

ACRE TO ASSET

LAND 2 ENTITLE · DEVELOPMENT SITE ANALYSIS

Prepared for Ali Erfan

Renovatemax

October 25, 2026

Parcel 13 Loyola Drive Los Altos Hills, CA 94024

A build-and-resell look at a near shovel-ready estate lot. Prepared by **Tim Chong**, Realtor, KW Commercial, against real sold comparables. MLS ML82048670 · APN 331-16-013



Loyola Drive, Los Altos Hills. The parcel sits in the estate pocket bordering the Los Altos Golf and Country Club, with the town trail network and Highway 280 close by. Aerial: Google, Airbus, Maxar.

ASKING (LAND)	LOT SIZE	ZONING	SCHOOLS
\$1,900,000	16,646 SF (0.38 ac)	R1E-1, estate SFR Santa Clara County jurisdiction	Los Altos Elementary MV-Los Altos Union High

The play is simple. Buy a lot that has most of the entitlement pain already behind it, build one custom home, and resell into a market where new homes of this size trade around **\$1,900 per square foot**. Building Site Approval is in process with first-round County review cleared and revisions underway, the architectural plans convey, and utilities sit at or near the property line. Because the parcel falls under Santa Clara County rather than the Town of Los Altos Hills, the approval path is the more streamlined of the two. You are buying time saved, not just dirt.

What a finished home here sells for

Benchmarked against 22 new and newer custom homes of comparable size (3,200 to 5,200 SF) sold in Los Altos Hills and Los Altos over the last 12 months. Median resale was \$1,964 per foot. Los Altos Hills mega-estates on acreage were excluded as a false comp for a 0.38-acre lot. A selection is below.

ADDRESS	CITY	BUILT	SIZE	SOLD	\$ / SF	DATE
LOS ALTOS HILLS · CLOSEST JURISDICTION MATCH						
420 Magdalena Avenue	Los Altos Hills	9 yr	4,495	\$9,100,000	\$2,024	Apr 2026

ADDRESS	CITY	BUILT	SIZE	SOLD	\$ / SF	DATE
26960 Orchard Hill Lane	Los Altos Hills	8 yr	4,983	\$10,700,000	\$2,147	Apr 2026
LOS ALTOS · NEW CUSTOM PRODUCT, SAME SIZE BAND AND SCHOOL FEED						
431 Casita Court	Los Altos	4 yr	3,645	\$8,700,000	\$2,387	Oct 2026
562 Palm Avenue	Los Altos	NEW	3,383	\$6,732,500	\$1,990	Sep 2026
1219 Portland Avenue	Los Altos	NEW	4,174	\$8,100,000	\$1,941	Aug 2026
975 Berry Avenue	Los Altos	NEW	3,770	\$8,158,000	\$2,164	Aug 2026
601 Joandra Court	Los Altos	NEW	4,931	\$7,775,000	\$1,577	Aug 2026
743 Edge Lane	Los Altos	NEW	4,092	\$7,800,000	\$1,906	Jul 2026
Size-matched new build range (n = 22)			3,200 to 5,200	resale \$/SF →	\$1,671 to \$2,120	med \$1,964

The development math

Modeled on a 4,000 SF custom home, the midpoint of the comp set and a comfortable fit for this lot. Build is shown at your \$500 per foot all-in and at a \$700 per foot stress case for the luxury finish tier. Cost stack carries a 15% load on finished value for sales, financing, carry, and fees over an 18 to 30 month build.

RESALE SCENARIO	FINISHED VALUE	ROI @ \$500/SF	ROI @ \$700/SF
Conservative \$1,671/SF	\$6,684,000	+36%	+17%
Base \$1,900/SF	\$7,600,000	+51%	+30%
Upside \$2,050/SF	\$8,200,000	+60%	+38%

SUPPORTED LAND VALUE

\$3.3M

What the finished value supports as land, after build, costs, and a 15% developer margin, at the base case. Against the **\$1,900,000** asking, that is roughly **\$1.4M of cushion** built into the land basis before you pour a foundation.

BEFORE AN OFFER, CONFIRM

- Final home size and layout from the included plans. 4,000 SF is a modeled midpoint; the approved plan sets the exact figure and the build budget.
- Build cost at this finish tier. \$500 per foot is your all-in number; Los Altos Hills custom work can run higher, which the \$700 column stress-tests.
- Building Site Approval status and timeline with the County, plus any conditions carried from first-round review.
- Site work and utility connections. Plans are complete but permits are not yet final, and a scenic parcel can carry grading or access cost.

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Acre to Asset
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Comparable sales from MLSListings, Los Altos and Los Altos Hills, sold October 2025 to October 2026. Size, lot, and school assignments are as reported by the listing agent and should be independently verified. Zoning, jurisdiction, and entitlement status should be confirmed with Santa Clara County. Resale and return figures are estimates built from sold comparables and stated assumptions, not a guarantee of value or profit. This is a market analysis, not an appraisal.