

DEVELOPMENT OPPORTUNITY - FROM 0.6 - 2.5 ± ACRES FOR SALE

20-60 E. Highway 246 & 220 Avenue of the Flags Buellton, CA



PROPERTY DESCRIPTION:

Well located development opportunity at the corner of Highway 246 and Avenue of the Flags. One of the last major parcels in this prime commercial corridor. Buellton is at the crossroads of the area's burgeoning wine, craft beer and craft distillery tourism business with direct access to Highway 101. The demand for wine production in this area is unmet. The site is centrally located between Santa Maria/San Luis Obispo and the Santa Barbara area.

Parcel Group #1: 60 E Highway 246, Buellton CA

APNS: 137-190-015 & 137-190-007

SALE PRICE: \$479,857 (\$18.36/SF)

Land Size: Approx. 26,136 SF

Parcel Group #2: 20-26 E HWY 246, 220 Avenue of the Flags

APNS: 137-190-022, 137-190-024, 137-190-030, 137-190-033, 137-190-013

SALE PRICE: \$1,075,000 (\$13/SF)

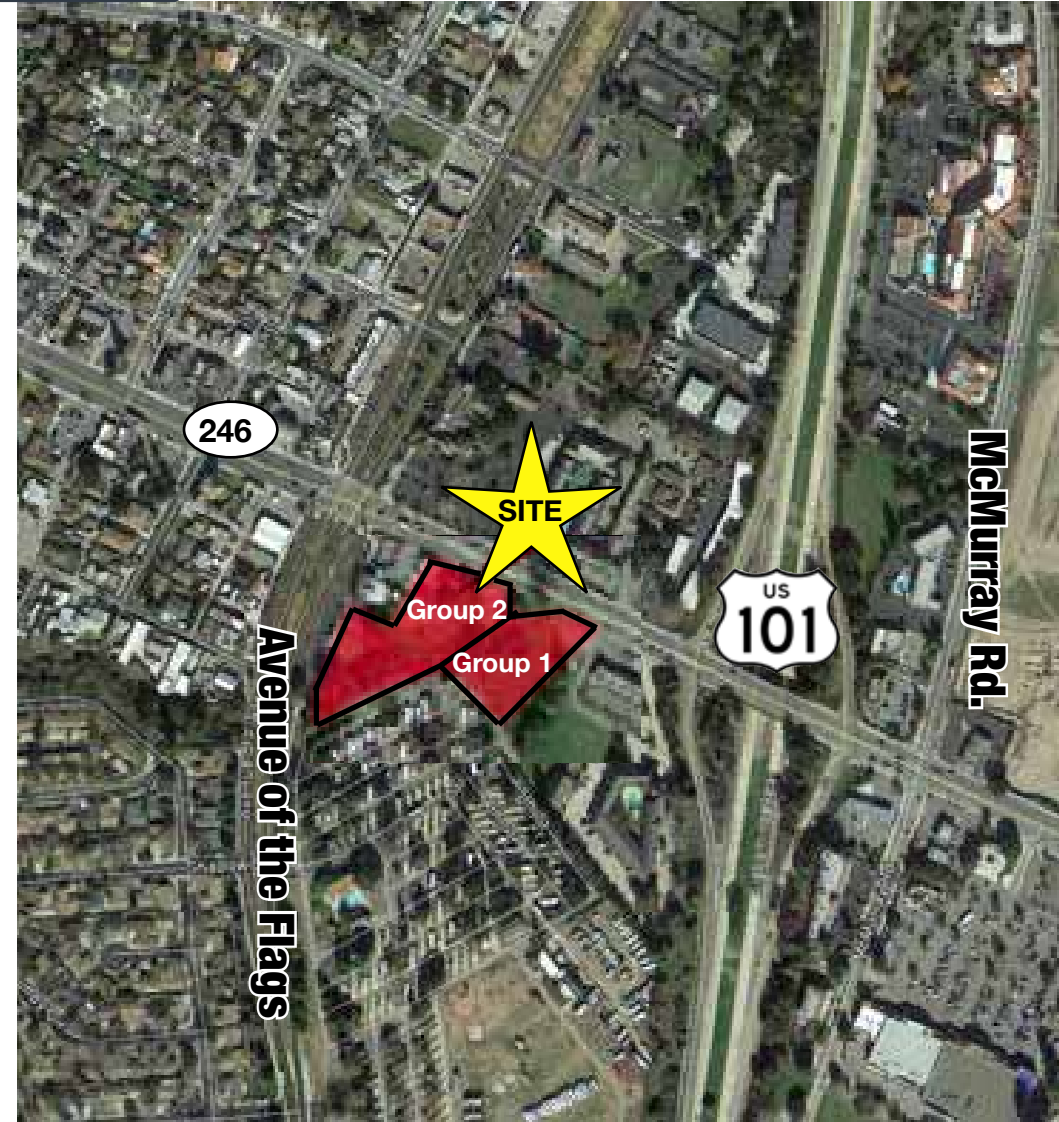
Land Size: Approx. 82,762 SF

Zoning: CR (General Commercial)

Average Daily Traffic: 15,000 (Hwy 246) 27,000 (Hwy 101)

Santa Ynez Valley Tourism: The Santa Ynez Valley attracts over 5 million annual visitors a year producing over \$100 million in direct spending.

Note: May be sold separately or together



PAMELA SCOTT 805.617.3844
PSCOTT@GPSCRE.COM - LIC #00705034

GPSCRE.COM
1129 State Street, Suite 3 Santa Barbara, CA 93101

TOM DAVIDSON 805.922.2415 x12
TDAVIDSON@LEE-ASSOCIATES.COM - LIC # 595846

DEVELOPMENT OPPORTUNITY - FROM 0.6 - 2.5 ± ACRES FOR SALE

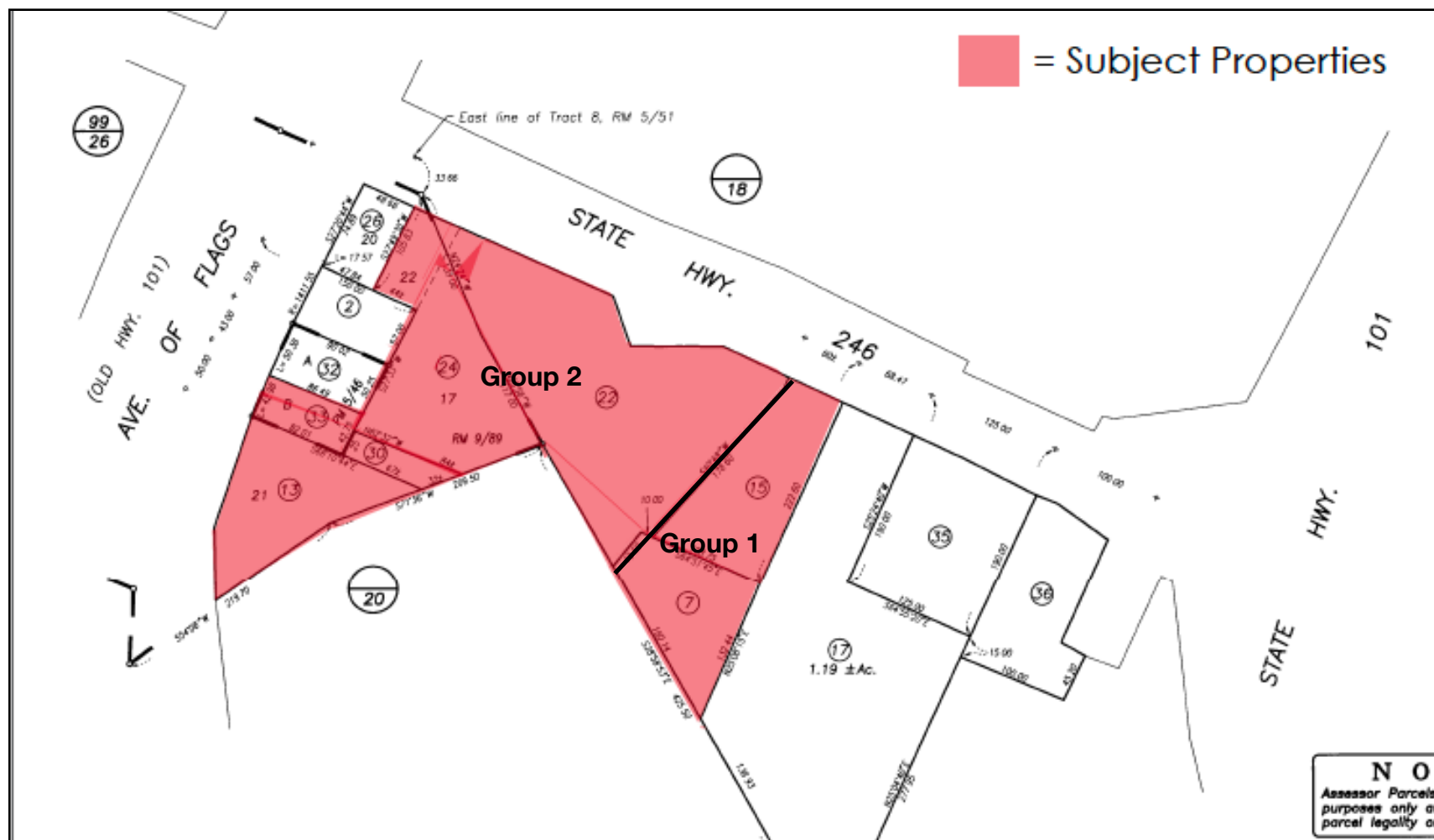
20-60 E. Highway 246 & 220 Avenue of the Flags Buellton, CA



COMMERCIAL REAL ESTATE



COMMERCIAL REAL ESTATE SERVICES



PAMELA SCOTT 805.617.3844
PSCOTT@GPSCRE.COM - LIC #00705034

GPSCRE.COM
1129 State Street, Suite 3 Santa Barbara, CA 93101

TOM DAVIDSON 805.922.2415 x12
TDAVIDSON@LEE-ASSOCIATES.COM - LIC # 595846

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.

DEVELOPMENT OPPORTUNITY - FROM 0.6 - 2.5 ± ACRES FOR SALE

20-60 E. Highway 246 & 220 Avenue of the Flags Buellton, CA



COMMERCIAL REAL ESTATE



COMMERCIAL REAL ESTATE SERVICES



1. Tractor Supply/Starbucks/Habit/Chipotle
2. Pea Soup Andersens Inn
3. CVS
4. Albertsons
5. Standing Sun Wines
6. Cold Heaven Cellars
7. Marriott
8. Quality Inn
9. San Marcos Hotel
10. Terravant Wine Co
11. Avant Tapas & Wine
12. Figueroa Mountain Brewery
13. Margerum Wine Company
14. Firestone Walker Brewing Company
15. Cool Hand Vineyard
16. Arthur Earl Winery
17. Sevtop Winery
18. Lucas & Lewellen Vineyards
19. AJ Spurs Saloon & Dining Hall
20. Hitching Post II

PAMELA SCOTT 805.617.3844
PSCOTT@GPSCRE.COM - LIC #00705034

GPSCRE.COM
1129 State Street, Suite 3 Santa Barbara, CA 93101

TOM DAVIDSON 805.922.2415 x12
TDAVIDSON@LEE-ASSOCIATES.COM - LIC # 595846