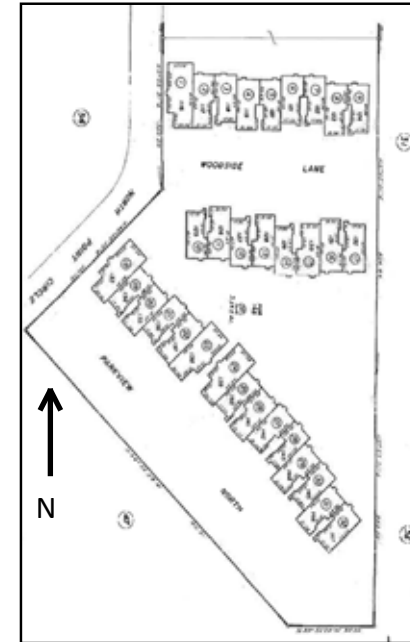


# APPROVED 32 LOT TRACT MAP FOR SALE: ORCUTT, CALIFORNIA

Phase IV of the Village of Northpoint Homes



## Property Details

- Sale Price: \$3,200,000.00
- ±3.5 acres of Land with Approved Tract Map
- Includes:
  - Santa Barbara County Approval for Construction of 32 Residential Units
  - Approval/Cooperation with the Northpoint HOA for shared Common Areas
  - Water and Sewer Commitments from GSW and Laguna Sanitation
- Assessor's Parcel Number 107-560-001 through 033

This offering represents a rare opportunity to purchase one of the only fully approved Multi-Family residential Tracts available in the Community of Orcutt. Strategically located just off Orcutt's newest thoroughfare, Union Valley Parkway. With immediate access to Highway 101 and Highway 135 (VAFB, Goleta/SB Employers, or SLO County). The project is close to being ready to build (Buyer must submit for Final Approval, along with own Construction Drawings/Development Fees to gain approval from the County of Santa Barbara).

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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.

# Northpoint IV



1. Shea Homes - Rice Ranch Townhomes
2. Coastal Community Builders, Planning SFR
3. Coastal Community Builders, Constructing SFR
4. Vernon Construction, Constructing Apartments
5. Towbes - Recent Apartment Complex Expansion
6. Walmart Property

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