



View southwest to Pacifica State Beach



PUBLISHED RESERVE: \$2,250,000

SIZE: 57± Acres

ELEVATION: 100± to 600± Feet

ZONING: R-1/B-3/HPD and R-1/B-10/HPD
(Please see Supplemental Information Package
for zoning detail.)

PROPERTY INSPECTION: At Any Time

FINANCING: None – all cash.

DESCRIPTION: This 57± acre, ocean-view development property is one of the largest undeveloped parcels with residential zoning within the greater San Francisco Bay area, with potential significant conservation value for a new owner. It is within a 30 minute drive of San Francisco and adjacent to over 1,200 acres of the Golden Gate National Recreation Area, including the historic Sweeney Ridge, and could be partially developed as a gated subdivision, or as an exclusive private ocean-view estate with potential ocean view values from dedication of an easement, or a sale of a portion of the property. Harmony @ One, a planned ten-lot ocean view subdivision, is located nearby, with one to two acre home sites designed to start at \$2,175,000.

The auction property is located between Rockaway State Beach and Mori Point in the southern part of Pacifica, has an irregular shape and lies along the west-facing slopes of Cattle Hill between Highway 1 and the western boundary of Golden Gate National Recreation Area. The elevation ranges from 100± feet to 690± feet with the lower southwest portion containing less than ten acres suitable for subdivision development. The 57± acre site has some residual trees but contains primarily undisturbed native vegetation.

There is an estimated 800 feet of frontage along Highway 1. The proposed entry road to the tract, as outlined by CALTRANS, would be located 1,175± feet south of Reina Del Mar Avenue and 1,774± feet north of Rockaway Beach Avenue, and would be constructed as part of the Calera Parkway Highway 1 widening plans. A final