

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

- Excellent location for Senior Living
- Infill Improved Parcel
- 80 units, 1 and 2 bedrooms
- Zoned: Zoned R3 High Density Residential (refer to zoning)
- More information available upon request
- Previous Purchase Price:
\$2,750,000
- *New Reduced Purchase Price:*
\$2,400,000



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Summary

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

Floor Plan – 2 bdr Units

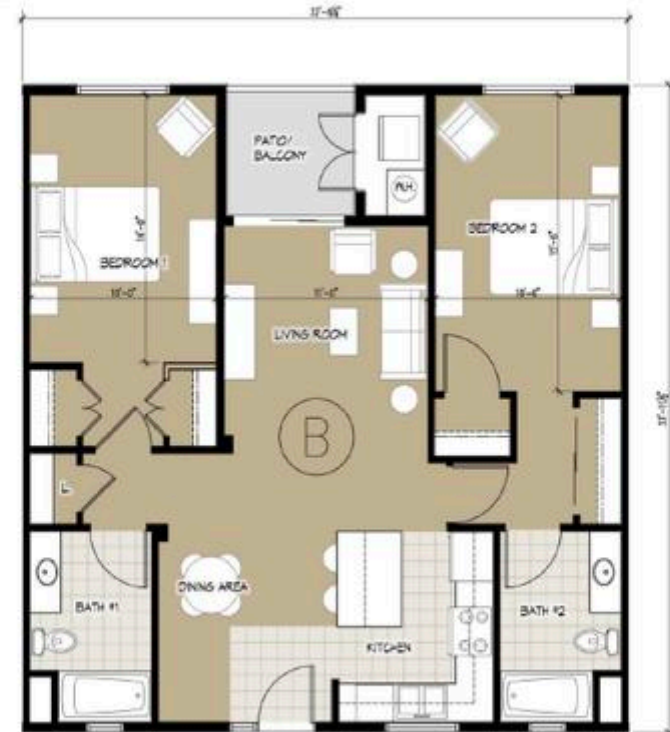
Floor Plans – 1 bdr Units



UNIT TYPE "A" - 1 BEDROOM
SCALE: 1/4"=1'-0"



UNIT TYPE "A2" - 1 BEDROOM
SCALE: 1/4"=1'-0"



UNIT TYPE "B" - 2 BEDROOM
SCALE: 1/4"=1'-0"