#### **Property Overview**

- 5 Parcels totaling 212.9 gross acres in the County of San Luis Obispo and in the Annexation Sphere for the City of Morro Bay.
- Parcels will be sold together.
- Parcels will need to annexed for individual parcel development (refer to City and County Planning).
- Purchase Price \$2,500,000

Lot#	<u>Acre</u>	<u>APN</u>
33	34.5	073-075-002
34	33.5	073-076-016
36	47.0	073-076-016
38	40.6	073-076-016
<u>40</u>	57.2	<u>073-076-016</u>
Total	212.9	

Coastal Ranch, 5 Parcels Totaling +/- 212.9 Gross Acres: Pacific Ocean Facing. Morro Bay, California



Blue line represents Coastal Commission

#### Panorama Drone Aerials available for view on our Website <u>www.mccartydavis.com</u>

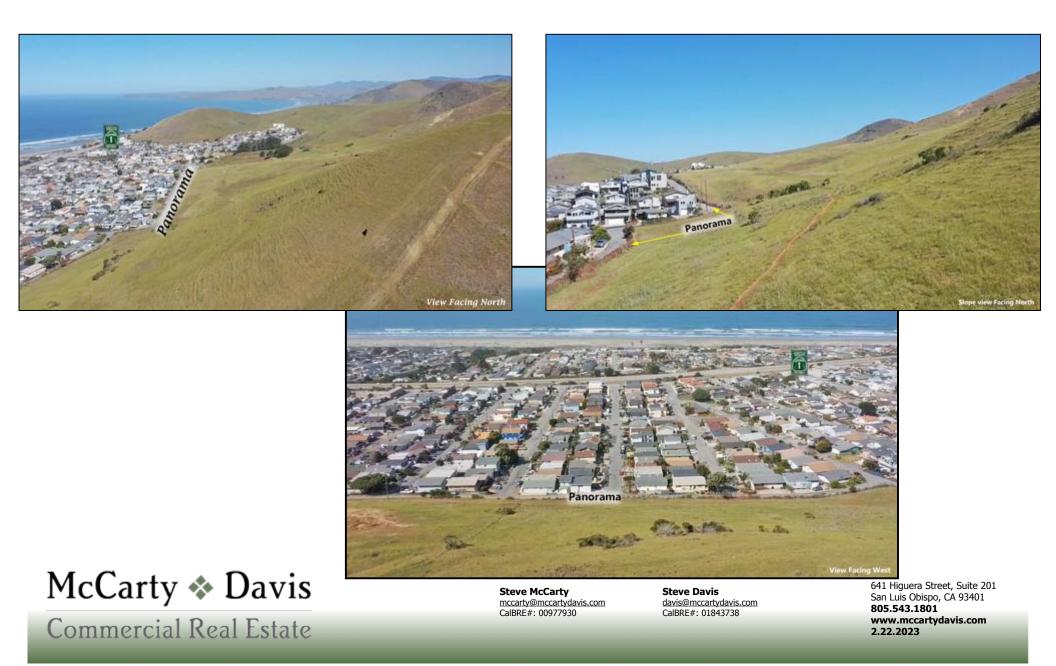
### McCarty & Davis

**Commercial Real Estate** 

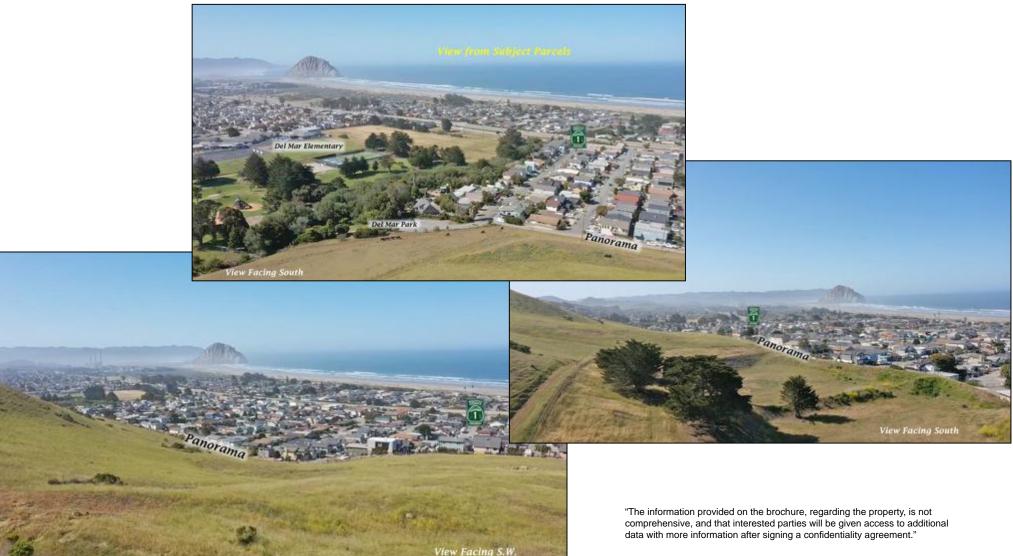
Steve McCarty mccarty@mccartydavis.com CalBRE#: 00977930 Steve Davis davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 805.543.1801 www.mccartydavis.com February 17, 2023

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Coastal Ranch 5 parcels totaling+/- 212.9 Gross Acres: Pacific Ocean Facing. Morro Bay, California



#### Coastal Ranch 5 parcels totaling+/- 212.9 Gross Acres: Pacific Ocean Facing. Morro Bay, California



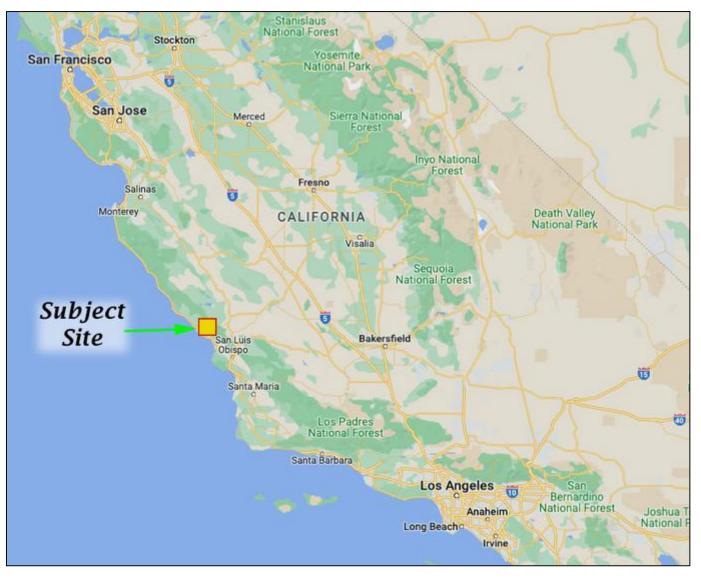
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#### Coastal Ranches, 5 parcels totaling+/- 212.9 Gross Acres: Pacific Ocean Facing. Morro Bay, California



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