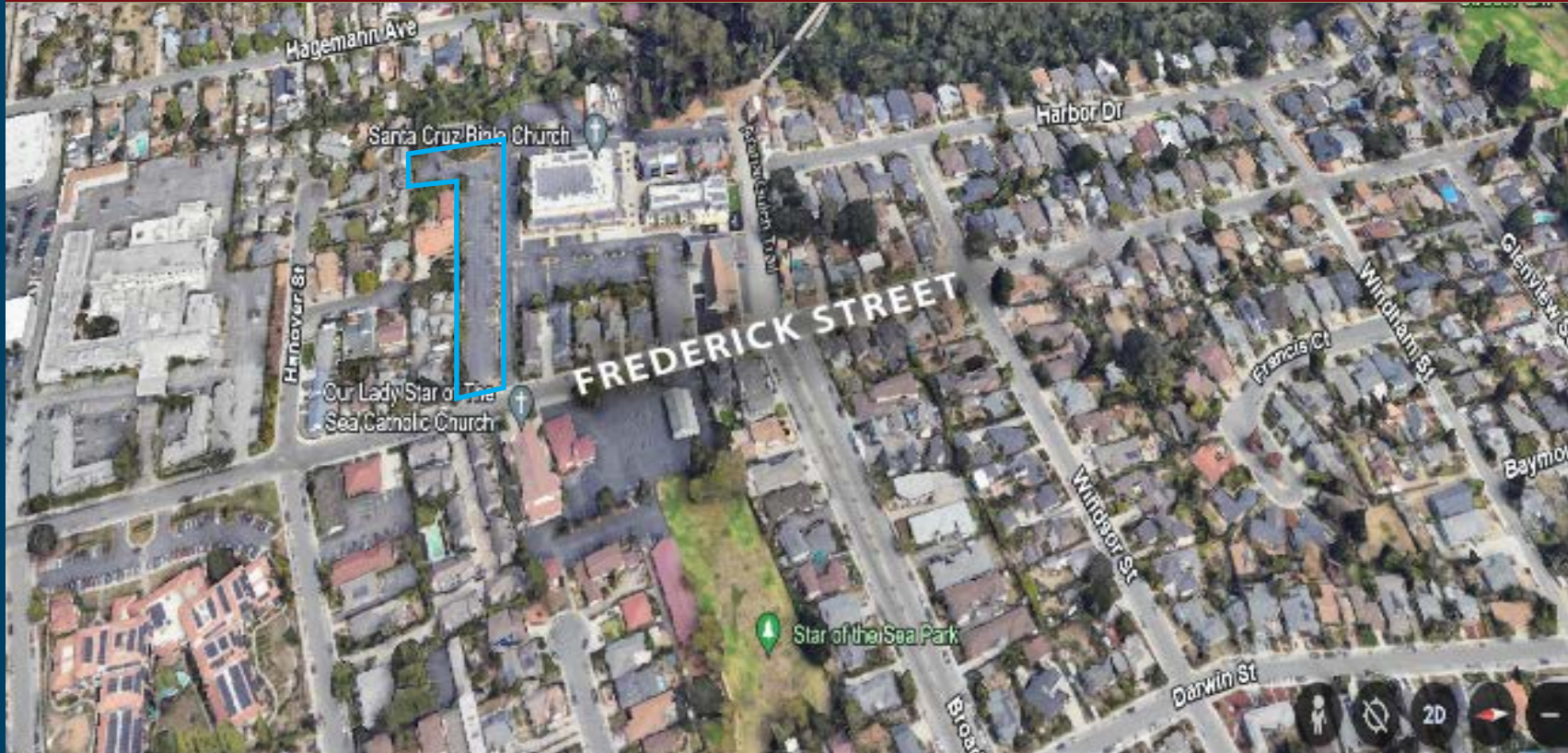
RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Zoned RL (multi-res/low density)
- Land Area: 1.49 ACRES / 64,960 SF

Offered for \$2,975,000

The site location offering 1.49 acres, is within the city limits of Santa Cruz County. It is adjacent to Arana Gulch, a 68-acre public green space with multi-use trails for hiking, bicycling, and trail access to the Santa Cruz Yacht Harbor. Beaches and all amenities are easily accessible in this desirable area, commonly known as Seabright. The area is easily accessible from HWY 1 and 17 and is served by public transportation nearby.

MAP



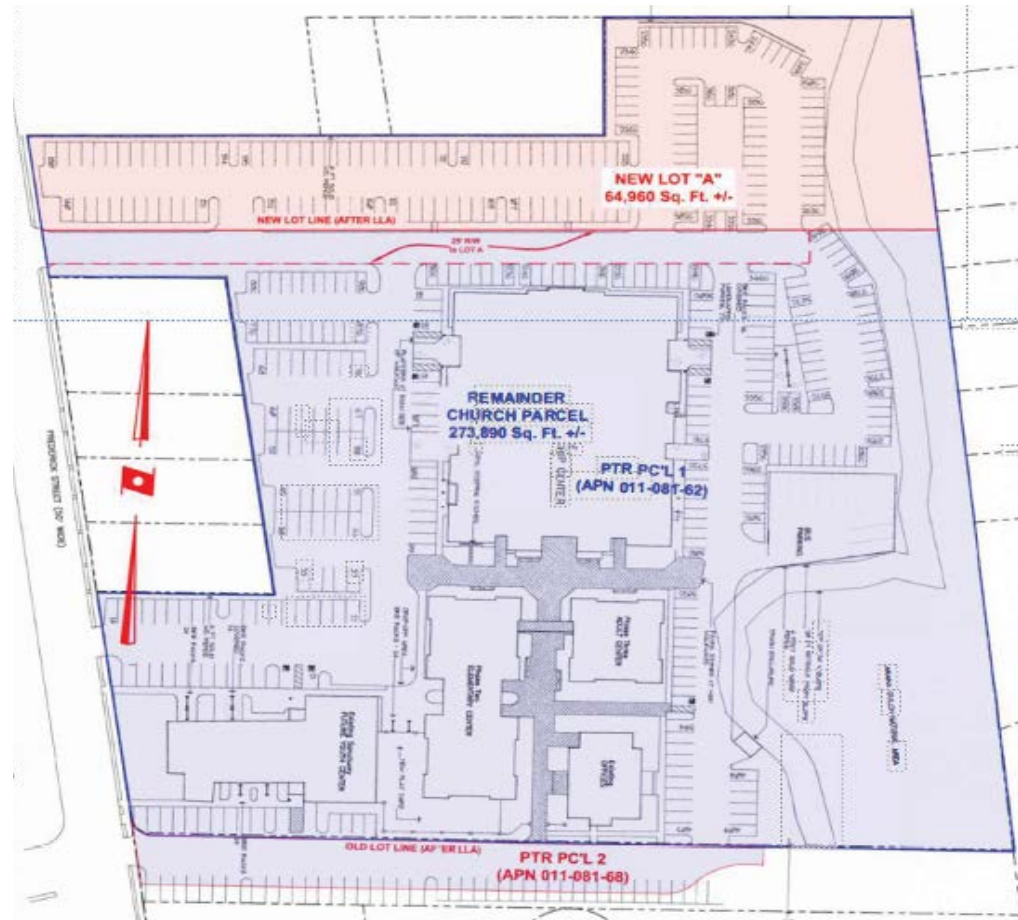
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PARCEL



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The property site is currently a portion of Parcel # 011-081-68, located at 440 Frederick Street, Santa Cruz, CA 95060. A lot-line adjustment is being completed and the land available for sale will be delivered as its own parcel. APN #TBD, shown as “NEW LOT A” above.

PARCEL



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Parcel Shown after lot line adjustment



PROPERTY DESCRIPTION

PARCEL 64,960 SF / 1.49 Acres

SHAPE/TOPOGRAPHY The eastern portion of the parcel backs up to a riparian area, which cannot be developed. The parcel is irregular in shape. Most of the site is level, with a small, sloped portion along the eastern side.

FRONTAGE The primary frontage consists of 338 feet along Frederick Street.

FLOOD ZONE The subject is in flood zone X, FEMA Panel #06087C0332E

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PROPOSED DEVELOPMENT LAYOUT

According to the schematic development layout provided by Hogan Land Services (see schematic below), the property has five (5) building blocks. Block A could support a two-story building. Blocks B, C, and E could support a three-story building with parking underneath. Block D could support a three-story building. The block outlines are subject to resizing and relocation depending upon the guidelines of a future owner.

The property is accessible from Hanover Street via a deeded easement to Montesano Street and an easement over the existing driveway to Frederick Street.



Schematic Development Layout

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ZONING SUMMARY

The property is zoned RL, which is described as Multiple Residence – Low density. According to the Santa Cruz City Code, Section 24.10.400. The purpose of this zoning district is to promote the development of multifamily townhouses, condominiums, and apartments at a low to medium density of 10.1 to twenty-seven units per acre, depending on the unit mix, to stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for the lives of families and single persons.

The allowable density is 2,200 square feet per unit (1,600 square feet per unit for one-bedroom/studio units). On a 64,960-square-foot lot, 30 units are allowed, or 41 units for all one-bedroom/studio units. The property is within 0.5 miles of a transit stop along Soquel Avenue and would qualify under the current density bonus and reduced parking requirements.

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DISCLAIMER

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer should conduct an independent investigation and verification of all matters deemed to be material.

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