

- Excellent location for senior living
- Infill improved parcel
- 80 units, 1 and 2 bedroom,
- Zoned: R3 High Density Residential (refer to zoning)
- Purchase price: \$2,750,000
- 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 103,673 sq. ft.
Former Use:	None: Vacant Land

