

# 31 ENTITLED BAY VIEW LOTS

3231-3291 D STREET | HAYWARD, CA



# 3231-3291 D STREET | HAYWARD

The Transwestern Property Company West, Inc., doing business as Transwestern, through [Matt Reagan, Vice President](#) and [Josh Crawford, Associate](#), for the Oakland office, has been authorized to manage the overall marketing responsibility for securing Letters of Interest and Purchase Agreements for this site.

This ±10 acre site is located on D Street in the Fairview Area of the Hayward Hills of unincorporated Alameda County. The property is located just steps from the Castro Valley and City of Hayward border and the Fairview Elementary School. Future residents can enjoy a quick 5-minute drive to a multitude of shopping and dining experiences in Downtown Hayward. With I-580 only 5 minutes away, future residents can experience faster commute times to Oakland and San Francisco than neighboring communities. The Fairview Hills features spacious grounds with several nearby parks such as the Lake Ridge Park & and the San Felipe Community Park just down D Street.



## SUMMARY

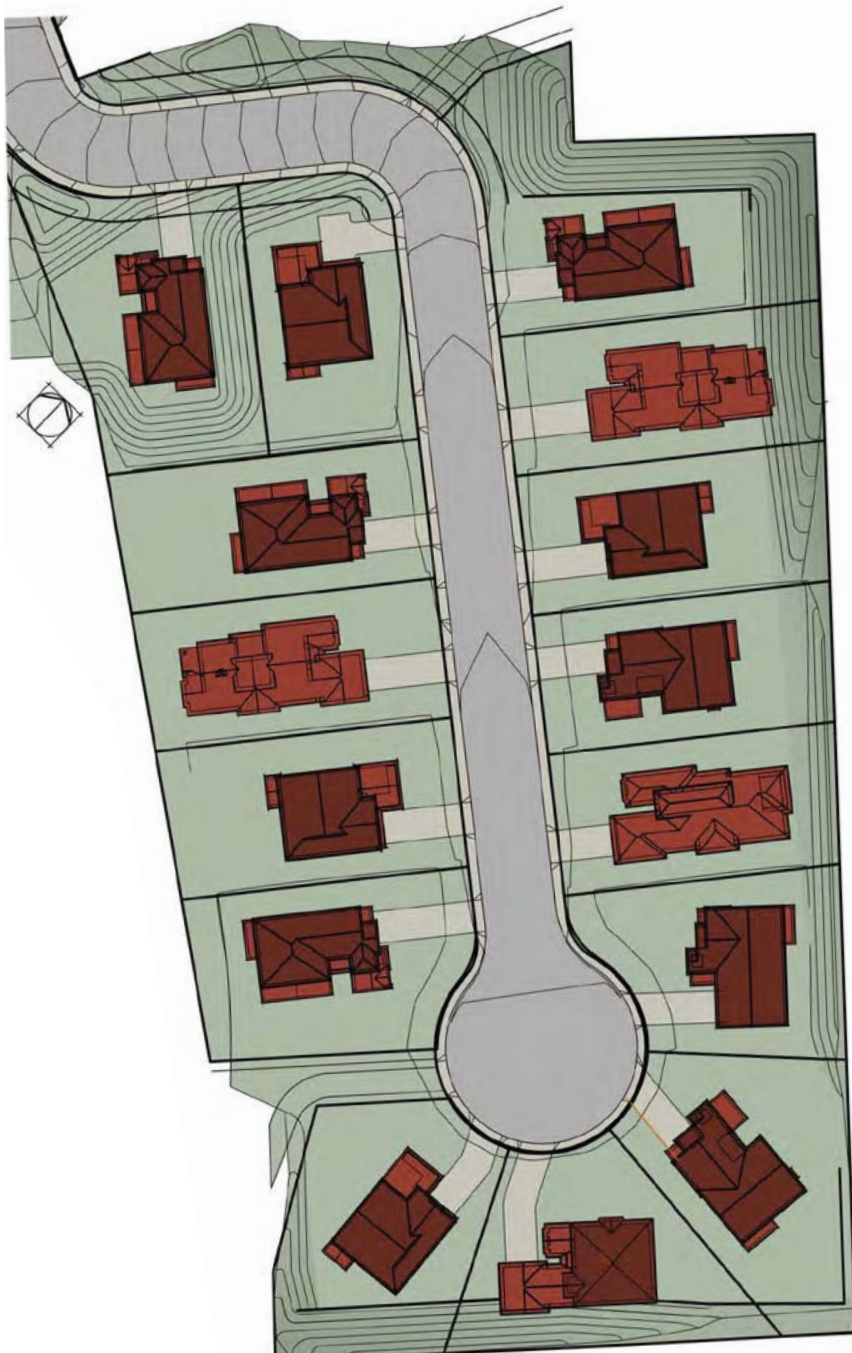
Price	\$7,500,000
Acreage	9.92 Acres
APN's	Tract 8296: 417-250-1 417-250-21 417-240-1  Tract 8297: 417-240-4 417-240-5 417-240-6 417-240-12-4
Lots	31 Single Family Detached Lots
Lot Size Range	10,388-19,534 SF
Home Size	2,900-3,383 SF
Building Pad Configuration	23 Flat Building Pads 8 Down-split Building Pads
Maximum Building Height	30'
Maximum Building Lot Coverage	30%



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REAR ELEVATION

## HIGHLIGHTS



Moments away from numerous restaurant and shopping options in both Hayward and Castro Valley



Hilly, desirable East Bay neighborhood with views of the Bay and a thriving housing market



Access to many nearby parks, in addition to a well populated green area in the East Bay



9.92 Gross Acres



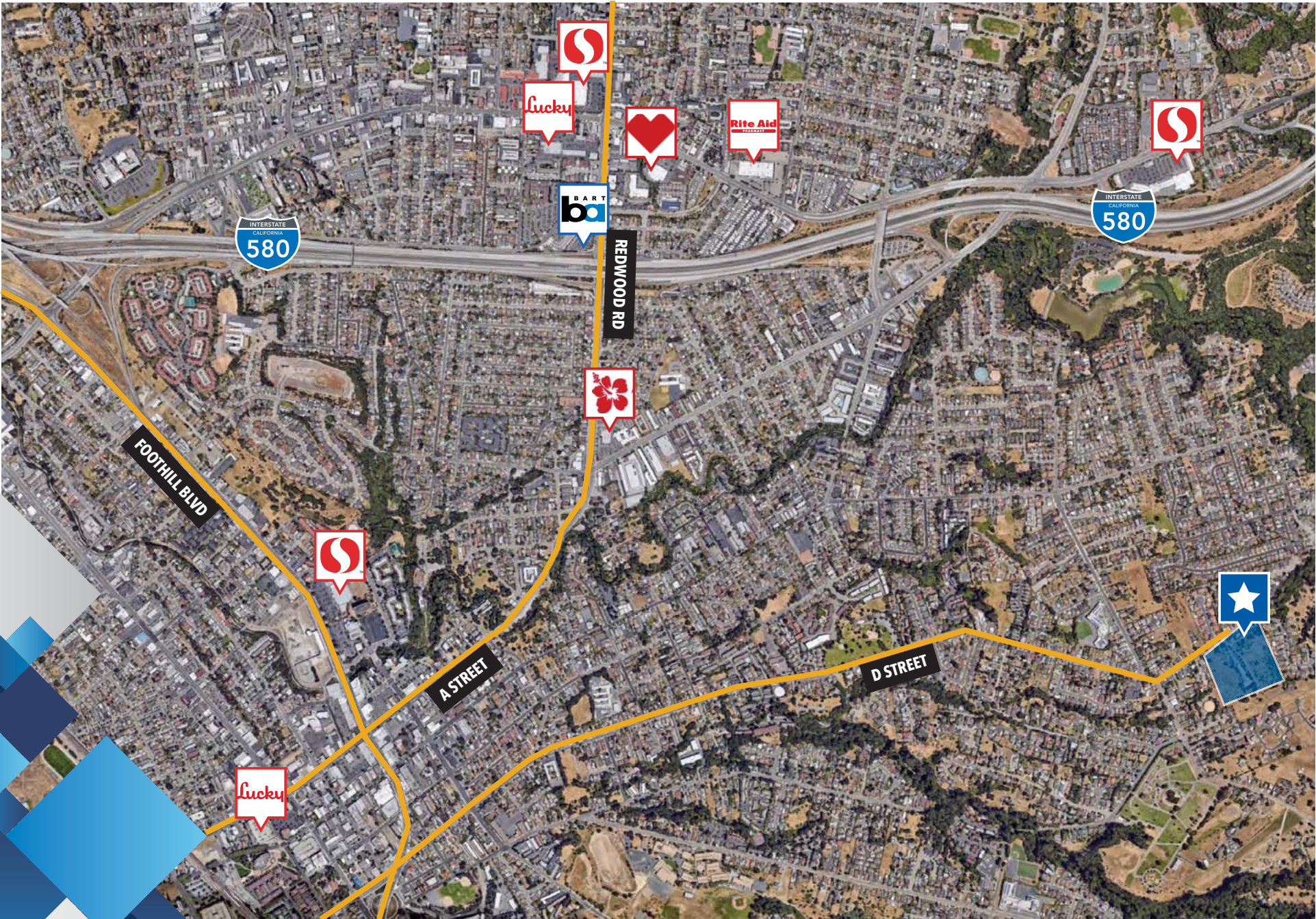
Planned out for 31 single family homes



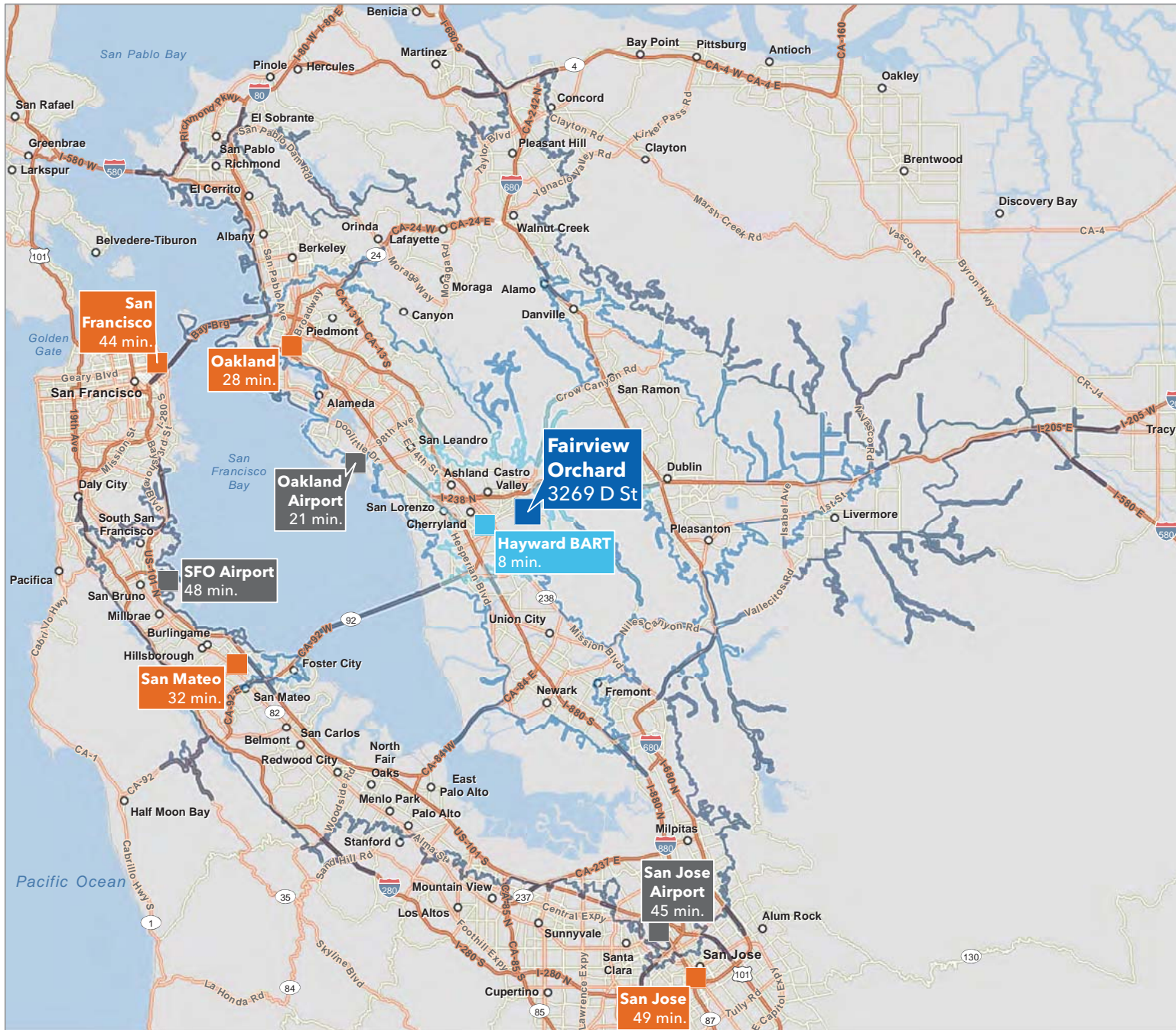
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## DRIVE TIMES BY DESTINATION

- Fairview Orchard
- Destinations**
- Hayward BART
- Employment Centers
- Airports

- Drive Times**
- 15 minutes
  - 30 minutes
  - 45 minutes

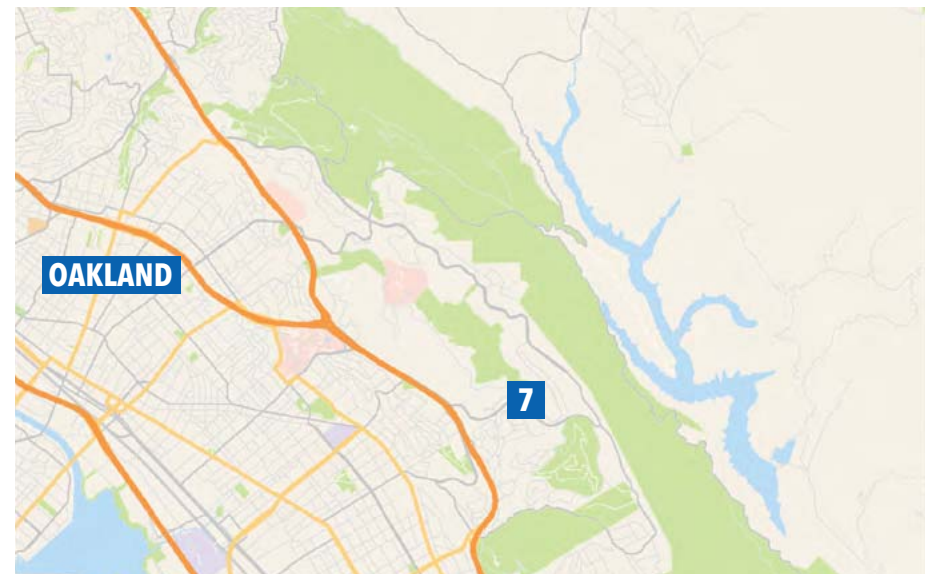
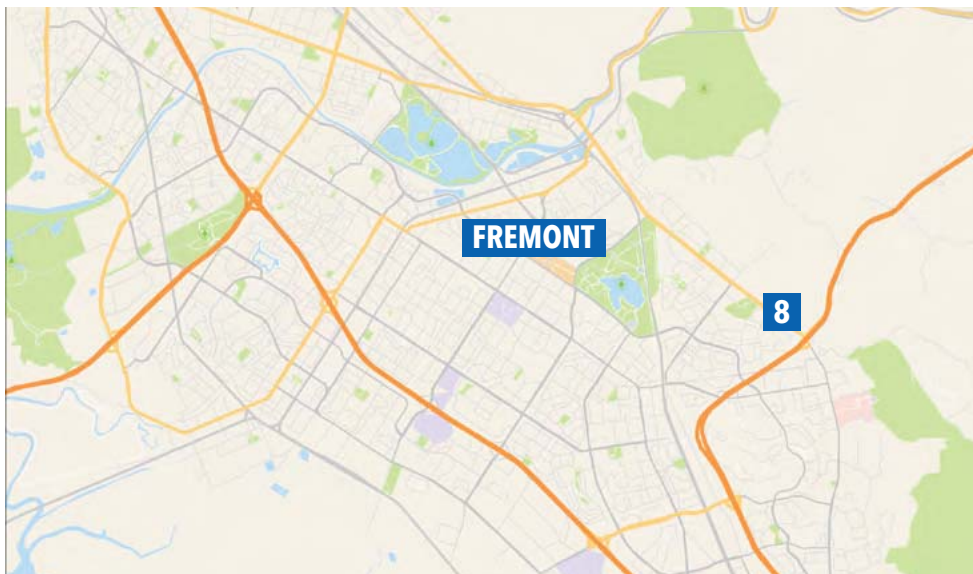
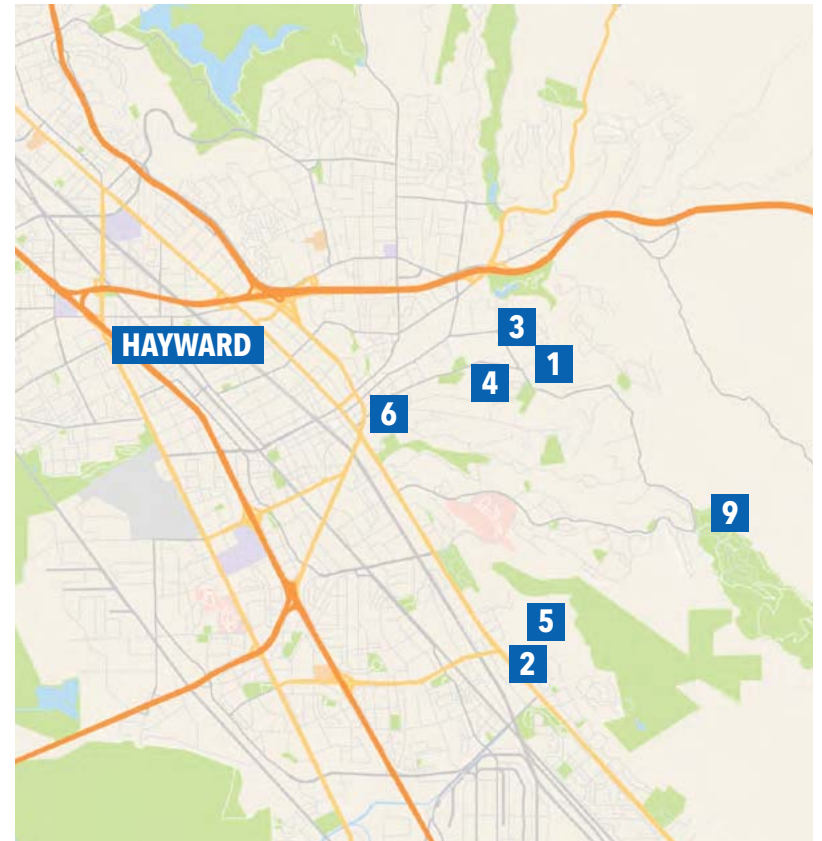
0 2.75 5.5 11 Miles

SOURCE: TRANSWESTERN

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## COMPARABLE SALES

	Address	Price	Size (AC)	Size (SF)	\$/AC	\$/SF
1	Fairview Orchards	\$7,500,000	9.92	432,115	\$756,048	\$17.36
2	29212 Mission Blvd	\$5,900,000	4.7	204,601	\$1,255,319.15	\$28.84
3	23358 Maud Ave	\$1,200,000	1.3	56,628	\$923,076.92	\$21.19
4	2468 Hidden Lane	\$1,300,000	1.3	54,450	\$1,040,000.00	\$23.88
5	Cantera Drive	\$13,850,000	5.54	241,480	\$2,500,000.00	\$57.35
6	24125 2nd St	\$20,090,909	14.9	649,044	\$1,348,383.15	\$30.95
7	Keller Ave	\$9,000,000	20.28	883,244	\$443,786.98	\$10.19
8	41948 Mission Blvd	\$18,009,000	16.11	701,880	\$1,117,877.09	\$25.66
9	Benmore Drive	\$2,000,000	0.98	42,694	\$2,040,816.33	\$46.84
				<b>Average</b>	<b>\$1,269,477</b>	<b>\$29.14</b>





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	\$/PSF	Neighborhood 1 Conventional Homes	Neighborhood 2 Downslope Homes
product		Homes	Homes
number of units		23	8
average square footage		3,383	2,900
direct building costs/sf		\$100.00	\$110.00
base sales price	\$425.11	\$1,439,130	\$1,230,000
options and upgrades	\$21.26	\$71,957	\$61,500
sales incentives	\$(4.46)	\$(15,111)	\$(12,915)
net sales price per sqft	\$(0.14)	\$447	\$445
<b>Total Net Sales Revenues</b>		<b>\$1,495,976</b>	<b>\$1,278,585</b>

Total Building Costs	\$218.65	\$721,776	\$685,538
Total Sales & Marketing	\$22.83	\$72,882	\$78,684
Total Project G & A	\$19.89	\$67,319	\$57,536
<b>Total Revenue</b>			<b>\$44,636,120</b>
Total Project Construction Costs			\$26,399,533
Land Costs			\$7,500,000
Total Project Costs			\$33,899,533
Total Revenue Less Total Costs (Profit)			\$10,736,587
<b>% Return on Land Investment</b>			<b>43%</b>



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## MATT REAGAN

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As Vice President of Sales, Matt specializes in the acquisition and disposition of investment properties across the Bay Area. By providing relationship based brokerage, in-depth market knowledge, and personal investment experience, Matt advises clients to maximize their investment real estate goals.

Matt is a top-producing investment specialist in Alameda County, marketing and transacting multiple property types across the East Bay. He has successfully completed multiple 1031 exchange transactions across the country.

Before joining Transwestern, Matt spent three years with Marcus & Millichap, where he focused on Northern Alameda County multifamily sales. He comes from a background in Private Banking, with experience in investment financing, credit, business services, and deposit banking.

Matt earned his Bachelor's degree in History with a minor in Journalism from San Francisco State University.



## JOSH CRAWFORD

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Lic: 02003851

As an Associate working in the Transwestern Oakland office, Josh specializes in investment and owner/user sale transactions, as well as tenant and landlord representation along the I-80/880 highway corridor of the San Francisco East Bay. His core focus is selling office, retail, and industrial buildings to prospective investors and owner/users. He also has experience in relocating and renewing leases for medical, law, finance, and environmental tenants.

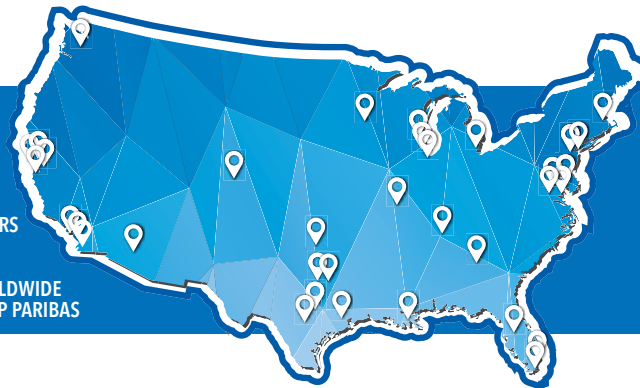
Prior to joining Transwestern, Josh was a sales and marketing intern at J. Stone Promotional Advertising located in Bishop Ranch. There he practiced the art business development and pitching to prospective clients. He joined Transwestern in 2015 as a research intern where he aided brokers in marketing listings, business development, and handled property valuations. Josh now advises his own clients on complex transactions and implementing networking and business development strategies to help them make informed decisions to their bottom line.

Josh received a Master's Degree in Business Administration from Saint Mary's College in Moraga, CA where he is an active alumni. He is a licensed real estate sales professional in the State of California.



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