



TIBURON

A once-in-a-lifetime opportunity awaits with the sale of Easton Point (aka the “Martha Property”), the San Francisco Bay Area’s most iconic, pristine land of approximately 110 acres. Located at the southern tip of the Tiburon Peninsula offering panoramic views of the San Francisco skyline, Golden Gate Bridge, Bay Bridge, Richardson Bay, and beyond, Easton Point is for sale for the first time in over 100 years. With its highly-coveted location, Easton Point is just minutes from San Francisco–California’s epicenter of tech, venture capital, finance, arts, gastronomy, and culture. An undulating hillside paradise, the iconic estate offers endless vistas, forested trails, golden meadows, and breathtaking ridge-lines 590 feet above sea level. Adjacent to Old Saint Hillary’s Open Space Preserve to the north and scenic Paradise Drive meandering along the waterfront to the east and south, Easton Point is a haven of peace, tranquility, and nature on an epic scale. Although it sits at the border of Tiburon, the property itself lies within unincorporated territory in Marin County. Recently, a federal court judge has approved zoning for a 43-lot subdivision of single-family homes, each sited on an acre. Ultimately, the ideal buyer would purchase Easton Point for a single private residence, avoiding the proposed subdivision development or the buyer could pursue the development of the property.

\$95,000,000



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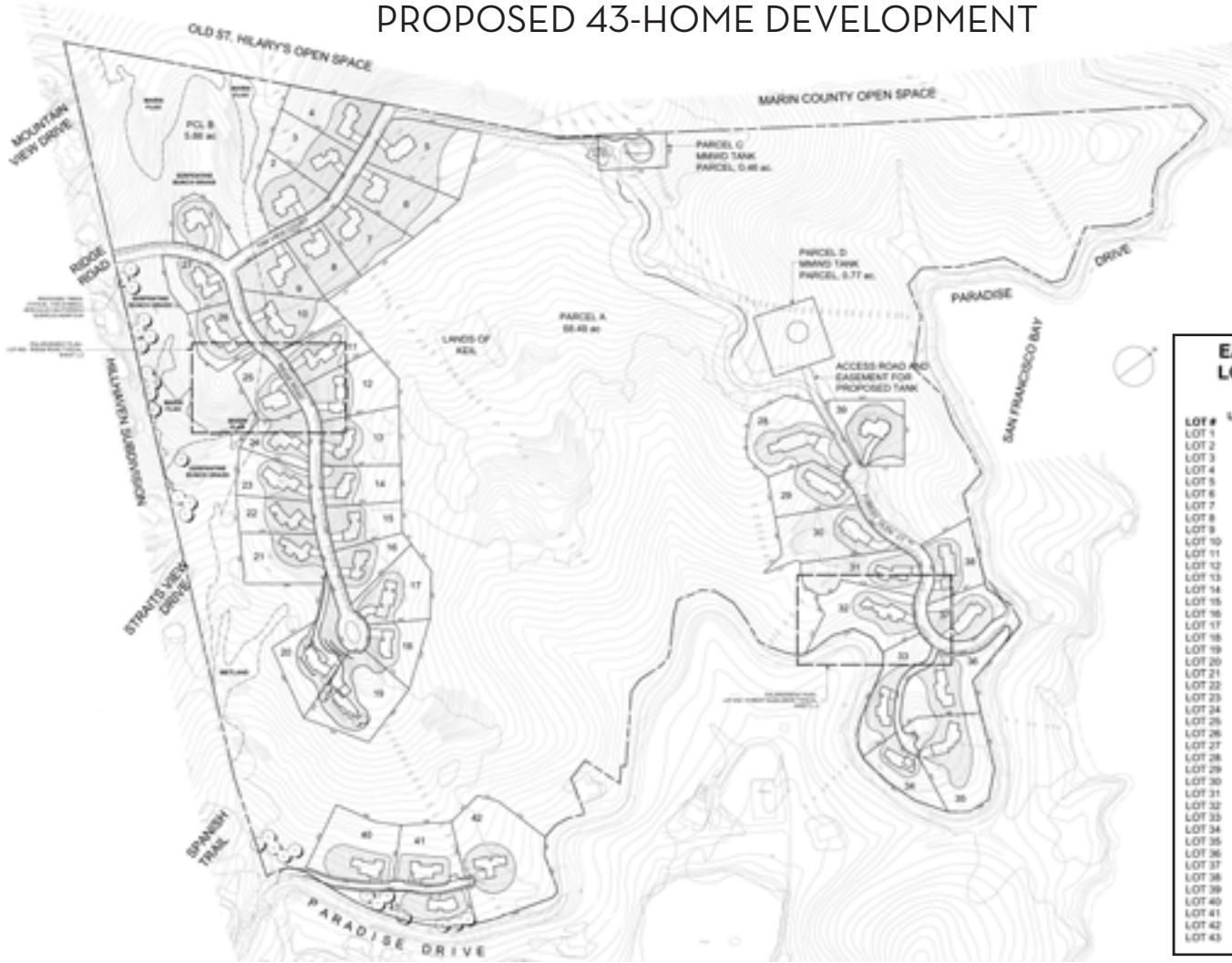
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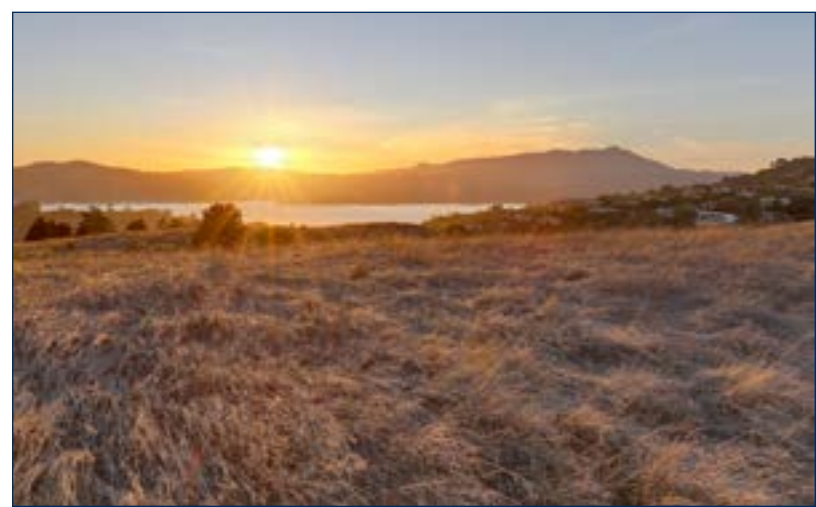
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PROPOSED 43-HOME DEVELOPMENT



| EASTON POINT LOT TAKEOFFS | | |
|---------------------------|---------------------|-----------------------|
| LOT # | TOTAL LOT AREA (SF) | DEVELOPMENT AREA (SF) |
| LOT 1 | 22,316 | 14,536 |
| LOT 2 | 27,572 | 25,536 |
| LOT 3 | 31,260 | 16,521 |
| LOT 4 | 30,434 | 16,502 |
| LOT 5 | 48,362 | 32,059 |
| LOT 6 | 35,066 | 27,686 |
| LOT 7 | 30,326 | 26,336 |
| LOT 8 | 24,524 | 23,146 |
| LOT 9 | 24,907 | 24,729 |
| LOT 10 | 30,625 | 24,465 |
| LOT 11 | 25,809 | 17,594 |
| LOT 12 | 35,686 | 15,336 |
| LOT 13 | 33,727 | 13,975 |
| LOT 14 | 25,252 | 10,481 |
| LOT 15 | 23,652 | 12,728 |
| LOT 16 | 21,789 | 11,523 |
| LOT 17 | 33,611 | 13,563 |
| LOT 18 | 22,519 | 9,886 |
| LOT 19 | 45,291 | 25,521 |
| LOT 20 | 38,612 | 24,432 |
| LOT 21 | 33,367 | 11,767 |
| LOT 22 | 22,041 | 13,415 |
| LOT 23 | 23,776 | 13,048 |
| LOT 24 | 21,781 | 13,639 |
| LOT 25 | 21,874 | 11,264 |
| LOT 26 | 23,403 | 17,347 |
| LOT 27 | 21,841 | 13,174 |
| LOT 28 | 47,044 | 26,917 |
| LOT 29 | 28,268 | 14,044 |
| LOT 30 | 41,309 | 10,282 |
| LOT 31 | 32,785 | 11,624 |
| LOT 32 | 41,142 | 15,042 |
| LOT 33 | 29,245 | 13,709 |
| LOT 34 | 22,451 | 8,549 |
| LOT 35 | 51,270 | 20,239 |
| LOT 36 | 38,956 | 16,421 |
| LOT 37 | 24,486 | 17,012 |
| LOT 38 | 26,639 | 14,132 |
| LOT 39 | 34,314 | 22,662 |
| LOT 40 | 41,667 | 15,861 |
| LOT 41 | 30,302 | 11,422 |
| LOT 42 | 72,996 | 16,302 |
| LOT 43 | 28,001 | 13,107 |





Easton Point “The Martha Property”

News and Documents

News & Noteworthy

- Press Release – see story [here](#)
- *San Francisco Chronicle/SFGate* – see story [here](#)
- *Curbed* – see story [here](#)
- *Marin Independent Journal* – see story [here](#)
- *The Ark* – see story [here](#)
- *Sacramento Bee* – see story [here](#)
- *The Los Angeles Times* – see story [here](#)
- *The Wall Street Journal* – see story [here](#)
- *The Real Deal* – see story [here](#)
- *Forbes* – see story [here](#).

See the video [here](#).

Preliminary Title Report and Underlying Documents are found [here](#).

Marin County, Community Development Agency, Planning Department information found [here](#).

Marin County Property Information Packet found [here](#).

Easton Point Plans and info found [here](#).

Property Parcel Map found [here](#).