

850 Lightpost Way  
Morgan Hill CA 95037



### Property Information

<b>Owner(s)</b>	River Park Hospitality Inc	<b>Parcel #</b>	726-33-026
<b>Property</b>	850 Lightpost Way Morgan Hill, CA 95037	<b>Map Coord</b>	; 916-J3
<b>Mailing Addr</b>	4692 E Lincoln Ave Fowler , CA 93625	<b>Census Tract</b>	512311
		<b>County</b>	Santa Clara
		<b>Owner Phone</b>	
<b>Legal</b>	LOT O.	<b>Tract Number</b>	
<b>Lot Number</b>	O	<b>Subdivision</b>	Cairns Tr
<b>Block</b>			

### Characteristics

<b>Use</b>	Vacant Land (nec)	<b>Year Built</b>		<b>Sq. Feet</b>	
<b>Zoning</b>	IPUD	<b>Lot Size</b>	3.39 / 147668	<b># of units</b>	
<b>Bedrooms</b>		<b>Bathrooms</b>		<b>Fireplace</b>	
<b>#Rooms</b>		<b>Quality</b>		<b>Heating</b>	
<b>Pool/Spa</b>		<b>Air</b>		<b>Style</b>	
<b>Stories</b>		<b>Improvements</b>		<b>Parking</b>	
<b>Flood</b>		<b>Gross Area</b>		<b>Garage Area</b>	
<b>Basement Area</b>					

### Attributes Other

#### Property Sale Information

<b>Sale Date</b>	12/08/2014	<b>\$/Sq. Ft.</b>		<b>2nd Mtg.</b>	
<b>Sale Price</b>	\$1,800,000.00	<b>1st Loan</b>		<b>Prior Sale Amt.</b>	\$665,000.00
<b>Doc No.</b>	000022801379	<b>Loan Type</b>		<b>Prior Sale Dt.</b>	
<b>Doc Type</b>	Grant Deed	<b>Xfer Date</b>	12/16/2014	<b>Prior Doc No.</b>	15241674
<b>Seller</b>	Madrone Land Corp	<b>Lender</b>		<b>Prior Doc Type</b>	
<b>*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet</b>					

### Tax Information

<b>Imp Value</b>		<b>Exemption</b>	
<b>Land Value</b>	\$251,133.00	<b>Tax Year/Area</b>	2014/04100
<b>Total Value</b>	\$251,133.00	<b>Tax Value</b>	\$251,133.00
<b>Tax Amount</b>	\$41,665.60	<b>Improved</b>	

Information compiled from various sources and is deemed reliable but not guaranteed.

# Morgan Hill Hotel / Commercial Site

Morgan Hill, California



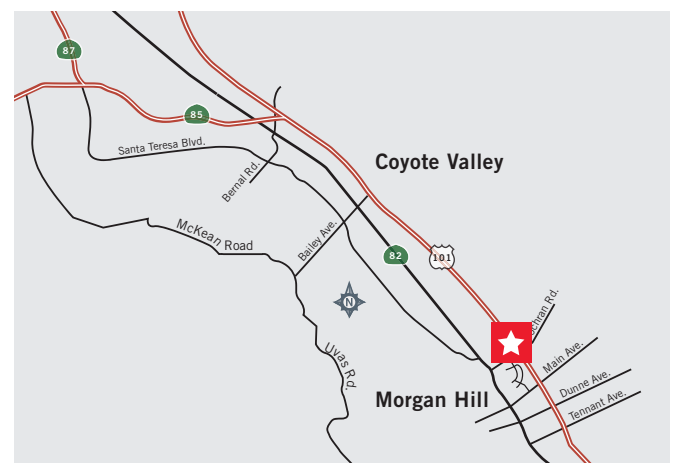
## FOR SALE

±3.39 Acres Land

Sale Price: \$4,000,000

### Property Highlights:

- Development Potential Allows for Two Hotels  
- Entitlements Approved Up to 180 Units
- Close Access to Highway 101 and Cochrane Road
- Zoned: Retail / Industrial Park
- APN: 726-33-026
- Accepting Offers Now



For more information, please contact:

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# Morgan Hill Hotel / Commercial Site

Morgan Hill, California



## Adjacent Business / Retail Area:

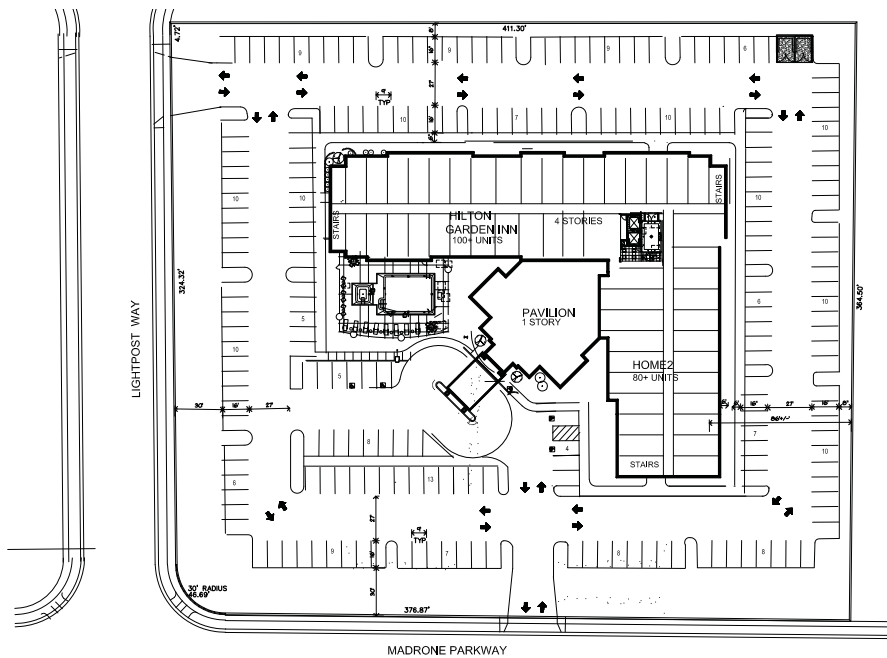


- Retail**
1. Bank of America
  2. Walmart
  3. Hobby Lobby
  4. Target
  5. Staples
  6. Petco
  7. GameStop
  8. DSW Show Warehouse
  9. Men's Warehouse

- Restaurants**
1. Chili's Grill & Bar
  2. Starbucks
  3. Dicky's BBQ Pit
  4. Red Robin
  5. Peet's Coffee
  6. Five Guys Burgers and Fries
  7. Chipotle
  8. In-N-Out Burger
  9. Baskin Robins
  10. Panda Express

- Hospitality**
1. Extended Stay Inn
  2. Courtyard Marriott
  3. Residence Inn

## Site Plan:



For more information, please contact:

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