

# COMMERCIAL LAND FOR SALE

## U.S. Highway 101 and Santa Maria Way

### Santa Maria, CA



The adjoining 6.41 acre property (to the East) has been sold (3/20/14) to a national Church Foundation who intend to build a church and daycare facility. Additionally, the 25 acres adjoining and located to the East of the subject property was purchased in October 2016 by the local Unified School District and they are proposing to build a school and learning facility for current and future Santa Maria Valley Junior High Students. The school district plans to commence construction on this site in the third quarter 2017 and intend to build over 20,000 square feet of classrooms, meeting rooms, and a large enclosed barn facility to educate students in animal husbandry and farming sciences.

**EACH PARCEL CAN BE SOLD INDIVIDUALLY.**



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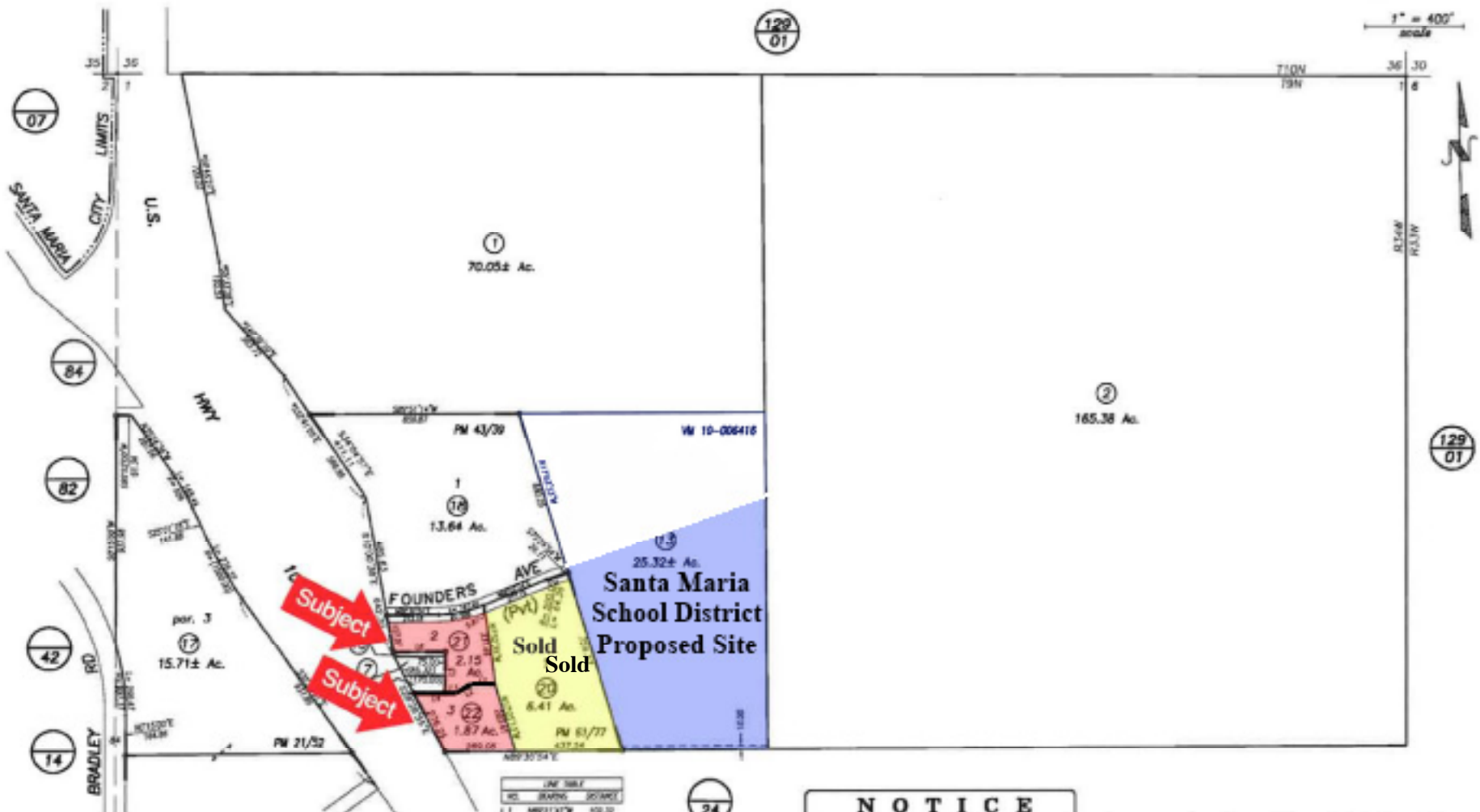
Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

#### **Sale Information:**

- 2.15 Acres (93,654 sq/ft) \$1,875,000.00 (\$20.00/per/SqFt) - Parcel #2
- 1.87 Acres (81,457 sq/ft) \$1,630,000.00 (\$20.00 per/SqFt) - Parcel #3

#### **Property Information:**

- Two (2) Parcels (2.15 acres and 1.87 acres)
- 5 Mile Population Radius: 150,000
- Zoning: HC (Highway Commercial)
- Conditional uses include Fast Food, Hotel, Motel, Service Stations, Restaurants and other Highway Commercial uses
- “Can and Will Serve” letter for Water , Sewer and Power “in hand”
- US 101 ADT: 45,000 trips per day



Note: Bearings marked with General (\*) are shown and provided in CA Zone V NAD83 State Plane coordinates and related to true north.

LINE	BEARING	DISTANCE
1-1	N67°11'37"W	650.00
1-2	S59°28'52"W	50.25
1-3	S59°31'54"W	55.40
1-4	S57°21'54"W	598.15
1-5	S59°02'12"W	485.00
1-6	N67°33'54"E	213.87

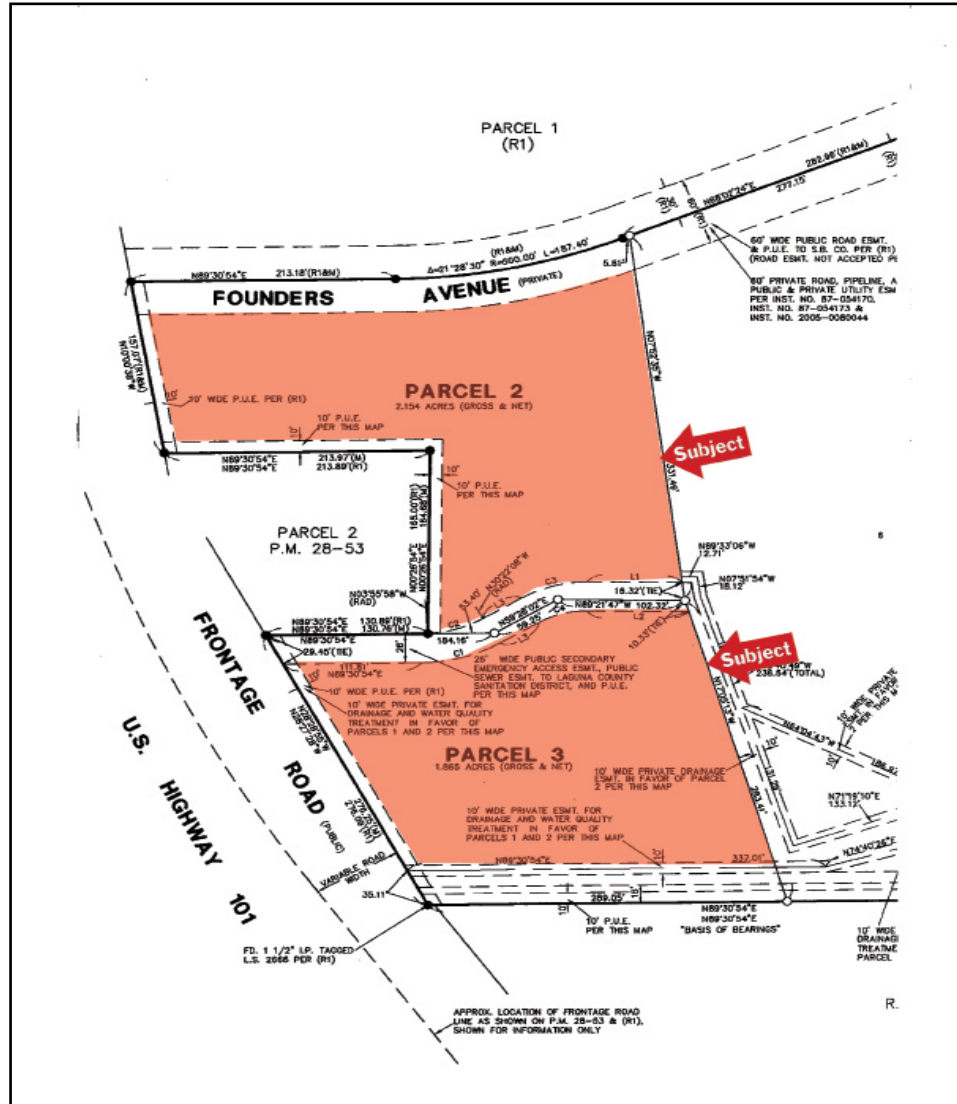
**NOTICE**  
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 107-Pg, 15  
County of Santa Barbara, Calif.

LD/10 add city 5th July 08  
13 voluntary merger



Santa Maria, CA  
Plat Map





# Aerial

