

FOR SALE

LAS VIÑAS SUBDIVISION

a single-family residential development

42050 El Camino Real, Greenfield, Monterey County



263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com

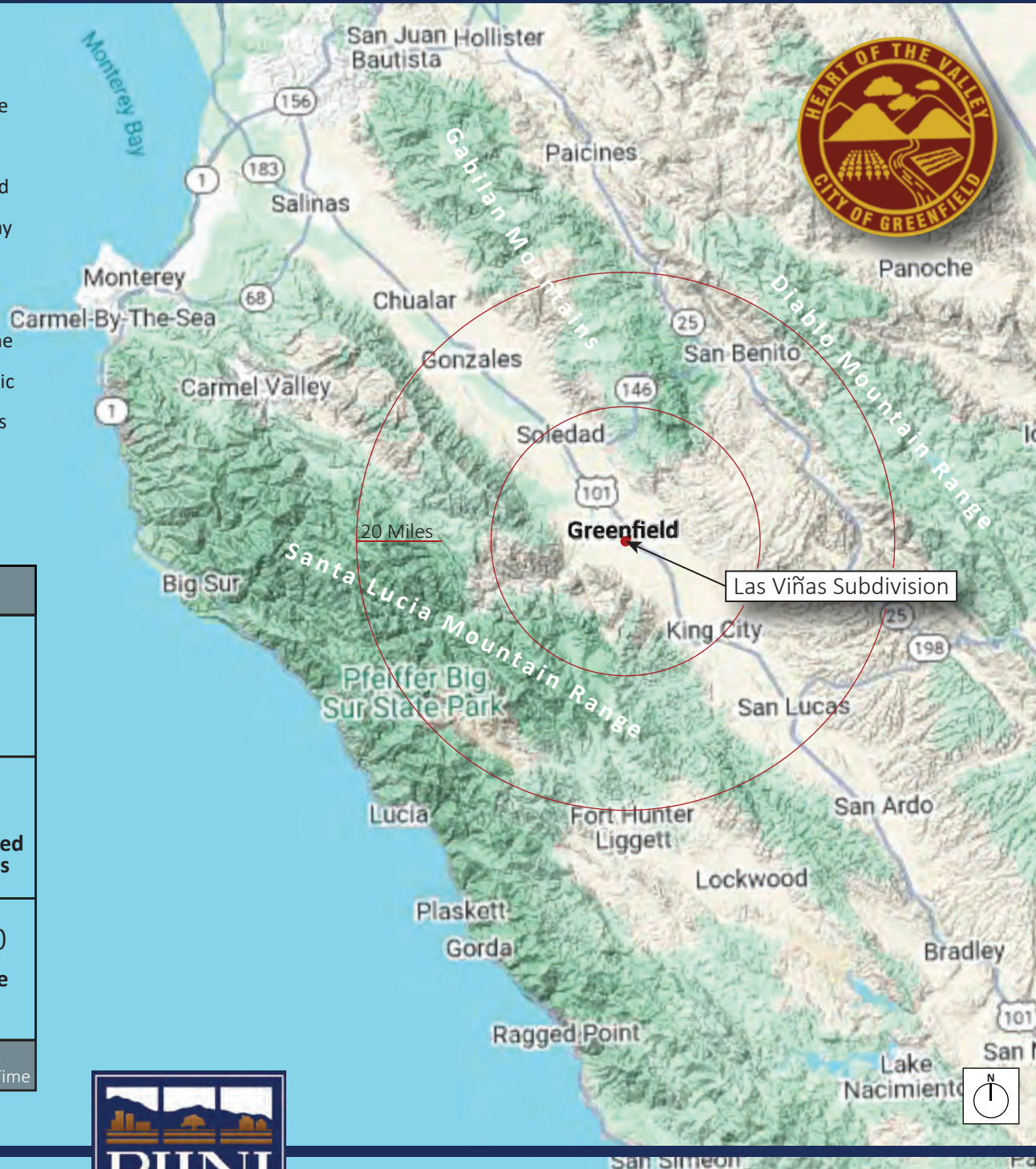








John Piini (x103)
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Joe Piini (x105)
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Affectionally known as the “Heart of the Valley,” Greenfield is centrally located within the Salinas Valley, being a 35-mile drive to Salinas and a 50-mile drive to Monterey. The city is also centrally located on California’s Central Coast with San Jose and San Luis Obispo both being about a 90-mile drive along Highway 101 in opposite directions.

Once a small farming community, Greenfield has grown over the years yet retains its small town feel and an agricultural economic base that is tied in with the greater Salinas Valley. This valley is one of the most productive farming regions throughout the United States with a gross value of \$4.35 Billion in 2023.



Greenfield Quick Facts*			
	20,634 Population		4,335 Households
	4,207 Housing Units		53.7% Owner-Occupied Housing Units
	\$78,946 Median Household Income		\$525,000 Median Home Price (2024)

*Sources: U.S. Census Bureau, Population Estimates Program (PEP), American Community Survey (ACS); and MLS Listings, Sale Prices Over Time



Address: 42050 El Camino Real, Greenfield, CA 93927

APN: 221-011-068

***Acreage:** 47.0+/- acres

Location: Las Viñas is set at the south end of Greenfield, bound between Greenfield High School to the north and farmland to the south. This location is separated from the other residential areas, providing a developer an opportunity to create its own distinct enclave.

Access: The property sits along the west side of El Camino Real—an arterial that runs through Greenfield in a north-south direction. To the immediate east is Greenfield's southern overpass interchange with Highway 101, providing quick and convenient highway access to the greater Salinas Valley.

Topography: The topography is level with 0 to 2% slopes.

Soils: The soils are from the Elder and Arroyo Seco series, which are well drained soils that are common to Greenfield.

General Plan: Las Viñas is located within the City Limits of Greenfield and designated Low Density Residential.



VTM: The Vesting Tentative Map was approved May 28, 2024, providing for a single-family residential development of the property and much needed housing within the Salinas Valley.

Residential Lots:	Premium lots (approximately 60 x 110):	54
	Standard lots (approximately 50 x 100):	124
	<hr/> Total residential lots:	182

Lot Sizes: Lot size range: 4,390 to 17,610 square feet
 Average lot size: 6,055+/- square feet

Density: 3.9 dwelling units per acre

Housing Type: Las Viñas is a market rate development with no inclusionary housing requirement.

Ag Mitigation: The agricultural mitigation requirement has already been satisfied.

Price:	List price:	\$7,735,000
	Price per dwelling unit:	\$42,500+/-
	Price per acre:	\$165,000+/-

Listing Notes: Interested parties may drive by and view the property from the street frontage but do not enter onto the property without prior consent.

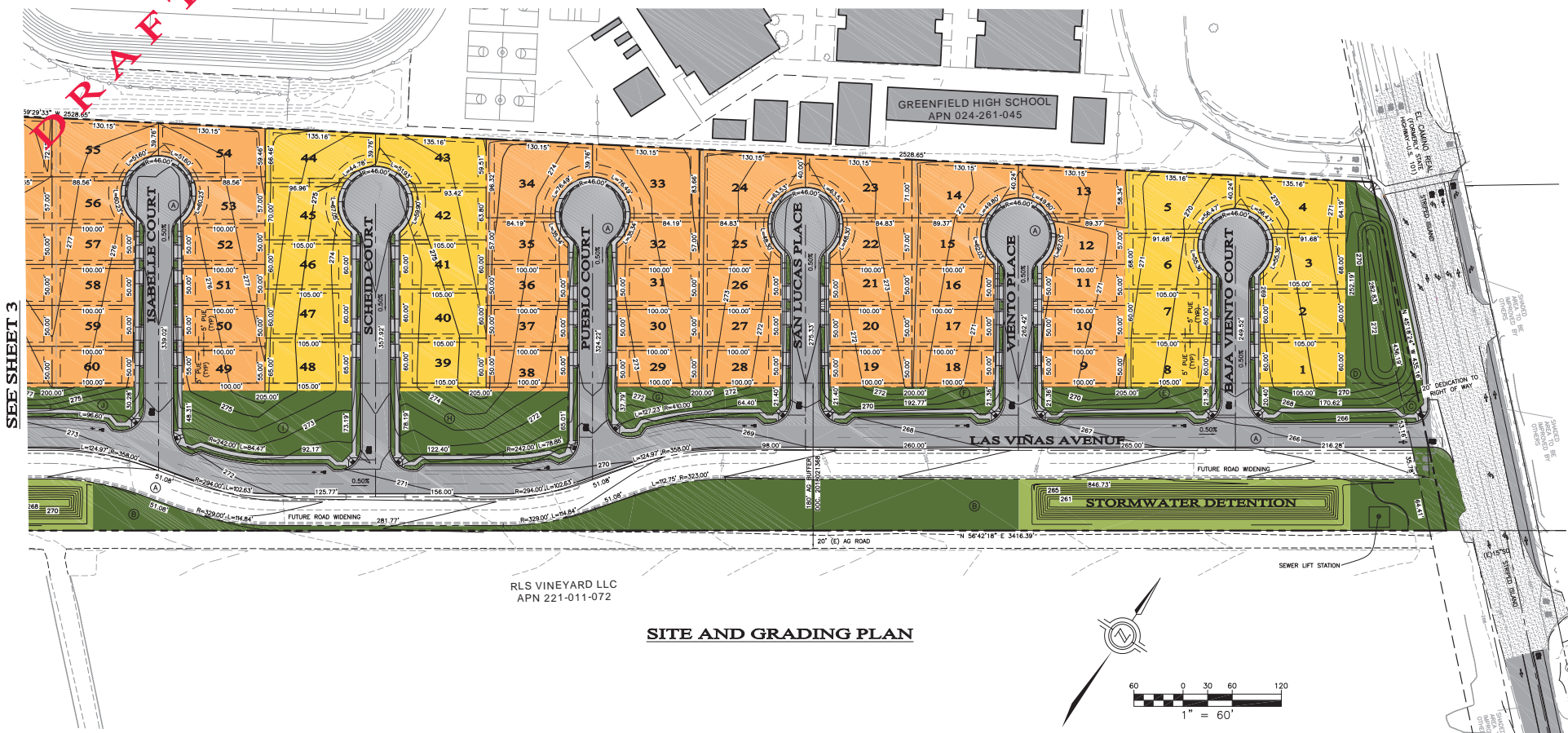
The information contained in this brochure was obtained from sources deemed reliable but is not guaranteed. Prospective buyers are to conduct their own investigations into the property and its potential development.



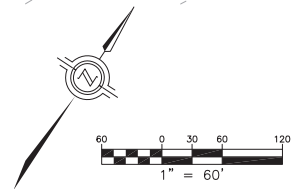
OVERALL SITE PLAN



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SITE AND GRADING PLAN



LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED BUILDING ENVELOPE
- 250 PROPOSED MAJOR CONTOUR
- 251 PROPOSED MINOR CONTOUR
- 250- EXISTING MAJOR CONTOUR
- 251- EXISTING MINOR CONTOUR

LOT/PARCEL SUMMARY

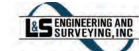
- 60' X 105' LOTS : 54 (LOTS 1-8, 39-48, 73-89, 164-182)
- 50' X 100' LOTS : 128 (LOTS 9-38, 49-72, 90-163)
- PARK OR LANDSCAPE AREAS (PARCELS B, D-M)

SITE AND GRADING PLAN

VESTING TENTATIVE MAP
LAS VIÑAS SUBDIVISION
 182 RESIDENTIAL LOTS

MONTEREY COUNTY CALIFORNIA
 MARCH 2024

SHEET 2



2440 Garden Road, Suite C, Monterey, California 93940
 P: 831.655.2723 F: 831.655.5425
 info@lseng.com



EST. 1972




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VESTING TENTATIVE MAP
LAS VIÑAS SUBDIVISION
 182 RESIDENTIAL LOTS

MONTEREY COUNTY CALIFORNIA
 MARCH 2024

SHEET 3



2460 Garden Road, Suite C, Monterey, California 93940
 P: 831.656.2743 F: 831.656.5425
 Land@lses.com



SCHIED FAMILY WINES
 EST. 1972

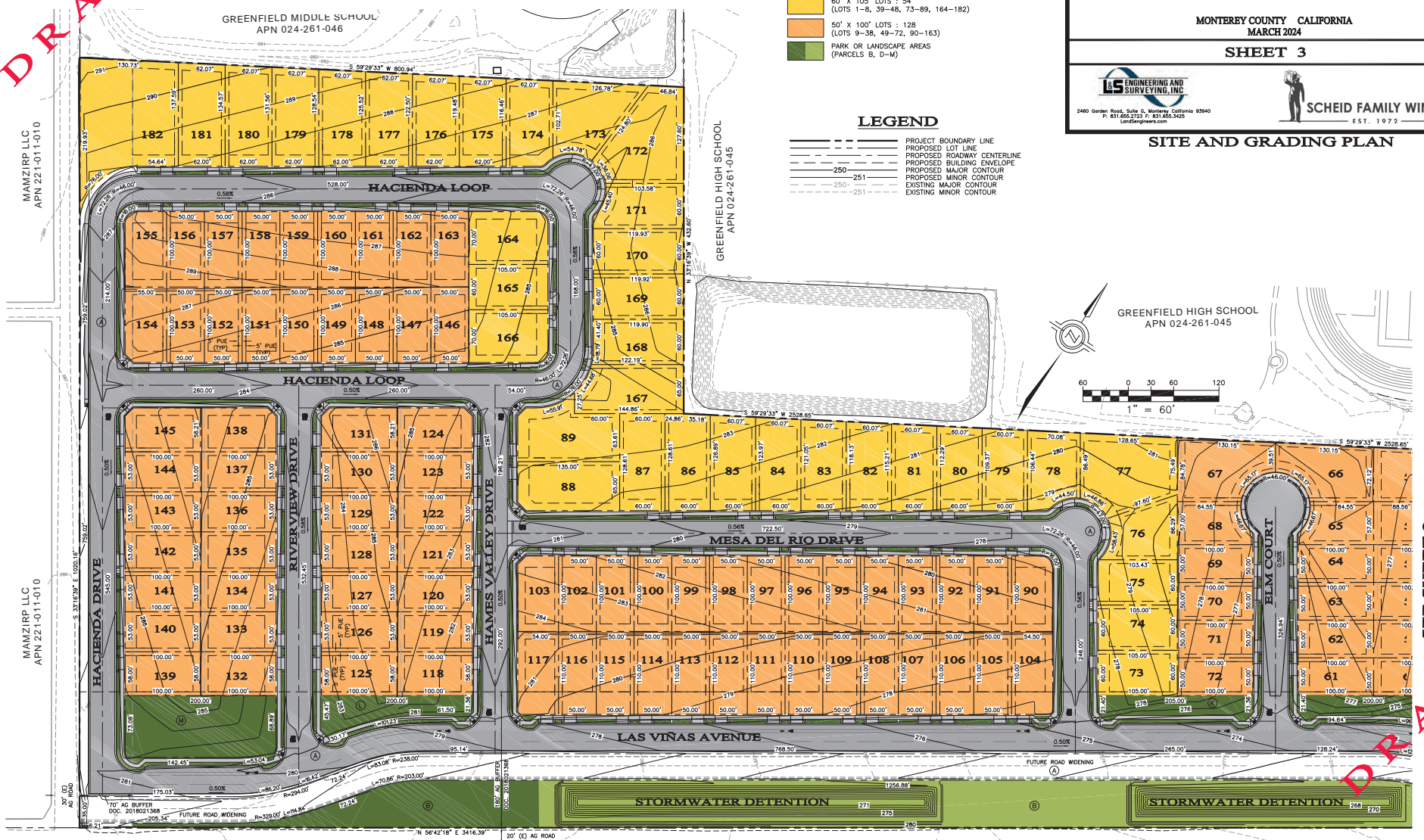
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MAMZIRP LLC
APN 221-011-010

MAMZIRP LLC
APN 221-011-010

RLS VINEYARD LLC
APN 221-011-072

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SEE SHEET 2

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