

McCarty ❖ Davis

 Land Advisors<sup>®</sup>  
ORGANIZATION

**FOR SALE: Entitled/Approved  
41 Unit Single Family Development Property  
Orcutt, CA 93455**

- Approved Single Family Development Project in Orcutt, CA, Santa Barbara County
- Scenic View sites
- +/- 33.07 Acres
- Purchase price: \$3,950,000 or \$96,342 per unit
- Call for more details



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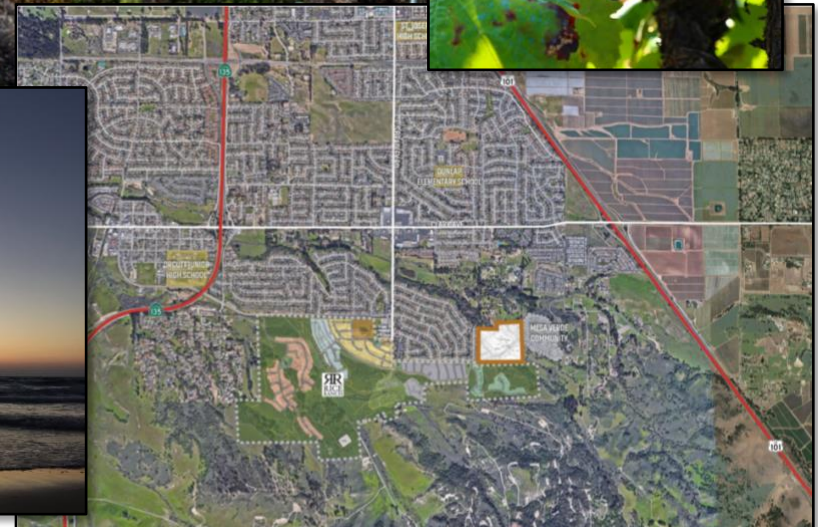
**Co-Listed with Matthew Power**  
Senior Vice President  
**mpower@landadvisors.com**  
**805 722-0813**  
DRE#: 01252653  
Updated 6/10/20



**Area Lifestyle Amenities**

**Summary**

- Vintage Ranch is an exclusive development opportunity consisting of 41 single-family detached lots on approximately 33 acres. The Property has an approved Tentative Tract Map.
- Premium large lots available, ranging from 10,000-17,800 square feet.
- Unique compared to nearby communities; Vintage Ranch incorporates 18 acres of preserved open space giving into the development and resides between the newer housing communities Rice Ranch and Mesa Verde.
- Located along the Central Coast in the town of Orcutt, County of Santa Barbara.



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**Property Facts**

**Lot Count:** 41 lots ranging from 10,000-17,000 sq. ft. on ±33.07 gross acres.

**Location:** Orcutt, Santa Barbara County, CA

**Product Type:** Large single-family detached lots.

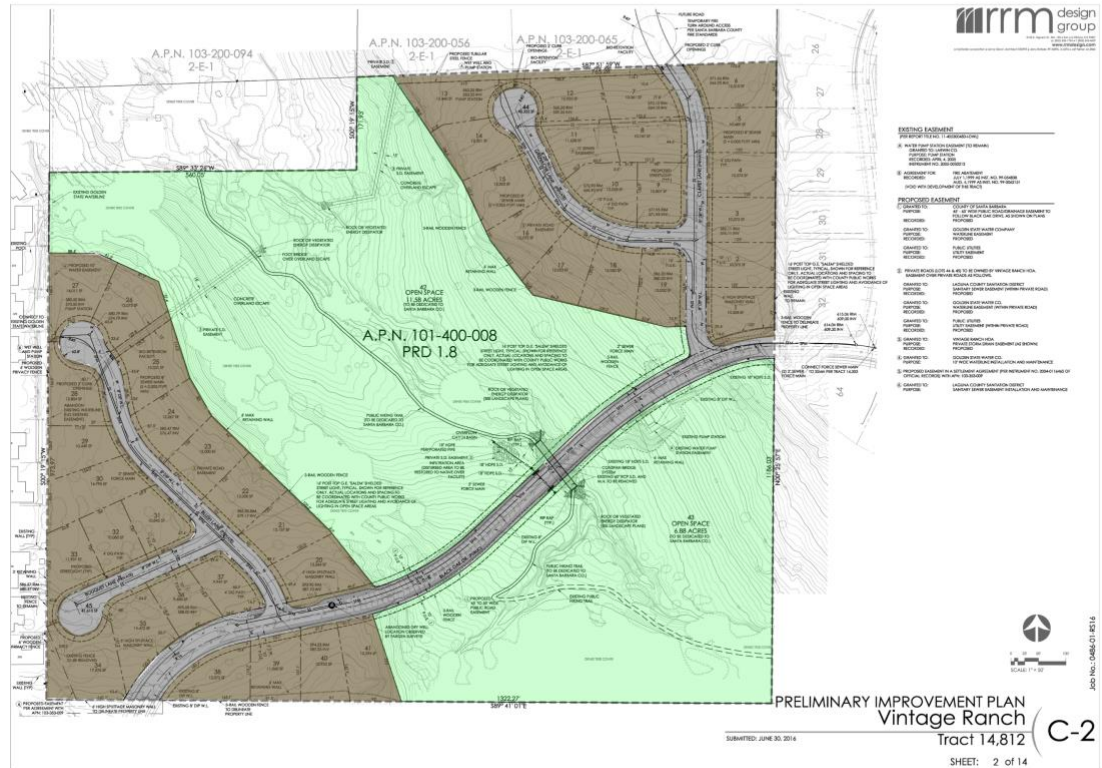
**Entitlements:** Approved TTM No. 14812 with final engineering nearing completion. Seller estimates approximately 3 months to have map ready to record. Present property condition is unimproved.

**Homeowners Association:** An HOA will be formed and to maintain the interior private streets serving the lots. Black Oak Drive is a public street which will be maintained by the County.

**Topography:** The Property has relatively flat building areas with sloping topography in the middle allowing for view premiums.

**Cost to Complete:** Approx. \$110,000/lot: Lot improvement costs and fees due at final map (Cost estimate is available upon request and may be subject to change.)

Tentative Tract Map



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