

OFFERING | 5827 BRASILIA WAY

DEVELOPMENT OPPORTUNITY



A Gated Community • 10 Custom Single Family Residential Lots • 7.94 Acres
Located in the Desirable Almaden Valley Neighborhood of San Jose



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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, epressed or implied as to its accuracy. Prospective buyer should conduct an independent investigation and verification of all matters deemed to be material. **CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.**

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EXECUTIVE SUMMARY

The 5827 Brasilia Way, San Jose development is a beautiful setting with an approved, 10 - single family home subdivision on 7.94 acre site.

Private, gated community with access to the shopping and services within Almaden Valley.

■ CONSTRUCTION READY

Approved tentative map including full architectural, structural, landscape, title-24 and cal-green drawings a developer/contractor can submit for building permits.

■ SETTING

The site is approved for 10 homes plus a private road. One of the sites parcels is designated as a preserve. Attractive, heritage trees are on the property with a well-conceived,planned development designed around them. The planned Google Village in downtown San Jose is a short drive away - a 2 million square foot planned development with housing, office and retail space adjacent to the Diridon Station hub. Projections are for 20,000 people living, working and dining in this exciting planned development only 12 miles away.

■ DIRIDON STATION PLANS

Diridon Station designs include stops for: Bay Area Rapid Transit (BART), California High-Speed Rail, Cal-Train service, VTA light rail and bus services. Diridon Station is projected to be the largest transportation hub on the West Coast, upon completion.

■ RAPID POPULATION GROWTH PROJECTIONS

The population of San Jose is projected to grow by 300,000 people by 2030. The vast majority of the planned San Jose housing is for higher density development. Single family housing projects will be rare and in high demand



PROPERTY SUMMARY

GENERAL

Address:	5827 Brasilia Way, San Jose, CA 95120
APN:	577-54-012 & 013
Approved Tentative Map:	2/7/2018
Size:	7.94 acres
Price:	Market Rate
General Plan Designation:	Single Family Residential
Zoning:	Single Family Planned Development (PD) Individual custom home designs range in size from approximately 3100 sf. to 3500 sf.
Current Use:	Vacant, undeveloped
Existing Improvements:	None
Proximity:	12 minutes from Downtown San Jose, Diridon Station, & Google Village, a 240 acre development with 15 - 20,000 employees • 15 minutes from SJ International Airport
Coop Fee:	2.5%

HOME SQUARE FOOTAGE SUMMARY

Lot 1	3490 sf.	Lot 5	3499 sf.	Lot 8	3497 sf.
Lot 2	3483 sf.	Lot 6	3499 sf.	Lot 9	3499 sf.
Lot 3	3077 sf.	Lot 7	3490 sf.	Lot 10	3499 sf.
Lot 4	3077 sf.				

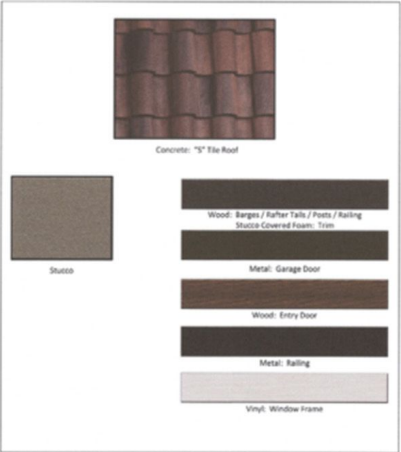
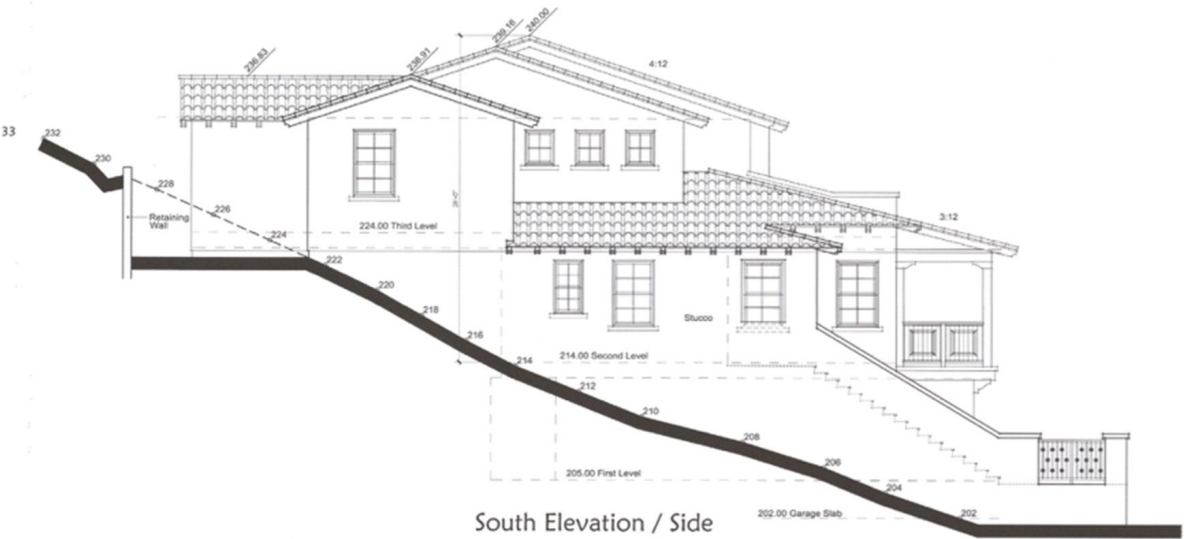
AMENITIES MAP



LANDSCAPE PLAN



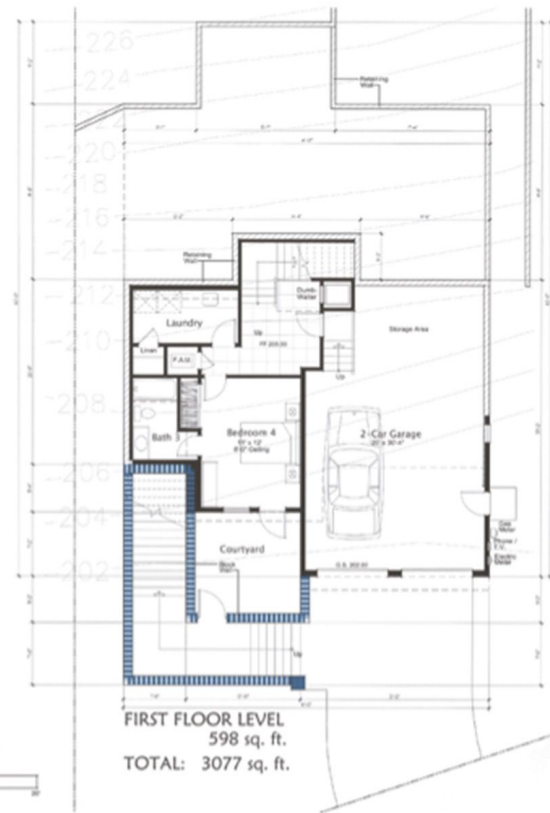
ELEVATION: Lot 4



FLOOR PLAN: Lot 4



SECOND FLOOR LEVEL
1354 sq. ft.



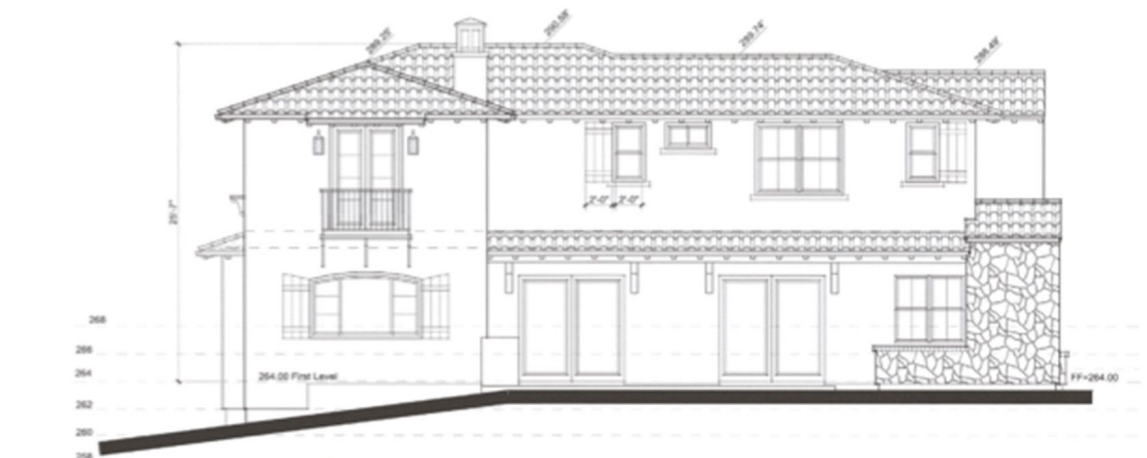
FIRST FLOOR LEVEL
598 sq. ft.
TOTAL: 3077 sq. ft.



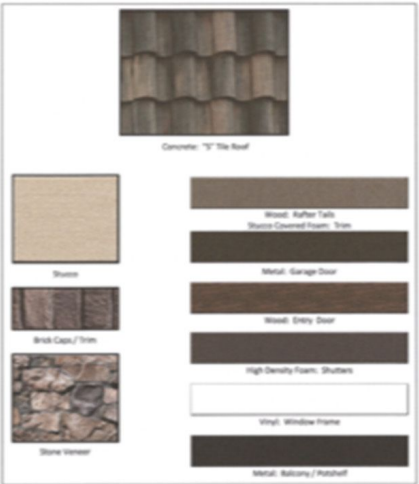
THIRD FLOOR LEVEL
1125 sq. ft.



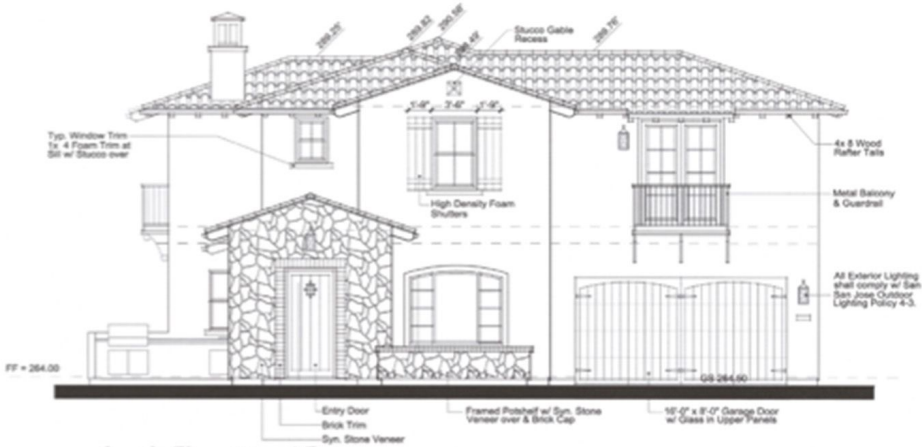
ELEVATION: Lot 6



West Elevation / Side

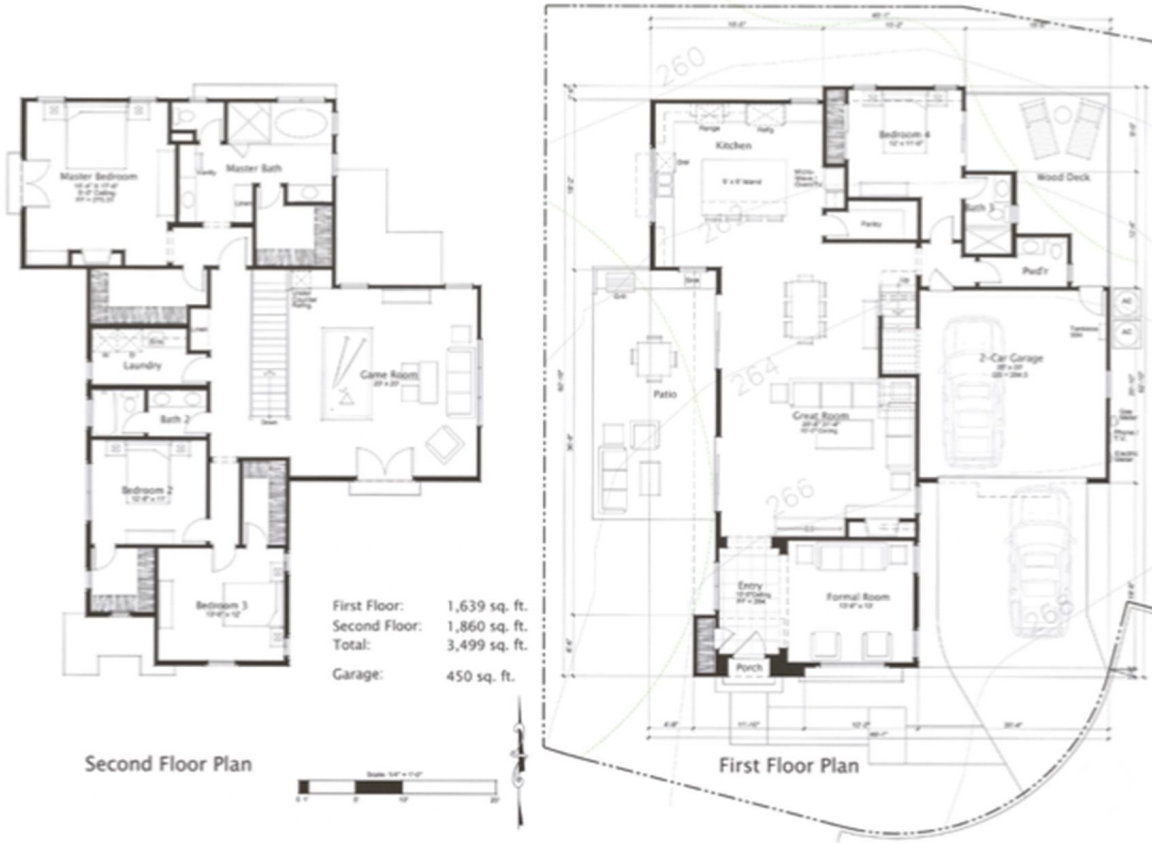


Color Scheme



South Elevation / Front

FLOOR PLAN: Lot 6





PROPERTY HIGHLIGHTS

Beautiful setting, gated community
- Almaden Valley Neighborhood

Public Schools & Ranking

- Los Alamitos Elem Grades K-5 .0.9 Miles from property #8 ranking
- Castlillero Middle Grades 6 – 8, 1.4 miles from property
Pioneer High Grades 9 – 12, .75 miles from property, #7 ranking,
graduation rate 97% (top 5% in CA)

Recreational Amenities

- Parks - Almaden Lake Park .3 miles, Oak Grove Park .7 miles
and Parma Park 2.5 miles
- Clubs - within 3 miles: Boulder Ridge Golf Club, Almaden Golf Country
Club, Almaden Swim & Racquet Club, Almaden Valley Athletic Club

Transit

- Almaden Light Rail Transit Station .5 mile walk

Areas of Interests

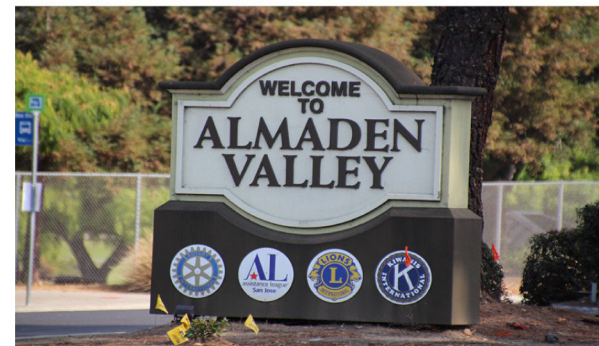
SAP Pavilion, San Jose Convention Center and Tech Museum
Downtown Diridon Station – 12 - 20 minutes

Commute

- Google Village and Apple Headquarters 12-20 minutes
- Nearby Freeways - 85, 280, 680, 880, 87 and 17

Shopping

-Almaden Plaza – 1 mile - Trader Joe's, Costco, TJ Maxx, Home Goods
Ross, Buybuy Baby, PetSmart, Whole Foods and OfficeMax
- Westfield Oakridge Mall – 1.2 Miles – Nordstrom Rack, Target,
Macy's, Sears, Old Navy and Forever 21





DEMOGRAPHICS - ALMADEN VALLEY

Population:

38,360

73% hold white-collar jobs

27% hold blue-collar jobs

Median Household Income

\$148,600

Median Family Income

\$182,981

Average Household Net Worth

\$1,716,586

Median Home Sale Price

\$1,416,000

GALLERY PHOTOS

RESTAURANTS



GOLF COURSES



LOCAL PARKS



COLLEGE'S



SURROUNDING NATURE



COFFEE / TAKE OUT





FURTHER INFORMATION

All visits of the site must be arranged through Stetson Earhart, exclusive listing broker

Coop Fee – 2.5%

Prospective buyers and buyers' agents shall not contact the City of San Jose without Seller's written consent. An interested party to submit a Letter-of-Intent with the terms and conditions for buying the property, as well as the principals in the proposed transaction and their biographies and previous real estate experience.

Owner shall not be obligated by an agreement to sell the property until it has reviewed it with its legal counsel, both parties have executed a written purchase and sale agreement and any owner's conditions have been waived.

CONTACT INFORMATION

Exclusive Listing

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