

BRANDENBURG

PROPERTIES

San Jose, CA

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BRANDENBURG ACQUIRES 570 ACRES IN NORTH COYOTE VALLEY **SAN JOSE, CA**

Already home to IBM, the Metcalf Energy Center and Gavilan Community College Coyote Campus (u/c), the San Jose-based Brandenburg Family purchased over 570 acres of raw industrial land located within the larger 1,444-acre North Coyote Valley Industrial Park boundary. Set along Bailey Avenue at Santa Teresa Boulevard and within the city limits of San Jose—the Capital of Silicon Valley—the North Coyote Valley Industrial Park area is prime for development for the following reasons:

- Within the City of San Jose boundaries; and
- Within the City's Urban Growth Boundary; and
- Within the City's Greenline Boundary; and
- Within the City's Urban Service Area; and
- Has an adopted GP Envision 2040 designation of Industrial Park (IP); and
- Is designated as "Employment Lands" in GP Envision 2040

In addition to the above, significant infrastructure has already been completed and financed in contemplation of development, including utility upgrades, the U.S. Highway 101/Bailey Avenue Interchange, Monterey Highway and Railroad overcrossings, among others.

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Though no immediate plans have been announced, Eric Brandenburg, partner of Brandenburg Properties shares: *“We’re deeply excited about this opportunity here in our home town, San Jose, the Capital of Silicon Valley. Rarely is one provided the chance to own 570 acres—most of which is contiguous—long destined for job creating businesses.”* Brandenburg further adds: *“This is an opportunity unlike any other in the entire bay area—suitable for corporate headquarters and other businesses whose employees can take advantage of a reverse commute all adjacent to an interchange with U.S. Highway 101. We’re anxious to work with city officials and the community to bring forward thoughtful, well-planned, well executed jobs-producing growth smartly balanced with our environment”.*

The Brandenburg Family and Brandenburg Properties, a generational real estate investment family and firm has deep roots in San Jose—starting in the mid-1950s with residential and commercial investments and development, and over the decades, played a role in creating nearly \$4.5 Billion in real estate value.

Headquartered in San Jose, the firm conducts business in 6 different states and British Columbia, Canada. Brandenburg’s interest in the Coyote Valley and immediate vicinity was peaked in 1996, as it acquired 436 acres and developed Cinnabar Hills Golf Club, an award-winning 27-hole public golf course located above the valley on McKean Road (www.cinnabarhills.com). The Brandenburg’s co-own Cinnabar Hills with other local partners. In 1998, Brandenburg acquired 640 acres from Apple Computer located in Coyote Valley and the hills above and sold small portions of the land in 2000 to Xilinx and what is now home to the Gavilan Community College Coyote Campus. In 2014, a 275-acre portion of Brandenburg’s property was re-zoned and approved by the City of San Jose to become Heritage Oaks Memorial Park, the first new memorial park/cemetery to be approved by San Jose in nearly 130 years. To learn more about Brandenburg Properties, visit www.brandenburg-properties.com.

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