

- Excellent location for Senior Living
- Infill Improved Parcel
- 80 units, 1 and 2 bedroom,
- Zoned: Zoned R3 High Density Residential (refer to zoning)
- Sale Price: \$3,000,000
- More information available upon request



FOR SALE: 2.38 acres of Entitled Project Land 502-524 Barcellus, Santa Maria, CA

This property is both a key and unique development opportunity within the City of Santa Maria and the Central Coast region. This is a rare infill R3 Zoned amenity rich entitled project (PD 2016-0005) for Senior Apartments. 80 units in a mix of one and two bedrooms. The property is adjacent to medical services and walking distance to shopping centers.



| Parcel Characteristics | |
|------------------------|--|
| APNs: | 128-067-032,033,034 |
| Unit Mix: | 19 units 2 Bdr (957 sq. ft.), 61 units 1 Bdr (599 sq. ft.) |
| Land Use Zones: | R3 High Density Residential |
| Utilities: | Available |
| Lot Gross Square Feet: | Approximately 103,676 sq. ft. |
| Former Use: | None: Vacant Land |

