

FOR SALE: +/- 9.96 acres of Residential R3 Zoning Main Street, Morro Bay, CA

- Excellent location with easy access to Pacific Coast Highway and Main Street, frontage road
- Infill Parcel
- Ocean View Parcel
- Zoned: Zoned R3 High Density Residential (refer to zoning)
- Sale Price: \$5,650,000
- More information available upon request



Parcel Characteristics

APN:	065-149-001
Legal Description:	Per title report
Land Use Zones:	R3 High Density Residential
Utilities:	Available
Lot Gross Square Feet:	Approximately 433,858
Former Use:	Former Texaco Morro Bay Sales Terminal

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This property is both a key and unique development opportunity within the City of Morro Bay and the Central Coast region. The site overlooks Highway 1 and faces the Pacific Ocean. This is rare infill R3 Zoned parcel, allowing 20 units to the acre without density bonuses. The property is adjacent to the local park and school.

