

# FOR SALE

## ORCUTT HILLS - SFR LAND

192 Acres of Land - Orcutt Hill Road | Orcutt, CA 93455  
(DIRECTLY SOUTH OF 5800 S BRADLEY ROAD)



ORCUTT HILL ROAD

101-010-023

101-010-022

SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

TEAM  
**CONDON**  
alexa • brittany • connor • erica  
jacob • kevin • kylie • mckenna  
mike • pete • scott



**CUSHMAN &  
WAKEFIELD**



# THE OPPORTUNITY

**Cushman & Wakefield of California, Inc.** as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in the ***Orcutt Hills - SFR Land (the “Property” or “Orcutt Hills Land”)***, consisting of 192 acres of land in the town of Orcutt in Santa Barbara County. The Property is located directly south of 5800 S Bradley Road (Orcutt Community Park). Orcutt Hills Land represents a natural extension of the existing residential uses in the Rice Ranch SFR community in Orcutt. It is currently zoned AG-100 by the County of Santa Barbara.

Ownership is currently in the early stages of the entitlement and rezoning process to obtain approvals for a single-family residential subdivision on the Property. The local area is characterized by middle to high income demographics and is widely considered a highly desirable residential location within the context of the Central Coast region. The predominant land uses in the Santa Maria/Orcutt area consist of SFR, agricultural, and open space/raw vacant land.

*While not technically included in this offering, there is an opportunity to assemble the Property with an additional 80 acres of contiguous land to the southwest (APN 101-020-084).*

# INVESTMENT HIGHLIGHTS



## EXCELLENT RESIDENTIAL LOCATION AND PROVEN DEMAND

The Property is strategically located directly south of several housing subdivisions recently developed or currently under construction in the local area, including Pine Creek, The Oaks, Meadow View Town Homes, and Valley View Estates (u/c), all at Rice Ranch. New housing developments in the immediate area have sold-out at rapid rates, and pricing continues to grow Y-o-Y. Despite the current interest rate environment, average home pricing PSF in Orcutt grew by 14.4% in 2021 and 16.8% in 2022 and (from \$284.69 in 2020 to \$380.49 PSF in 2022). Santa Maria is one of the fastest growing residential communities in Santa Barbara County.



## VANDENBERG SPACE FORCE BASE

The Vandenberg Space Force Base (fka Air Force) is located less than 15 miles southwest of the Property, along the coastline. The base was established in 1941 and is home to space launches and missile testing for the United States Space Force. Additionally, Vandenberg also hosts space launches for NASA and SpaceX. The base includes a residential housing component, public charter school, and other community amenities and military facilities. According to the 2020 Census data, the Vandenberg AFB CDP had a total population of 3,559.



## RARE LARGE ACREAGE LAND OFFERING

The Property represents a unique opportunity to acquire a very large tract of land that is highly suitable and well-positioned for a residential subdivision. At 192 acres (with the potential to expand to approximately 270 acres), Orcutt Hills Land provides considerable optionality for a buyer who wants to strategically develop the site with a master-planned community in the desirable Orcutt neighborhood.



## SANTA MARIA HIGHLIGHTS

Santa Maria Valley is a popular tourist destination featuring a temperate climate, numerous beaches and surf, tasting rooms, and a reputation as “The West’s Best BBQ Town”. With approximately 7,500 acres of vineyard land, Santa Maria Valley is also the Central Coast’s first officially approved American Viticultural Area (AVA). The City of Santa Maria is a short drive from the California Coast and nestled between two mountain ranges. The City is 1 hour north of Santa Barbara, and less than 30 minutes south of Pismo Beach. Los Angeles is approximately 150 miles south, and San Francisco sits about 250 miles north. Santa Maria has its own public airport (SMX) and convenient access to Highway 101.



## PROPERTY OVERVIEW

<b>Address</b>	Orcutt Hill Road; approximately 0.7 miles south of E Rice Ranch Road
<b>APN(s) – Land Area</b>	101-010-022 – 48.25 acres   101-010-023 – 143.90 acres
<b>Total Site Area</b>	192.15 acres (per Assessor Map)
<b>Zoning Designation</b>	AG-II-100
<b>Current Land Use</b>	Raw vacant land
<b>Topography</b>	Gently Sloping
<b>Access</b>	Orcutt Hill Road, via E Rice Ranch Road

Ownership has already performed a considerable amount of front-end entitlement and pre-development work to physically characterize the Property, such as Topo Maps, ag studies, geological surveys, and environmental studies, including a Phase I ESA and clearance from the CA Department of Fish and Wildlife for certain species.

The current contemplated development plan is to build approximately 70-100 estate-style, luxury homes on lots averaging one acre of land, however, ownership is in the early stages of the planning process and actively reviewing all potential options.

Potential buyers are encouraged to review the various documents provided in the Data Room, and perform additional due diligence as applicable.



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