



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

2 LAND PARCELS FOR SALE

Carmel, CA 93923

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DIRECT COUNCIL CONTACT:

ERIC TARBOX

Deputy Scout Executive/CEO
eric.tarbox@scouting.org
831.737.7878

SILICON VALLEY MONTEREY COUNCIL

919 North Main St. | Salinas, CA 93906

EXCLUSIVELY LISTED BY:

PETER BAIRD

Managing Partner | DRE #00533485
pbaird@mahoneycommercial.com
831.646.1919 ext. 110

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919

**MAHONEY
& ASSOCIATES**

COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

PALO COLORADO RD.
CARMEL, CA 93923

\$1,600,000



LOT SIZE

±319 ACRES TOTAL
(± 13,909,160 SF)



ZONING
PQP/WSC

Mahoney & Associates is proud to present to the open market 2 parcels of unimproved land. These spectacular and pristine properties are located east of Highway 1 in Monterey County, California. Owned by the Silicon Valley Monterey Bay Council, Boy Scouts of America (SVMBC), the site is northeast of Big Sur and southeast of Carmel Highlands. This land is surrounded by the Los Padres National Forest, The Ventana Wilderness and undeveloped, private land owned by Graniterock. Originally, the land was donated to the Boy Scouts in 1948 by William Randolph Hearst and the camp opened in 1955.

PROPERTY DETAILS

APNs	418-181-021 - 65 acres 418-021-056 - 254 acres
Address	Palo Colorado Rd., Carmel, CA 93923
Zoning	PQP-Public/Quasi-Public; WSC- Watershed and Scenic Conservation
# of Buildings	No Improvements
Primary Frontage Road	Palo Colorado Rd.
Shape	Irregular
Topography	Varied form Level to Steep
Flood Map Panel No.	06053C0710G
Flood Zone	Zone X
Adjacent Land Uses	Boy Scout Camp/Wilderness Area
Utilites	None, Water: Natural Springs

LAND USE

Land uses within the immediate vicinity primarily are primarily rural in nature, and unimproved. Most of the land along the coast is either privately owned or has been donated to the state park system, or other conservation entities, while the vast Los Padres National Forest, the Ventana Wilderness, and Fort Hunter Liggett Military Reservation encompass a good deal of the inland areas. There are a few small clusters of commercial uses located along Highway 1 including campgrounds, Inns, restaurants, and gas stations. The Big Sur coastline is steep due to erosion and its beaches are mainly rocky, though there are some sandy beach areas. Highway 1 runs parallel with the coastline and is a popular drive for tourists to enjoy the scenic views. There are several turn-offs along Highway 1, which allow motorists to stop and take photographs of the Pacific Ocean. Big Sur's vast natural terrain, spectacular ocean views, and recreational amenities make it attractive for both local and regional tourists. It has been reported that 4 million tourists visit Big Sur each year. Buyers are encouraged to contact the Monterey County Planning Department to confirm that buyers intended use would be compatible with the current zoning.

TOPOGRAPHY

The site is a mix of rolling, moderately steep to very steep terrain and there are a modest amount of level spots over the entire ± 319 acres.

ROAD PARCEL

This is the western wilderness parcel that has the road crossing it. The APN 418-021-056 parcel has a road which crosses it. It additionally formerly contained the old ranger round house that burned down.

AVAILABILITY

These 2 parcels are being sold in conjunction with the sale of the 257-acre Camp Pico Blanco located on a contiguous parcel. It is believed that these 65 and 254 acre wilderness parcels would be a strong compliment to a buyer purchasing the core parcel, currently available for the price of \$1,800,000, however it would be possible to submit a proposal involving only these 2 parcels of 319 acres total. SVMBC reserves the right to sell these outlying parcels to the purchaser of the main parcel, or to sell them independent of that adjacent property.

ACCESS

California's historic Route 1 is the main access to the location. Highway 1 runs along the California's rugged coast in a north-south manner, providing access to the San Francisco bay area to the north and greater Los Angeles region to the south.

Palo Colorado Road is located approximately 15 miles south of Carmel, Ca. It is a 2 lane asphalt/dirt county road that continues east approximately 10 miles, at which point it ends at the Bottcher's Gap U.S. Forest Service campground.

At this time Palo Colorado Road is closed approximately 8 miles east of Highway 1 following the Soberanes fire in 2016 and severe rain damage to the county road the following winter. Monterey County has not yet budgeted funds to repair the road, and as such access to the sites has been severely limited. A purchaser is encouraged to independently contact the county of Monterey for more information on this subject, including the contemplated timeframe and budget to repair the roadway, and to rely only on those findings.

ZONING

Current Zoning: PQP-Public/Quasi-Public; WSC-Watershed and Scenic Conservation

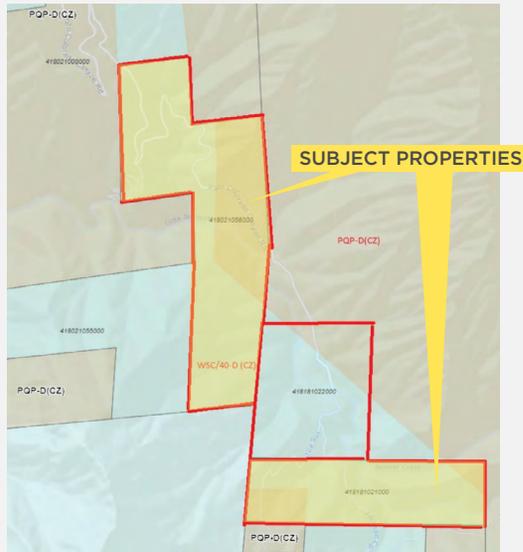
Legally Conforming: Yes

Uses Permitted:

PQP: Allow in designated areas public/quasi public uses such as schools, parks, regional parks, recreation areas, and uses which serve the public at large.

WSC: The purpose of this chapter is to provide a district to allow development in the more remote or mountainous areas in the Coastal Zone while protecting the significant and substantial resources of those areas. Of specific concern are the highly sensitive resources inherent in such areas such as viewshed, watershed, plant and wildlife habitat, streams and riparian corridors. The purpose of this chapter is to be carried out by allowing only such development that can be achieved without adverse effect and which will be subordinate to the resources of the particular site and area.

Zoning Map:



ACCESS TO ROAD PARCEL

418-021-056 Road Parcel – Access to this parcel is identical to the core Camp Pico Blanco camp.

Parcel 418-181-021 access mirrors the core. The parcel can be accessed via signed hiking trails leaving the south of the Core camp behind the Dining Hall. The Jackson Camp Trail is the trail that accesses and crosses the parcel. This trail is not currently maintained and can only be accessed by foot. The trail eventually accesses to the Jackson Camp wilderness campsite within the Los Padres National Forest.

VIEWING

Prospective Buyers interested in touring the property may do so only under supervision and accompaniment by a SVMBC employee. Opportunities to do so will be limited and will be done via appointment only.

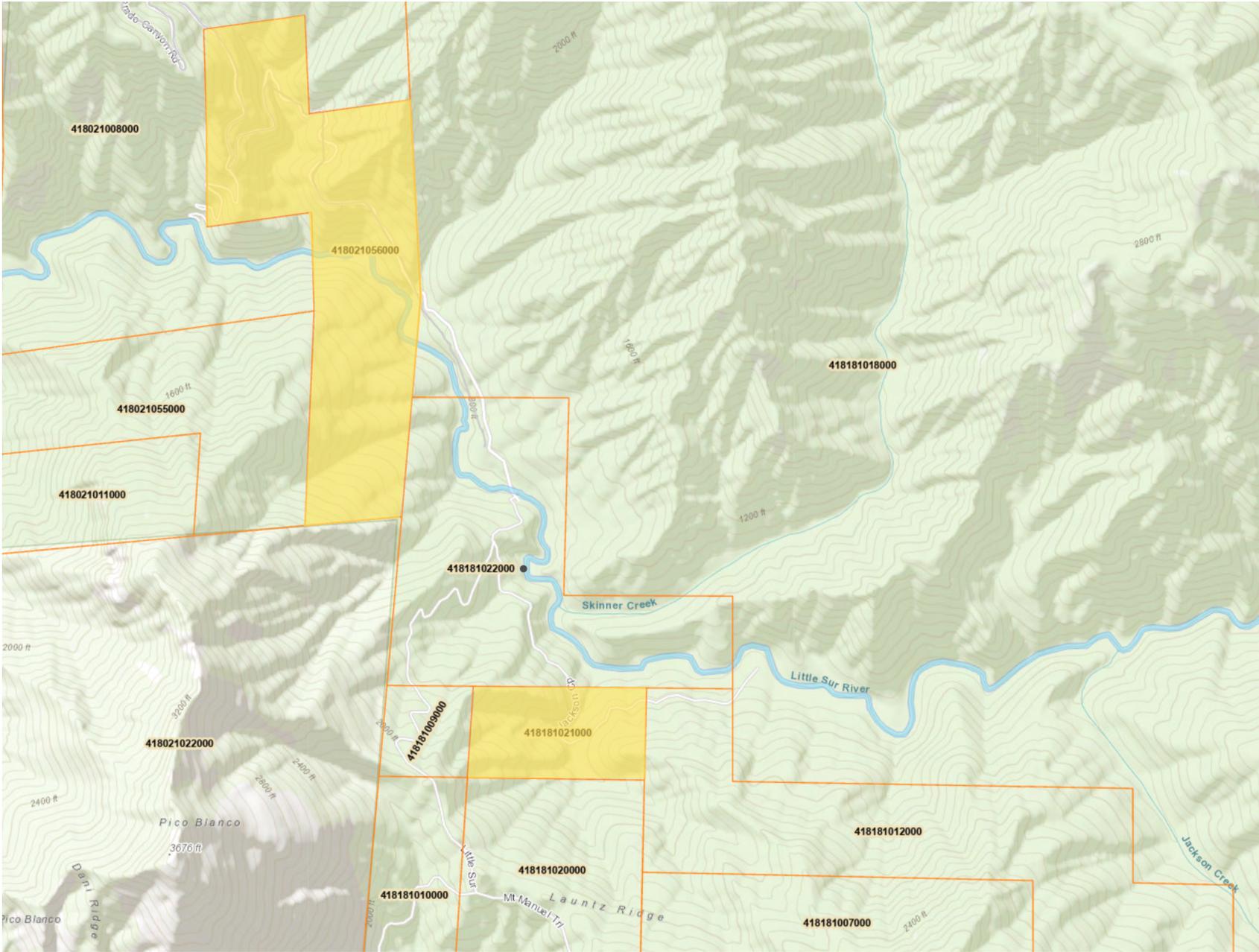
SALE PROCESS

The Silicon Valley Monterey Bay Council, Boy Scouts of America (SVMBC) is seeking qualified proposals to enter into a purchase and sale agreement for these parcels. Whereas the main camp parcel is being made available via an RFP process, these two parcels are available for immediate and direct sale. Should a purchaser desire to purchase just one of these parcels, that may be possible.

DUE DILIGENCE MATERIALS

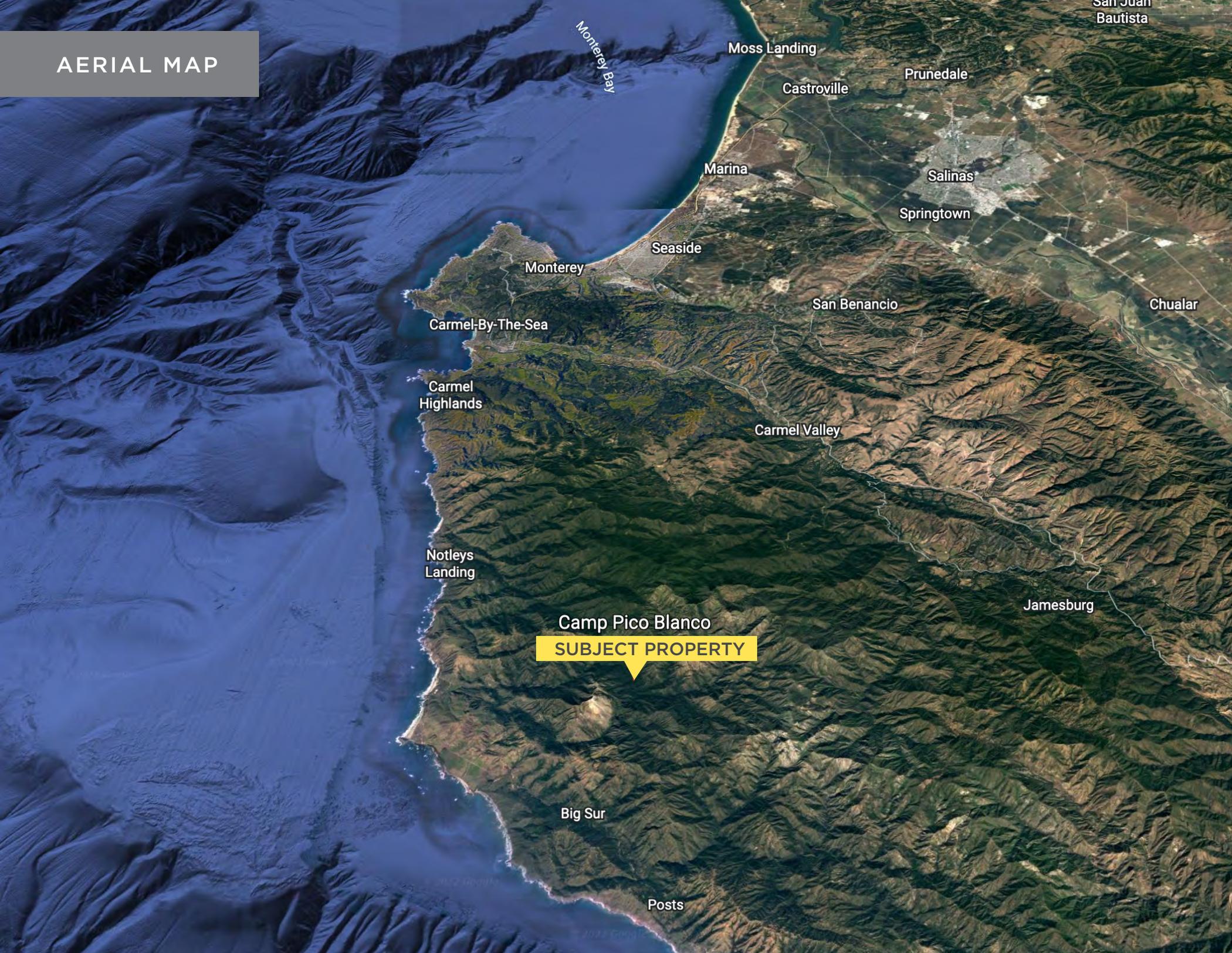
The successful bidder shall be provided with a preliminary title report, a geologic hazards report. Other reports, including property surveys and environmental reports have not been conducted and as such are not available.

PARCEL MAP





AERIAL MAP



Camp Pico Blanco
SUBJECT PROPERTY

Monterey Bay

Moss Landing

Castroville

Prunedale

Marina

Salinas

Springtown

Seaside

Monterey

San Benancio

Chualar

Carmel-By-The-Sea

Carmel
Highlands

Carmel Valley

Notleys
Landing

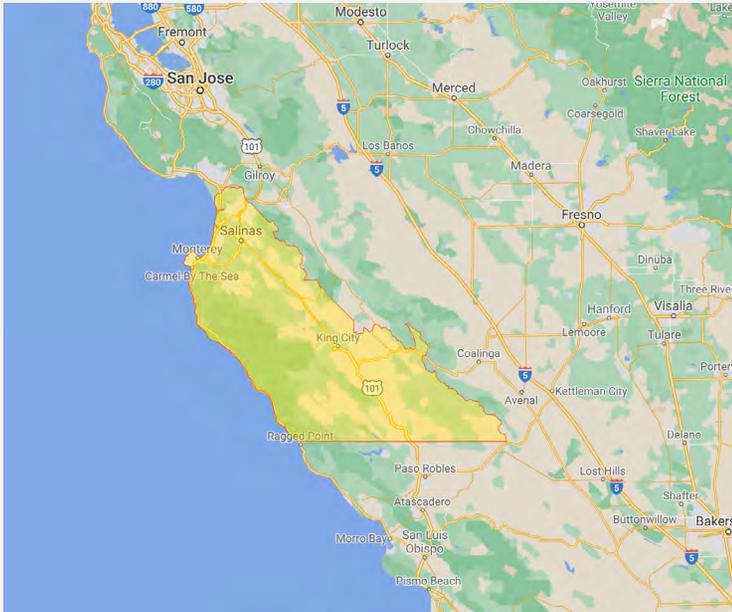
Jamesburg

Big Sur

Posts

San Juan
Bautista

MONTEREY COUNTY



Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

Median Household
Income

MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our collaborative team of real estate professionals and consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A do not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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& ASSOCIATES**
COMMERCIAL REAL ESTATE

PETER BAIRD

Partner | DRE #00533485
pbaird@mahoneycommercial.com
831.646.1919 ext. 110

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA
www.mahoneycommercial.com
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