

# McCarty ♦ Davis

## 8 Fully Improved Parcels 1.04 to 6.9 Contiguous Acres Offered for Sale 250 Tank Farm Road, San Luis Obispo, CA 93401

- Parcel sizes ranging from 1.04 to 6.90 contiguous acres with a total to 9.96 acres available
- The parcels are improved with engineered soils
- C-S zoning offers a wide variety of uses from: medical, professional office to light manufacturing
- Redundant fiber optic connectivity available; abundant power; City services
- Lots can be purchased, ground leased or have a build to suit option



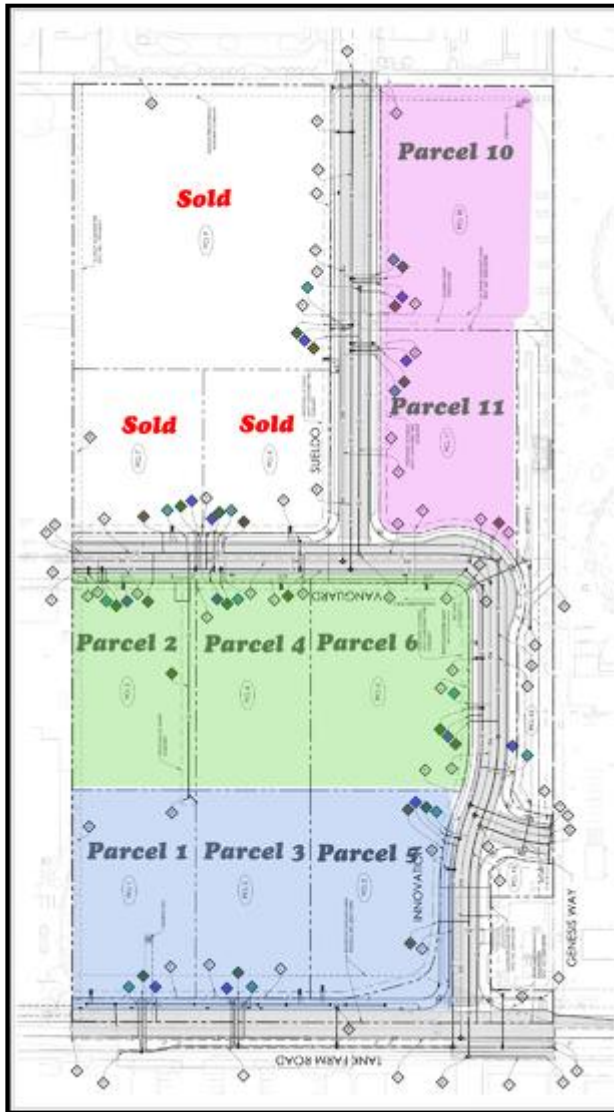
McCarty ♦ Davis  
Commercial Real Estate

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Updated 12/7/2022

## 8 Fully Improved Parcels 1.04 to 6.9 Contiguous Acres Offered for Sale 250 Tank Farm Road, San Luis Obispo, CA 93401



Parcel 1	
Site Area:	1.12 AC
Price:	\$2,195,424 \$45 p/sf
Parcel 2	
Site Area:	1.12 AC
Price:	\$1,951,488 \$40 p/sf
Parcel 3	
Site Area:	1.04 AC
Price:	\$2,038,608 \$45 p/sf
Parcel 4	
Site Area:	1.04 AC
Price:	\$1,812,096 \$40 p/sf

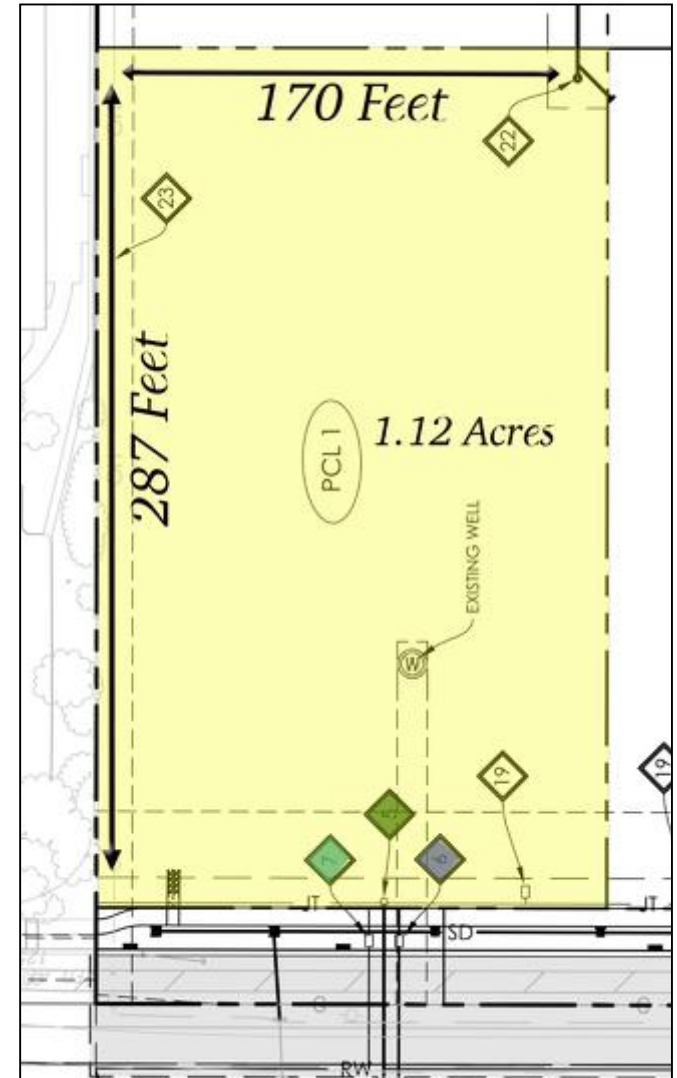
Parcel 5	
Site Area:	1.15 AC
Price:	\$2,254,230 \$45 p/sf
Parcel 6	
Site Area:	1.43 AC
Price:	\$2,491,632 \$40 p/sf
Parcel 10	
Site Area:	1.84 AC
Price:	\$2,805,264 \$35 p/sf
Parcel 11	
Site Area:	1.22 AC
Price:	\$1,860,012 \$35 p/sf

<b>\$45 / sf</b>
<b>\$40 / sf</b>
<b>\$35 / sf</b>

PARCEL 1	
APN:	Parcel 1: 053-251-074
Parcel Size:	1.12 Acres
Approx. Dimensions:	170 Feet X 287 Feet
Zoning:	C-S
Purchase Price:	\$2,195,424 \$45 p/s/f

### UTILITY IMPROVEMENTS

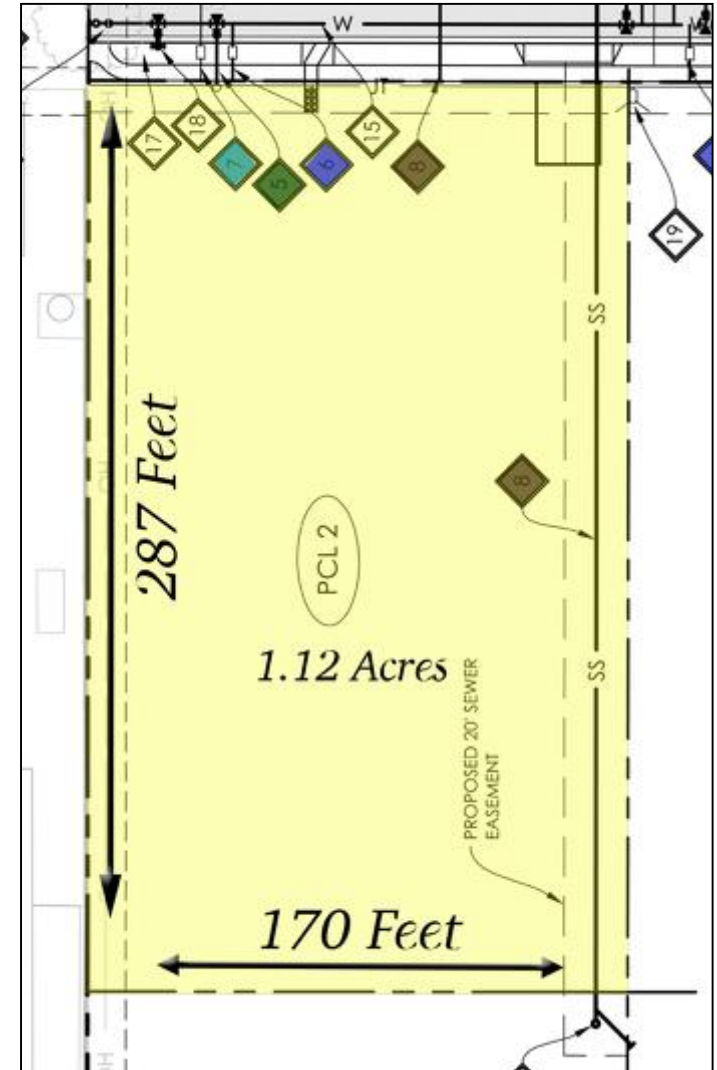
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 2	
APN:	Parcel 2: 053-251-075
Parcel Size:	1.12 Acres
Approx. Dimensions:	170 Feet X 377 Feet
Zoning:	C-S
Purchase Price:	\$1,951,488 \$40 p/s/f

### UTILITY IMPROVEMENTS

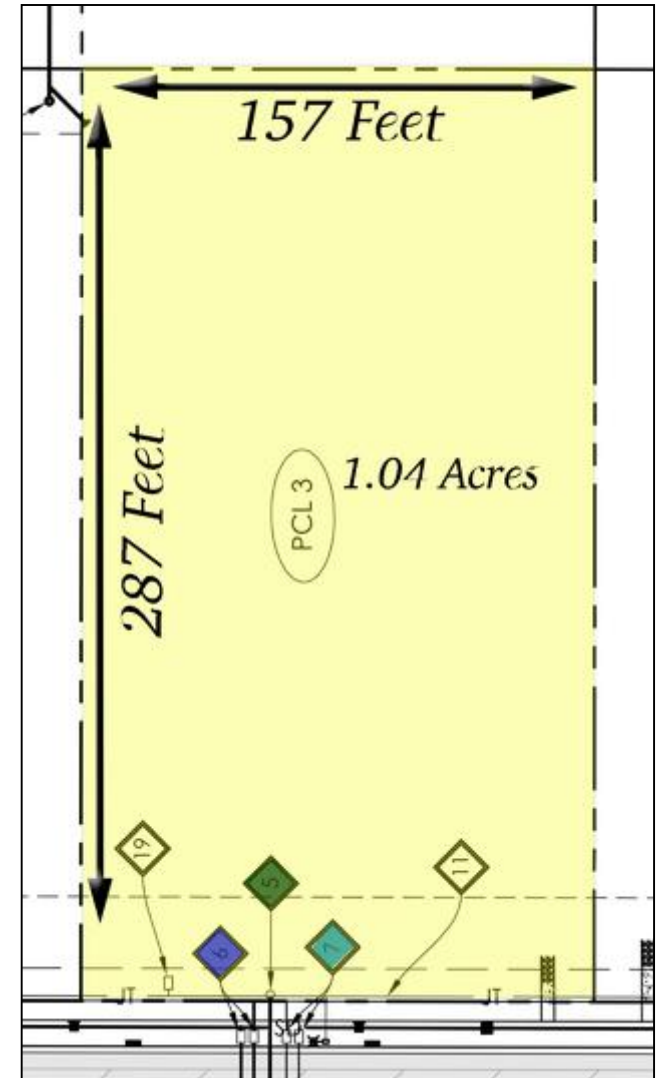
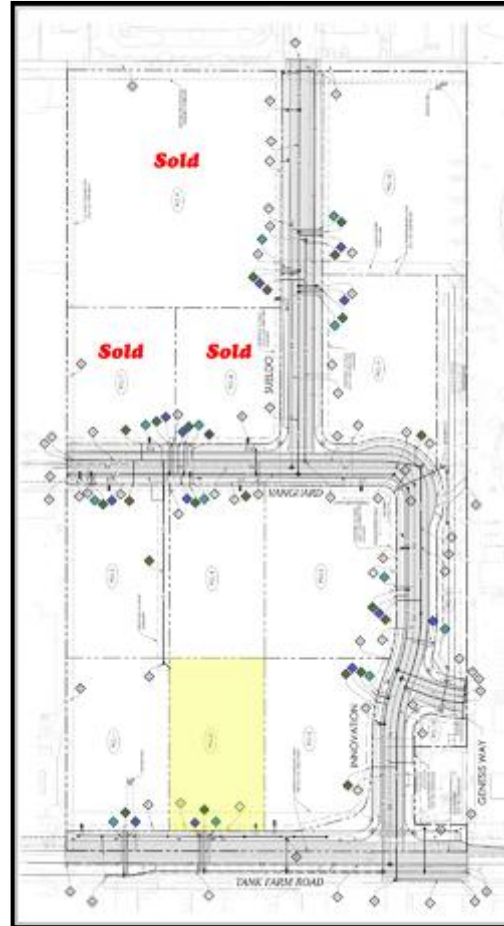
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 3	
APN:	Parcel 3: 053-251-076
Parcel Size:	1.04 Acres
Approx. Dimensions:	157 Feet X 287 Feet
Zoning:	C-S
Purchase Price:	\$2,038,608 \$45 p/s/f

### UTILITY IMPROVEMENTS

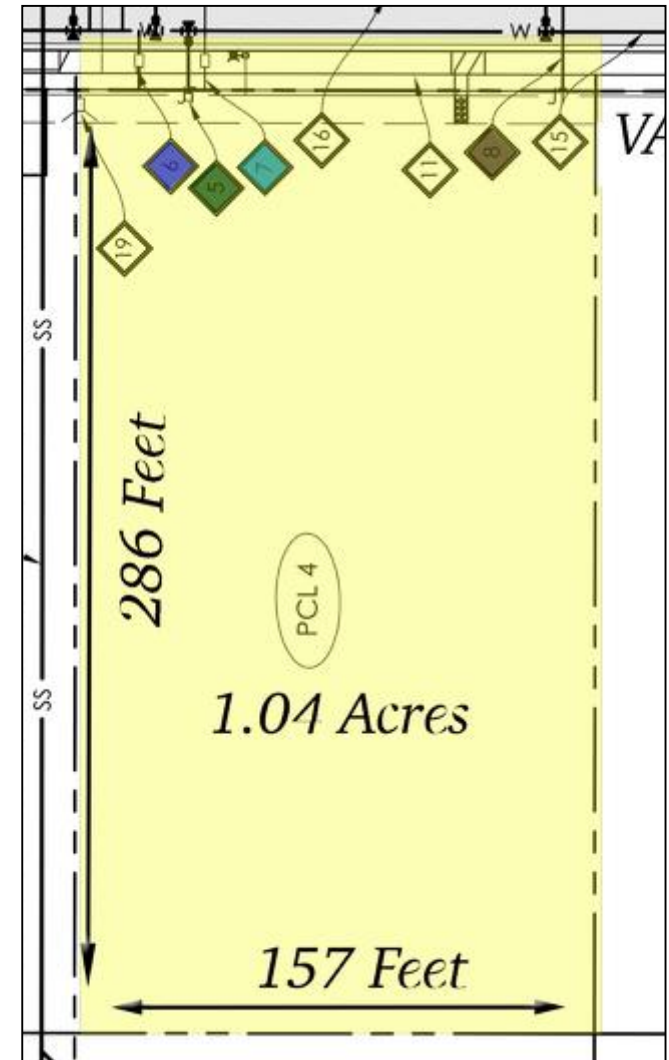
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 4	
APN:	Parcel 4: 053-251-077
Parcel Size:	1.04 Acres
Approx. Dimensions:	157 Feet X 286 Feet
Zoning:	C-S
Purchase Price:	\$1,812,096 \$40 p/s/f

### UTILITY IMPROVEMENTS

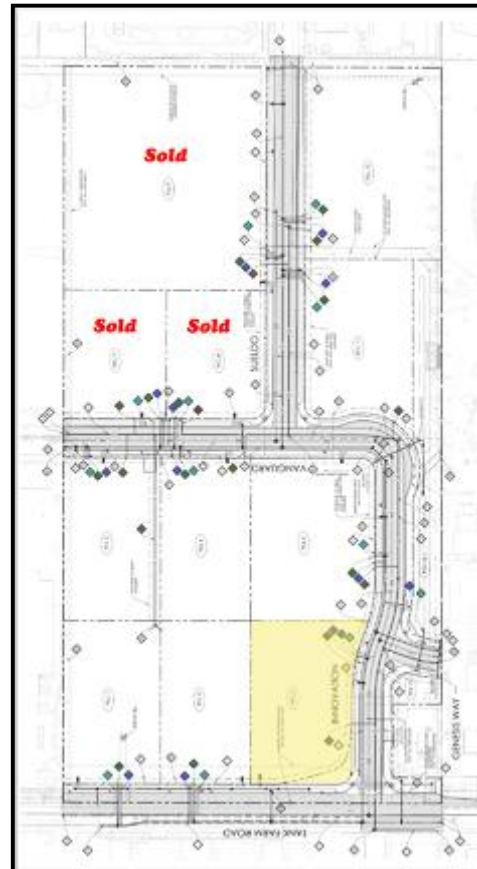
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 5	
APN:	Parcel 5: 053-251-078
Parcel Size:	1.15 Acres
Approx. Dimensions:	208 Feet X 286 Feet
Zoning:	C-S
Purchase Price:	\$2,254,230 \$45 p/s/f

### UTILITY IMPROVEMENTS

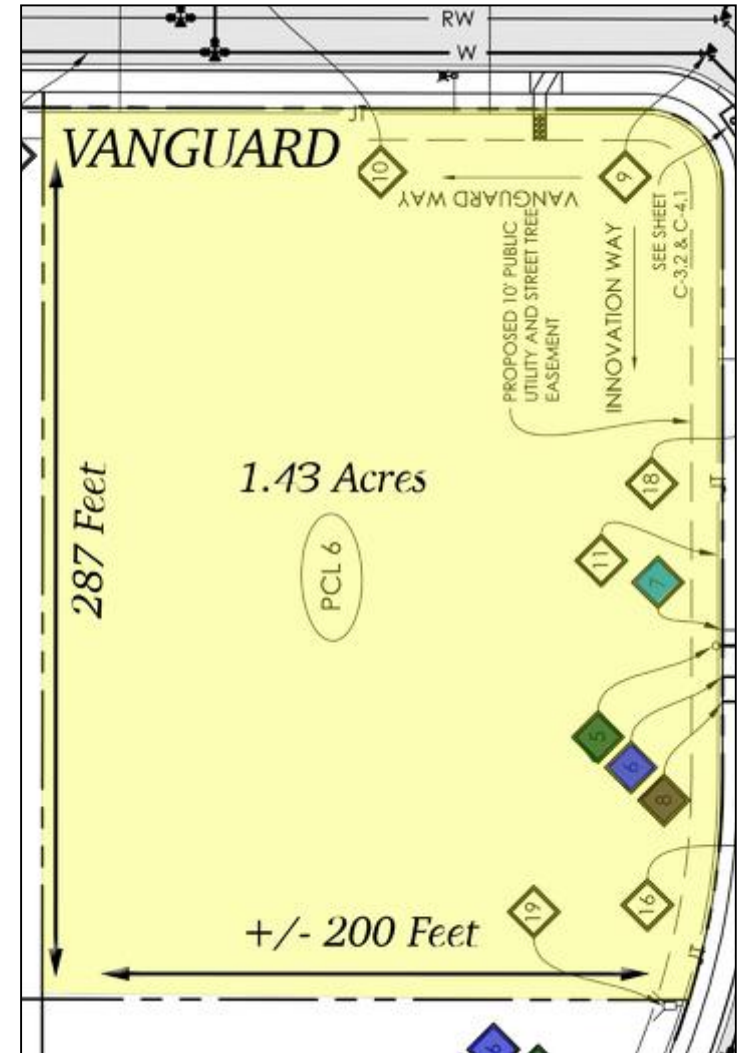
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
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- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
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PARCEL 6	
APN:	Parcel 6: 053-251-079
Parcel Size:	1.43 Acres
Approx. Dimensions:	200 Feet X 287 Feet
Zoning:	C-S
Purchase Price:	\$2,491,632 \$40 p/s/f

### UTILITY IMPROVEMENTS

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- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral

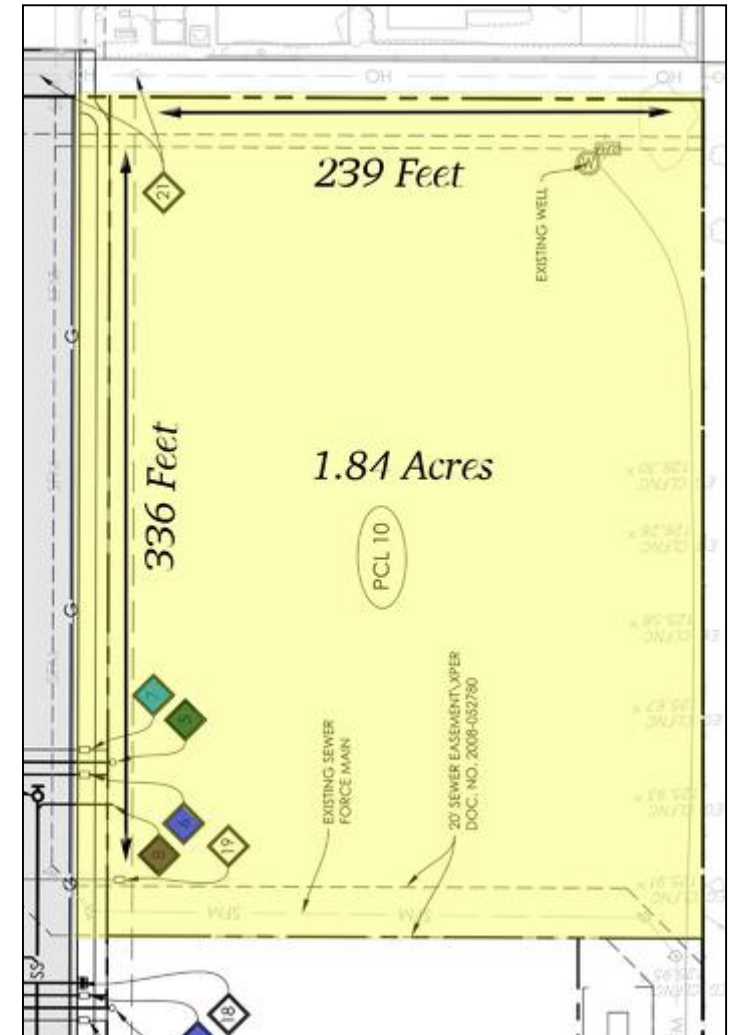
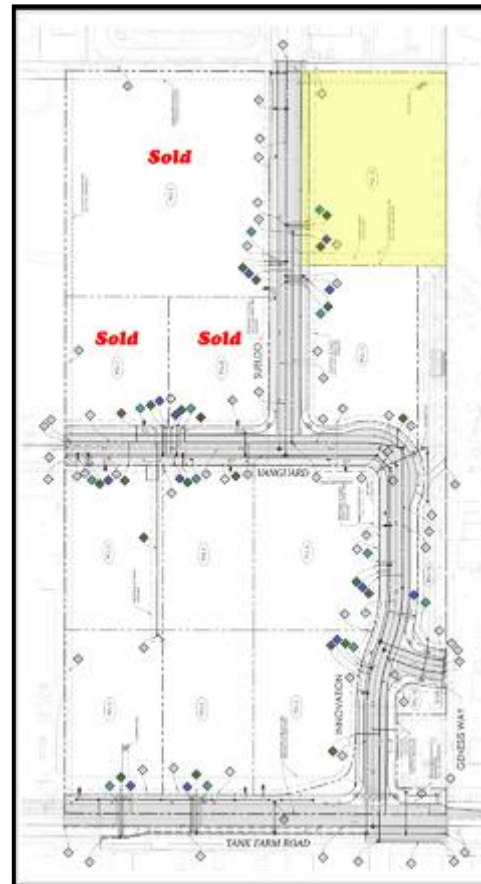




PARCEL 10	
APN:	Parcel 10: 053-251-083
Parcel Size:	1.84 Acres
Approx. Dimensions:	239 Feet X 336 Feet
Zoning:	C-S
Purchase Price:	\$2,805,264 \$35 p/s/f

### UTILITY IMPROVEMENTS

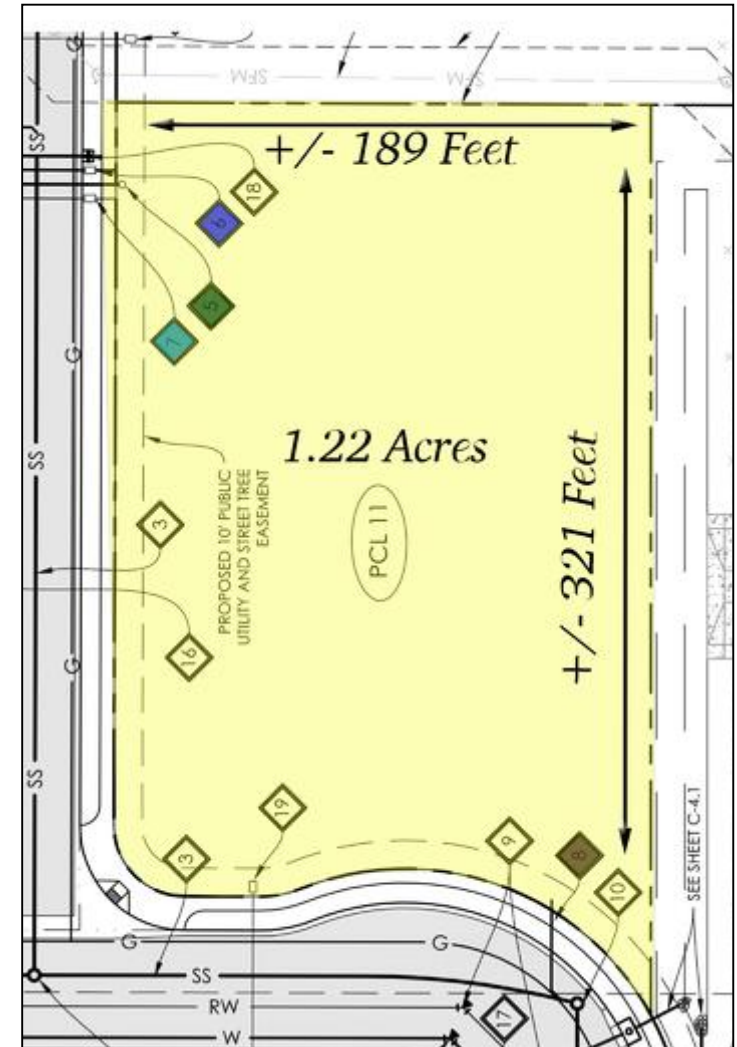
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
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- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 11	
APN:	Parcel 11: 053-251-084
Parcel Size:	1.22 Acres
Approx. Dimensions:	189 Feet X 321 Feet
Zoning:	C-S
Purchase Price:	\$1,860,012 \$35 p/s/f

### UTILITY IMPROVEMENTS

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- 6** 2" Domestic Water Service Lateral and Meter Box
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*In the Heart of Growth*



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## 8 Fully Improved Parcels 1.04 to 6.9 Contiguous Acres Offered for Sale 250 Tank Farm Road, San Luis Obispo, CA 93401

250 Tank Farm Road is a new 20 acre commercial subdivision that offers flexibility with contiguous parcel sizes ranging from 1.04 acre to 5.75 acres.

San Luis Obispo County has a labor force of 140,700 with an unemployment rate of 4.1%. The top industries comprising the SLO labor force are Government; Trade, Transportation & Utilities; Leisure & Hospitality.

### Key Economic Drivers

Cal Poly Enrollment:  
+/- 21,000

Daytime Population:  
+/- 80,000

SLO Airport Annual  
Passengers (2019): +/- 544,575

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