

RESIDENTIAL/MOUNTAIN SIDE

Esther Lake Road, Morgan Hill, CA



159.10 AC Esther Lake Road, Morgan Hill Sale Price: \$1,650,000

Property Highlights

- 159.10 acres of Land Nestled in the Hillside of Morgan Hill, California (Property in County)
- Gentle Slope for Custom Home Site or a Possible Lot
- Old Ranch Home on Property
- Old Barn
- Spring Water/Tank
- Electrical at Ranch Home
- New Road Entrance & Gate
- Country Living Minutes from Downtown Morgan Hill

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Drew Arvay Managing Director +1 408 436 3647 drew.arvay@cushwake.com LIC #00511262



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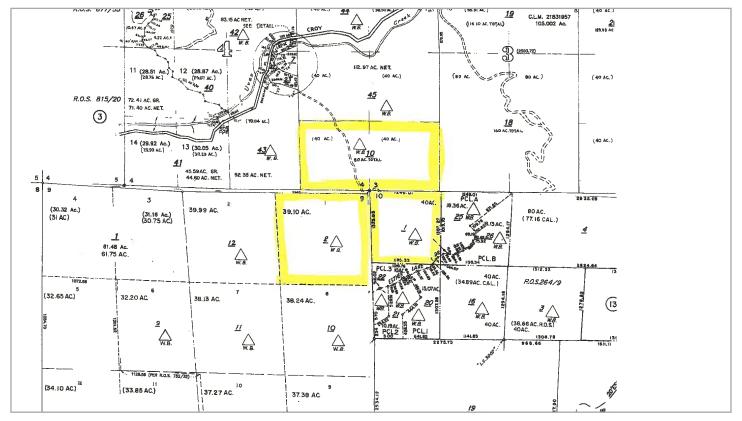
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Aerial / Location Map





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Land Comps

	AVAILABLE LAND							
	Address	City	AC	Land SF	Ask Price	\$\$ /Land SF	Price per Acre	Notes
1	4417 Casa Loma Rd	MH	22.75	990,990	\$249,000	\$0.25	\$10,945.05	
2	Llaga Rd	MH	36.09	1,572,080	\$299,000	\$0.19	\$8,284.84	
3	Croy Rd	MH	6.00	261,360	\$30,000	\$0.11	\$5,000.00	No Buildable Home Sites
4	0 Lazo Grande Dr	MH	21.69	944,816	\$275,000	\$0.29	\$12,678.65	
5	0 Loma Chiquita Rd	MH	30.00	1,306,800	\$277,000	\$0.21	\$9,233.33	Multiple Buildable Home Sites (Relativel
						\$0.21	\$9,228	Average Price per Acre
			116.53	5,076,047	1,130,000	\$0.22	\$9,697	Weighted Avg Price per Acre
	SOLD							
	Address	City	AC	Land SF	Ask Price	\$\$ /Land SF	Price per Acre	
1	14715 Uvas Rd	MH	60.00	2,613,600	\$849,500	\$0.33	\$14,158.33	-
2	8092 Croy Rd	MH	20.05	873,378	\$160,000	\$0.18	\$7,980.05	
3								
						\$0.25	\$11,069	Average Price per Acre
			80.05	3,486,978	1,009,500	\$0.29	\$12,611	Weighted Avg Price per Acre
							, <u> </u>	
	Low & High Bench Mark		Low	\$1,276,808		Median	\$1,647,273	High \$2,017,739
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ed Asking Pr

\$1,500,000 to \$1,650,000

<image>

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