

2.53 Acres Parcel Of Land Subdivided Into 30 Lots (San Francisco, CA)



Location **California**
<https://www.genclassifieds.com/x-625022-z>

Here is the information on this 2.53 acres parcel of land subdivided into 30 lots:

110,148 sq. ft. (2.53 acres)
 Zoned: R-6 Residential SFR
 Minimum lot size: 6,000 sq. ft.

"According to the Office of Community Development for Contra Costa County, there are 30 legal build-able lots. A soils report prepared by Alan Kropp & Associates on June 15, 1989 is reported to have concluded, "from a geo-technical engineering standpoint it is our opinion that the site is suitable for the proposed development." It is also reported to have recommended that that six southern most lots be combined to form three custom home lots; this will require lot line adjustments. For analysis purposes, the subject property is appraised as a 27 lots subdivision site. The highest and best use is to improve the subject property with 24 production built homes and 3 custom built homes." (excurb from a "Market Value Appraisal Report" written in 2007.

The report states that: "Based on similar subdivision sites I have appraised in the area, an extraordinary assumption of the appraisal is that the offsite development costs would not exceed \$75,000 per lot."

I can send you the full report if you would like.

The asking price is: \$2.5M + 2.5 % finders fee for more info Call

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