



10868 Dougherty Ave

Morgan Hill, California 95037 (Santa Clara County) - Morgan Hill Submarket



Land



Property Summary

Land Area - Gross	10.01 AC (435,835 SF)	Zoning	A12
Topography	Level	Proposed Use	Single Family Development
On-Sites	Rough graded	Parcel	712-08-086
Current Use	Open Space		

For Sale Summary

Asking Price	\$1,800,000 (\$179,902.85/AC)	Land	10.01 AC (435,835 SF)
Status	Active	On Market	224 Days
Sale Type	Investment	Last Update	January 6, 2026

Legacy Real Estate & Associates: Grail Nitsch (650) 772-1519



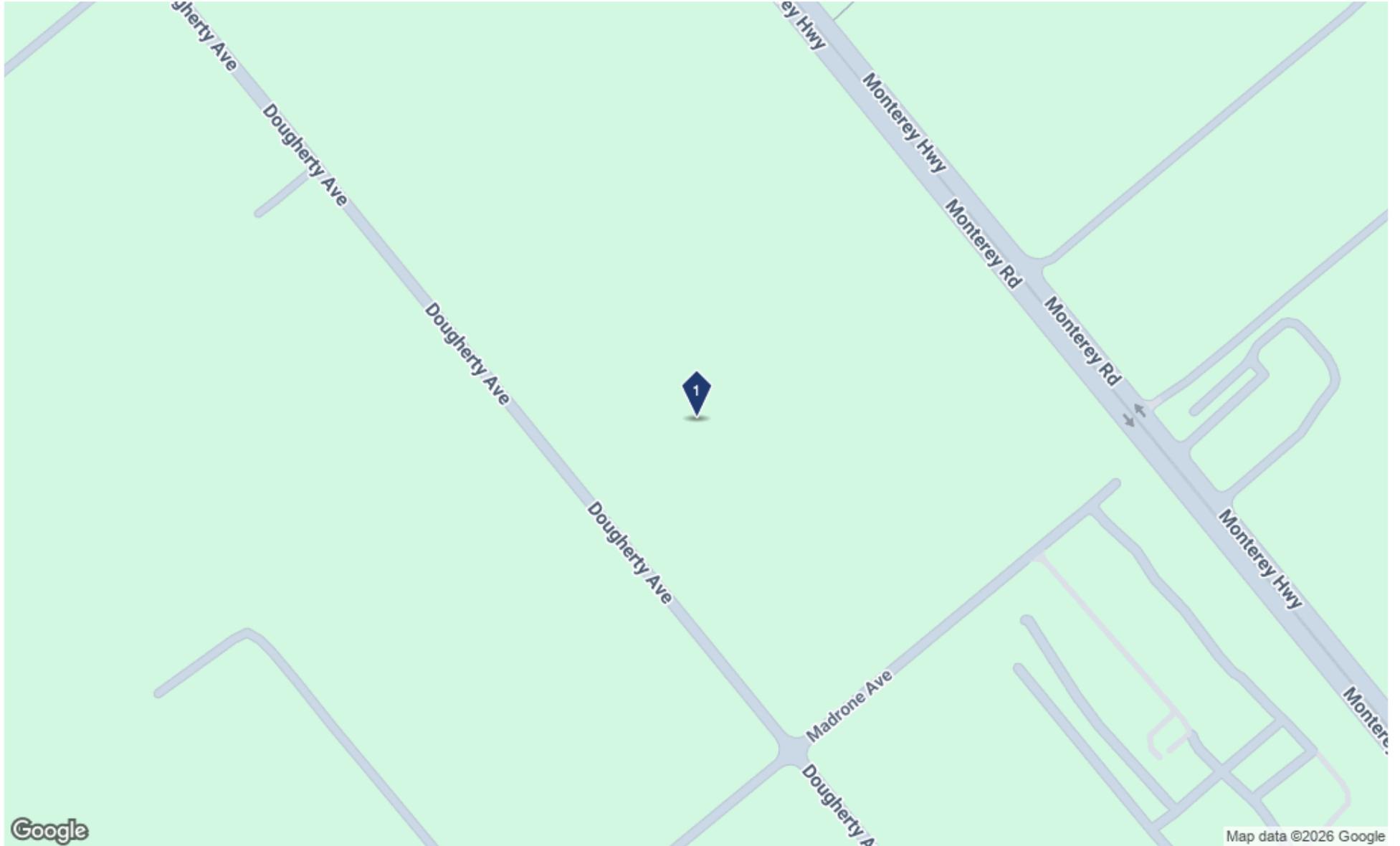


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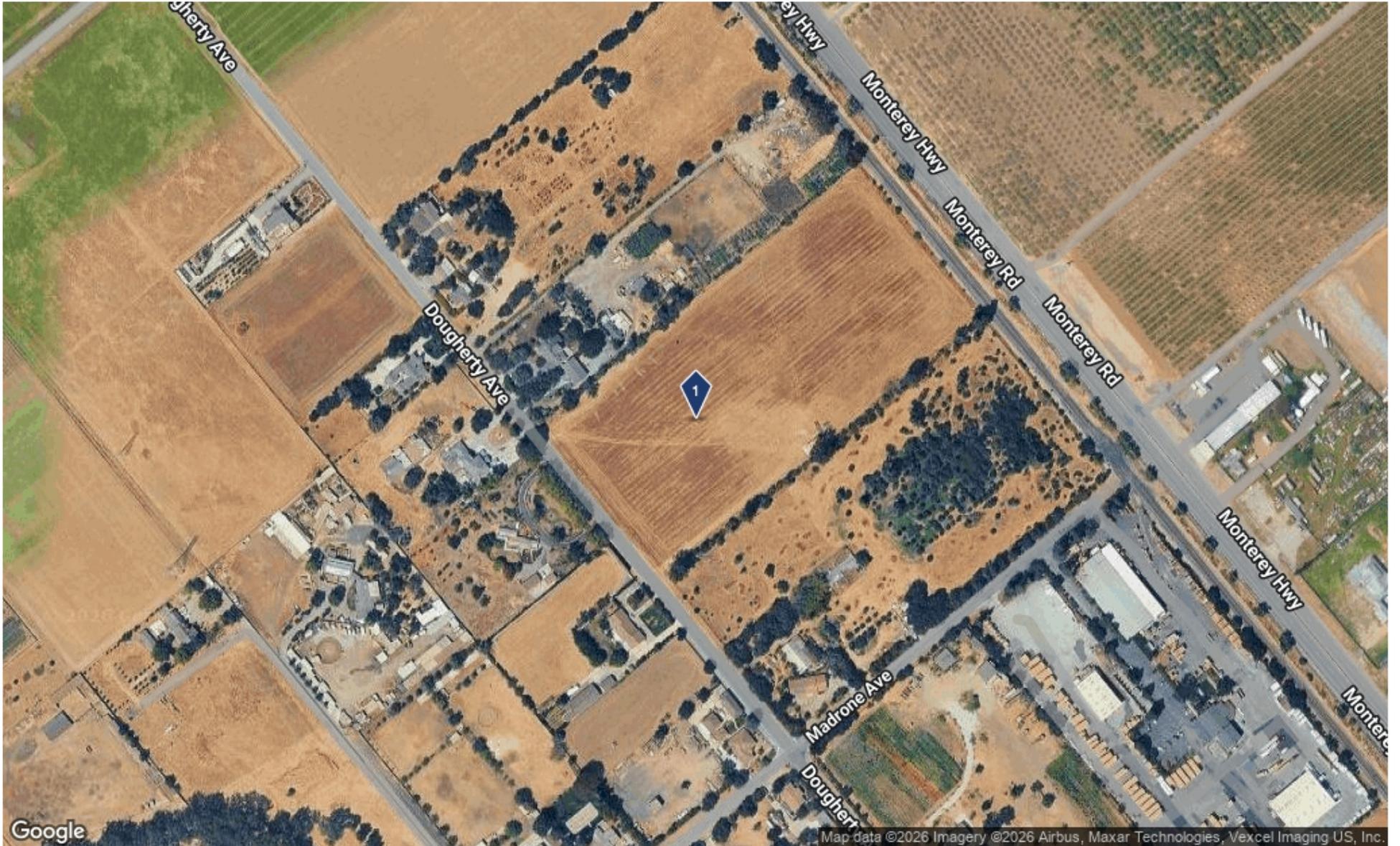
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Google

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2/17/2026
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No Site Plan Available





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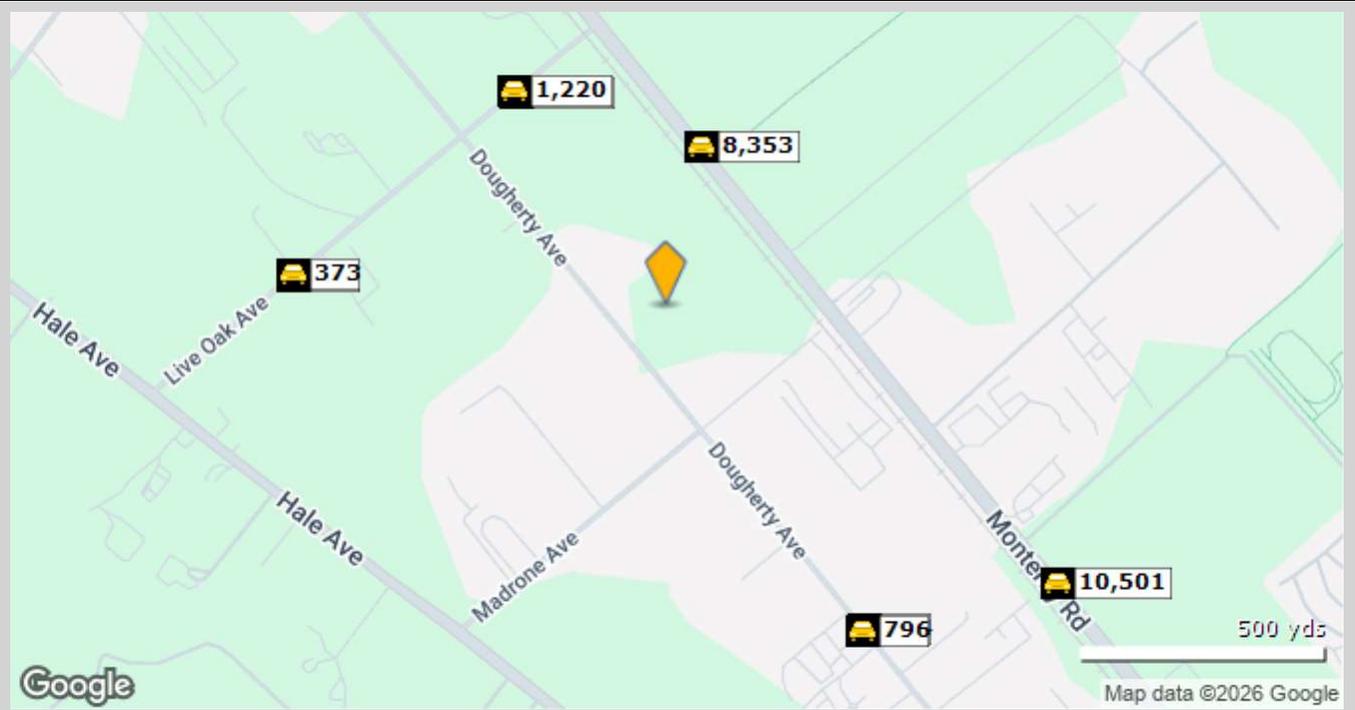
No Data Available



Traffic Count Report

10868 Dougherty Ave, Morgan Hill, CA 95037

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Monterey Rd	Live Oak Ave	0.19 NW	2024	8,312	MPSI	.20
2	Monterey Rd	Live Oak Ave	0.19 NW	2025	8,353	MPSI	.20
3	Live Oak Ave	New St	0.07 NE	2024	1,231	MPSI	.31
4	Live Oak Ave	New St	0.07 NE	2025	1,220	MPSI	.31
5	Live Oak Ave	Hale Ave	0.22 SW	2024	377	MPSI	.44
6	Live Oak Ave	Hale Ave	0.22 SW	2025	373	MPSI	.44
7	Dougherty Ave	Earls Ct	0.14 NW	2024	804	MPSI	.45
8	Dougherty Ave	Earls Ct	0.14 NW	2025	796	MPSI	.45
9	Monterey Rd	Kirby Ave	0.24 NW	2024	10,461	MPSI	.57
10	Monterey Rd	Kirby Ave	0.24 NW	2025	10,501	MPSI	.57



Demographic Market Comparison Report

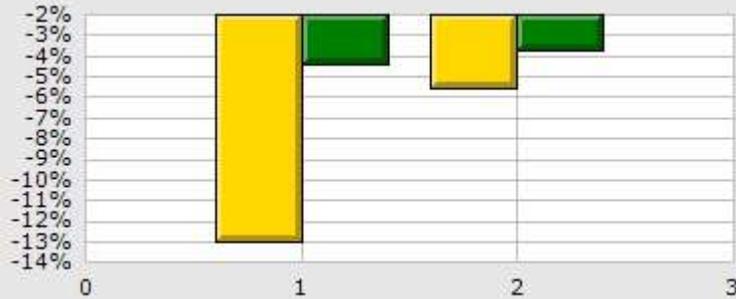
1 mile radius

10868 Dougherty Ave, Morgan Hill, CA 95037

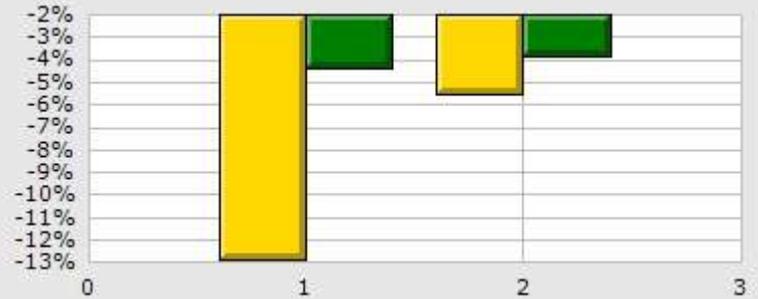
Type: **Land**
County: **Santa Clara**

1 Mile
County

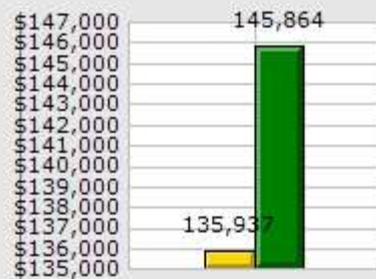
Population Growth



Household Growth



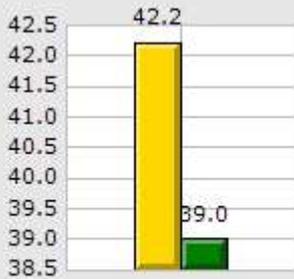
2024 Med Household Inc



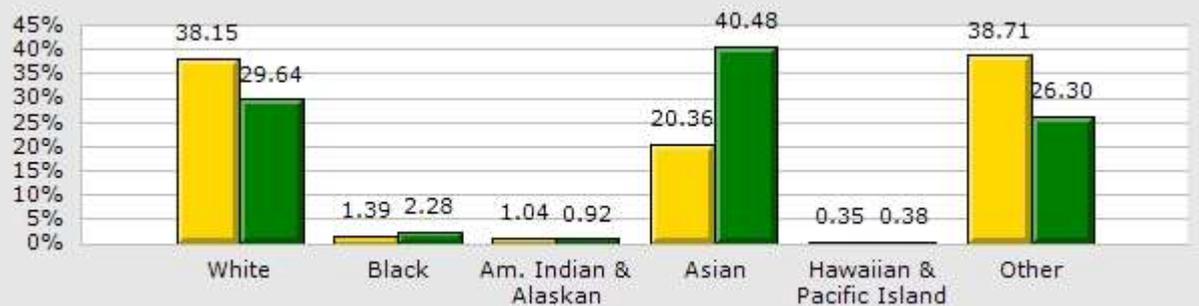
2024 Households by Household Income



2024 Median Age



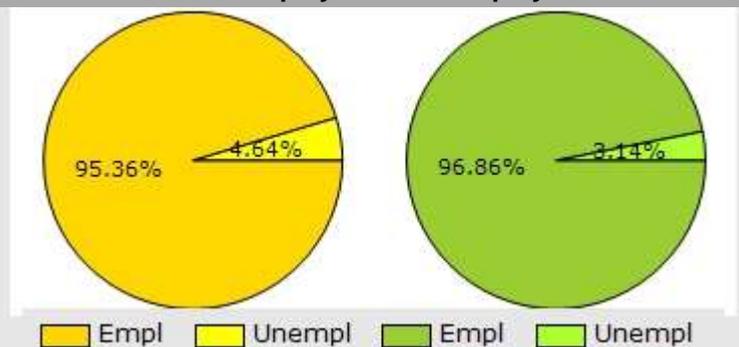
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

10868 Dougherty Ave, Morgan Hill, CA 95037

Type: **Land**
 County: **Santa Clara**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-13.00%		-4.37%	
Growth 2024 - 2029	-5.56%		-3.70%	
Empl	740	95.36%	1,002,096	96.86%
Unempl	36	4.64%	32,433	3.14%
2024 Population by Race				
	1,439		1,851,682	
White	549	38.15%	548,834	29.64%
Black	20	1.39%	42,227	2.28%
Am. Indian & Alaskan	15	1.04%	16,952	0.92%
Asian	293	20.36%	749,637	40.48%
Hawaiian & Pacific Island	5	0.35%	7,112	0.38%
Other	557	38.71%	486,920	26.30%
Household Growth				
Growth 2020 - 2024	-12.84%		-4.42%	
Growth 2024 - 2029	-5.58%		-3.82%	
Renter Occupied	118	26.34%	296,085	47.22%
Owner Occupied	330	73.66%	330,964	52.78%
2024 Households by Household Income				
	449		627,049	
Income <\$25K	36	8.02%	53,002	8.45%
Income \$25K - \$50K	40	8.91%	53,197	8.48%
Income \$50K - \$75K	57	12.69%	59,118	9.43%
Income \$75K - \$100K	28	6.24%	56,202	8.96%
Income \$100K - \$125K	53	11.80%	51,582	8.23%
Income \$125K - \$150K	24	5.35%	48,435	7.72%
Income \$150K - \$200K	60	13.36%	78,518	12.52%
Income \$200K+	151	33.63%	226,995	36.20%
2024 Med Household Inc	\$135,937		\$145,864	
2024 Median Age	42.20		39.00	



Demographic Summary Report

10868 Dougherty Ave, Morgan Hill, CA 95037

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,359	17,649	42,273
2024 Estimate	1,439	18,205	43,712
2020 Census	1,654	19,120	46,321
Growth 2024 - 2029	-5.56%	-3.05%	-3.29%
Growth 2020 - 2024	-13.00%	-4.79%	-5.63%
2024 Population by Hispanic Origin	546	6,441	15,535
2024 Population	1,439	18,205	43,712
White	549 38.15%	7,463 40.99%	19,274 44.09%
Black	21 1.46%	349 1.92%	987 2.26%
Am. Indian & Alaskan	15 1.04%	231 1.27%	621 1.42%
Asian	294 20.43%	3,577 19.65%	7,027 16.08%
Hawaiian & Pacific Island	4 0.28%	102 0.56%	256 0.59%
Other	557 38.71%	6,483 35.61%	15,546 35.56%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	423	5,478	13,596
2024 Estimate	448	5,665	14,099
2020 Census	514	5,996	15,075
Growth 2024 - 2029	-5.58%	-3.30%	-3.57%
Growth 2020 - 2024	-12.84%	-5.52%	-6.47%
Owner Occupied	330 73.66%	4,202 74.17%	9,730 69.01%
Renter Occupied	118 26.34%	1,463 25.83%	4,369 30.99%
2024 Households by HH Income	449	5,666	14,098
Income: <\$25,000	36 8.02%	293 5.17%	794 5.63%
Income: \$25,000 - \$50,000	40 8.91%	335 5.91%	1,199 8.50%
Income: \$50,000 - \$75,000	57 12.69%	532 9.39%	1,139 8.08%
Income: \$75,000 - \$100,000	28 6.24%	486 8.58%	1,432 10.16%
Income: \$100,000 - \$125,000	53 11.80%	597 10.54%	1,262 8.95%
Income: \$125,000 - \$150,000	24 5.35%	314 5.54%	962 6.82%
Income: \$150,000 - \$200,000	60 13.36%	610 10.77%	1,586 11.25%
Income: \$200,000+	151 33.63%	2,499 44.11%	5,724 40.60%
2024 Avg Household Income	\$166,438	\$191,625	\$182,999
2024 Med Household Income	\$135,937	\$172,622	\$158,228



Daytime Employment Report

1 Mile Radius

10868 Dougherty Ave, Morgan Hill, CA 95037

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	30	313	10
Retail & Wholesale Trade	12	185	15
Hospitality & Food Service	1	1	1
Real Estate, Renting, Leasing	2	9	5
Finance & Insurance	0	0	0
Information	0	0	0
Scientific & Technology Services	2	9	5
Management of Companies	0	0	0
Health Care & Social Assistance	0	0	0
Educational Services	1	8	8
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	1	3	3
Construction	4	57	14
Manufacturing	6	40	7
Agriculture, Mining, Fishing	0	0	0
Other Services	1	1	1

Consumer Spending Report

10868 Dougherty Ave, Morgan Hill, CA 95037

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$20,006	\$267,811	\$647,374
Total Apparel	\$985	\$13,190	\$31,868
Women's Apparel	386	5,182	12,593
Men's Apparel	210	2,809	6,764
Girl's Apparel	68	934	2,246
Boy's Apparel	48	655	1,559
Infant Apparel	40	535	1,286
Footwear	233	3,076	7,420
Total Entertainment & Hobbies	\$2,834	\$37,814	\$91,732
Entertainment	543	6,702	15,913
Audio & Visual Equipment/Service	515	6,881	16,809
Reading Materials	44	591	1,456
Pets, Toys, & Hobbies	461	6,314	15,331
Personal Items	1,270	17,326	42,222
Total Food and Alcohol	\$5,077	\$67,685	\$164,275
Food At Home	2,630	34,134	82,807
Food Away From Home	2,104	28,738	69,742
Alcoholic Beverages	344	4,814	11,726
Total Household	\$3,393	\$47,026	\$112,336
House Maintenance & Repair	684	9,015	21,028
Household Equip & Furnishings	1,232	16,985	40,757
Household Operations	1,017	14,305	34,438
Housing Costs	460	6,721	16,113

Consumer Spending Report

10868 Dougherty Ave, Morgan Hill, CA 95037

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$5,305	\$68,389	\$166,022
Vehicle Purchases	2,744	34,141	83,341
Gasoline	1,197	15,401	37,396
Vehicle Expenses	144	2,124	4,946
Transportation	625	8,891	21,156
Automotive Repair & Maintenance	596	7,833	19,183
Total Health Care	\$904	\$11,866	\$29,033
Medical Services	554	7,446	18,117
Prescription Drugs	251	3,146	7,789
Medical Supplies	99	1,274	3,127
Total Education/Day Care	\$1,508	\$21,840	\$52,107
Education	953	13,793	32,781
Fees & Admissions	555	8,046	19,326