

LAND FOR SALE

±0.193 ACRES OF LEVEL LAND IN REDWOOD GROVE, CA

15960 Kings Creek Rd, Boulder Creek, CA 95006



OFFERING SUMMARY

SALE PRICE:	\$49,000
LOT SIZE:	0.193 Acres
ZONING:	R-1-15
APN:	085-181-15
PRICE / SF:	\$5.83

PROPERTY HIGHLIGHTS

- ±0.193 Acres of Open Land | Private Secluded Location
- ±60' Wide By 140' Deep (±8,407 SF) | Paved Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Rectangular Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Level Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-9 Freeway Access | Utilities Nearby
- Private Setting Minutes To Boulder Creek

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PROPERTY OVERVIEW

Level and rectangular ±8,407 SF (±0.193 Acres) of shovel ready land located within the Redwood Grove community very close to CA-9 between Boulder Creek & San Lorenzo Park. Property measures ±60' Wide By 140' Deep, power pole at the lot line, is fully level with good soil, and is accessible via paved roads entering from Kings Creek Rd. Adjacent to the exclusive Sunbeam Woods neighborhood close to the Sawmill Restaurant, paved road frontage, electric pole is right on the street, and offers amazing views. Private neighborhood setting in active subdivision with many quality homes on the block. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permanent construction. The property has quick access to both CA-9 and nearby Bear Creek Rd, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!



LOCATION OVERVIEW

This parcel is located on Kings Creek Rd in Boulder Creek, CA. Boulder Creek is a census-designated place in Santa Cruz County, California. Boulder Creek sits just below the peak of the Santa Cruz Mountains, a short distance over the hill from Silicon Valley. Walking through downtown can feel like entering a time capsule, with some of the town's popular bars & restaurants occupying buildings dating back to the early 1900's. While in town, stop by Mac's 100-Year-



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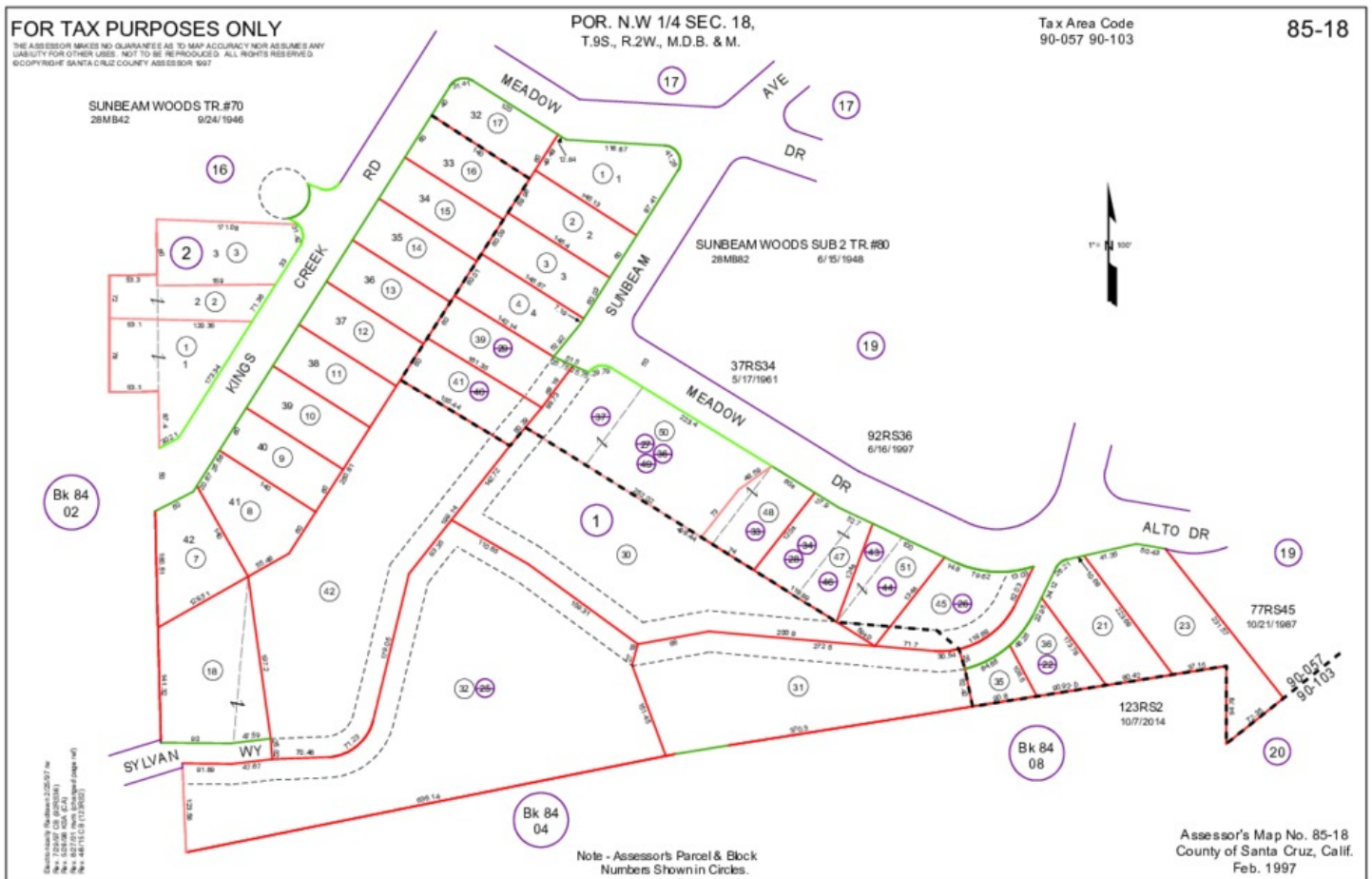
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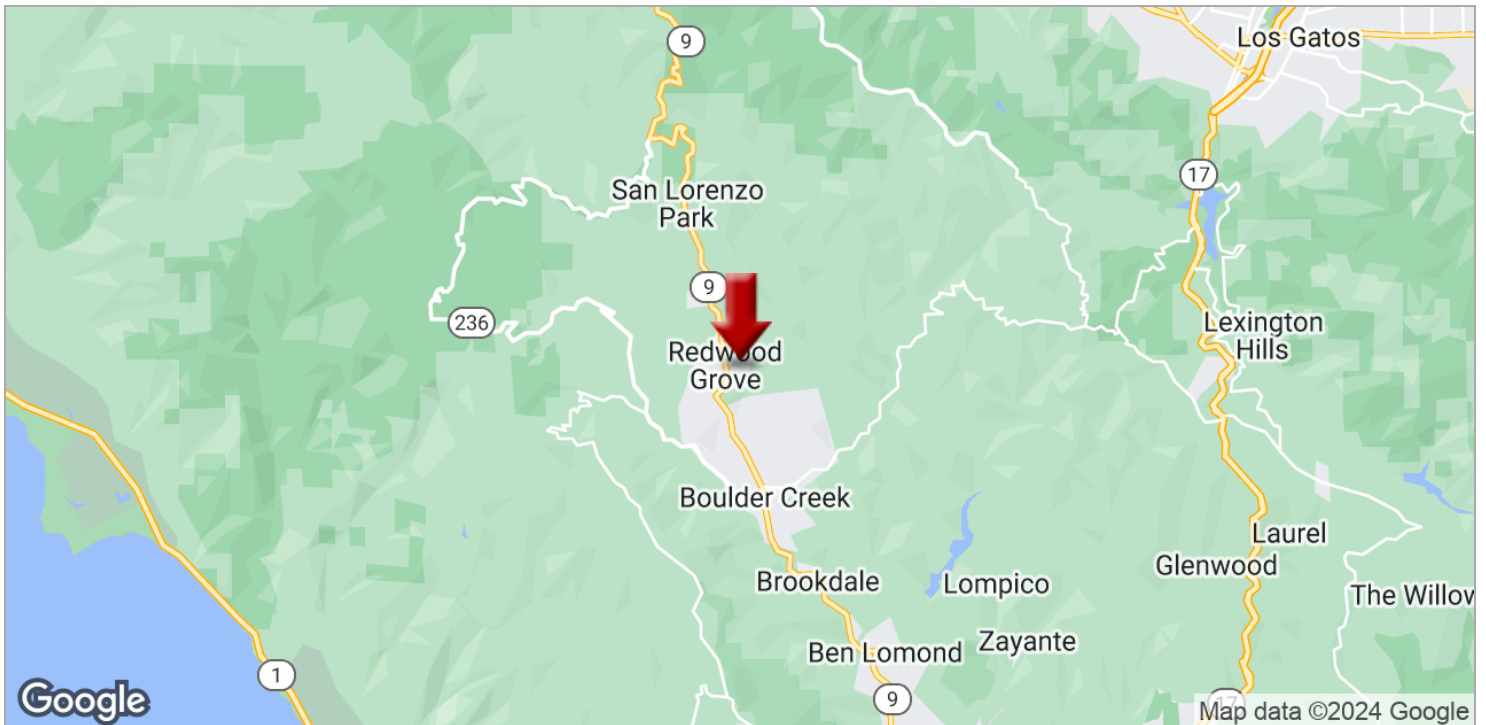
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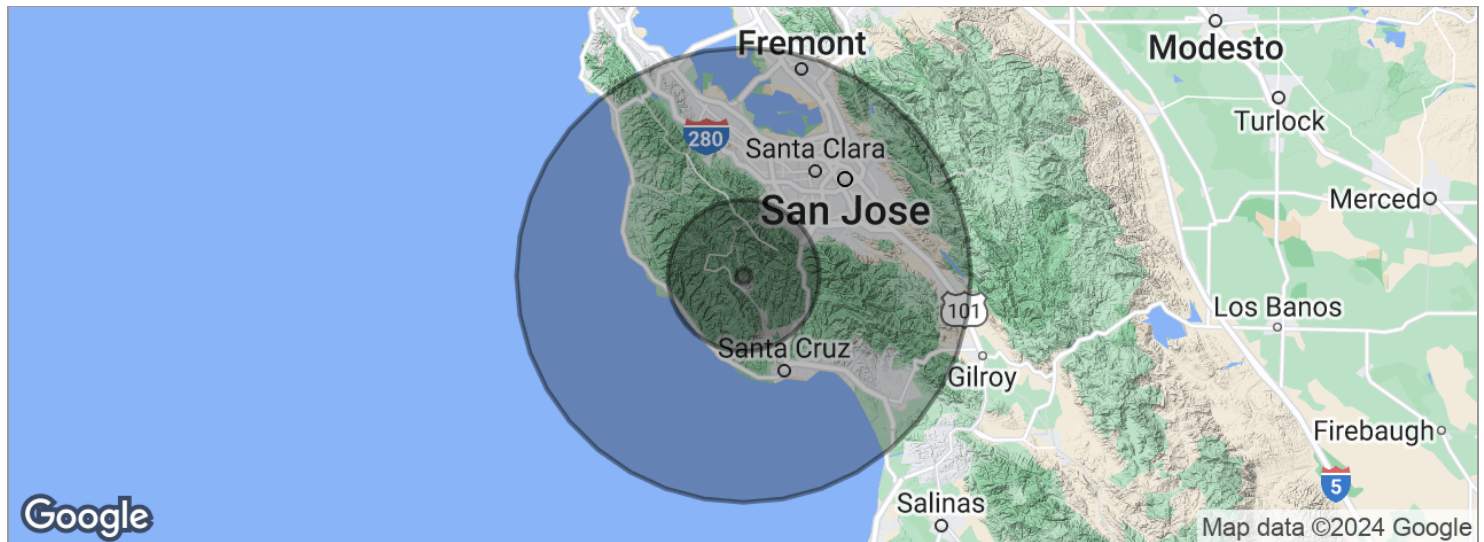
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	713	56,143	2,999,407
Median age	44.4	44.2	37.0
Median age (male)	44.1	44.0	36.3
Median age (Female)	45.0	44.3	37.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	305	22,282	1,052,000
# of persons per HH	2.3	2.5	2.9
Average HH income	\$102,286	\$131,131	\$113,153
Average house value	\$625,627	\$742,310	\$737,184
ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	7.4%	7.5%	24.2%
RACE (%)	1 MILE	10 MILES	30 MILES
White	94.8%	85.9%	53.8%
Black	0.0%	0.7%	2.7%
Asian	2.1%	8.3%	29.5%
Hawaiian	0.0%	0.0%	0.6%
American Indian	0.0%	0.2%	0.5%
Other	0.1%	1.4%	9.0%

* Demographic data derived from 2020 ACS - US Census

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