

- Excellent Santa Maria location in the heart of the Agricultural Industrial Community
- Rare +/- 9 acre site
- Pending lot split
- Rail Availability
- Zoned CM (AG Overlay; West Stowell Specific Plan)
- Sale Price \$9.00 per sq. ft.
- Price subject to change



### Parcel Characteristics

APN:	To be created from Parcel Split
Legal Description:	Per Title Report
Land Use Zone:	PD/CM AG: West Stowell Specific Plan
Gross Square Feet:	To Be Determined
Retardation Basin:	Shared, per rata Ownership

