

# AVAILABLE For Sale

**Ocean View Residential  
Development Estate  
(130.54 Acres)**

**Old Creek Road  
Templeton, CA**



**Wesley M. McDonald**

Senior Vice President

661 885 6950

wesley.mcdonald@asuassociates.com

CA RE #01511739

11601 Bolthouse Drive Suite 110

Bakersfield, CA 93311

661 862 5454 main • 661 862 5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



## PROPERTY DETAILS

Gorgeous ocean view property with unmatched privacy. This property is prime for development and is located off the famous "Old Creek Road" in Templeton, CA, while overlooking the beautiful beach town of Cayucos, CA and Highway 1. Build your dream estate home in the middle of huge stately oak trees, wildlife, and an unprecedented view. This property is the envy of all who visit with multiple ocean view building sites. Own some of the finest land in SLO county's central coast.

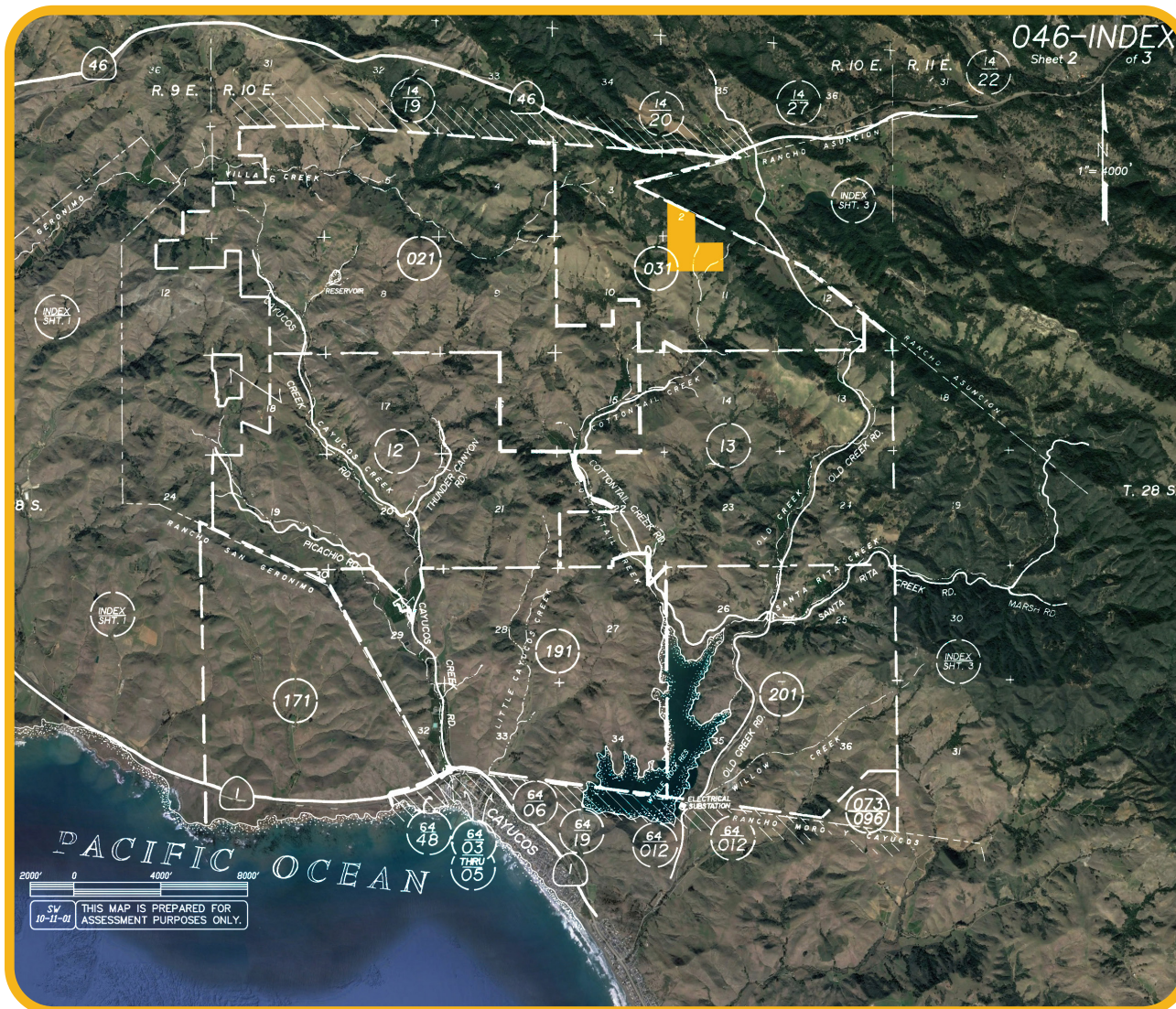
**Sale Price  
\$2,999,999.00**

\*Rendering Not Final, Subject To Change.



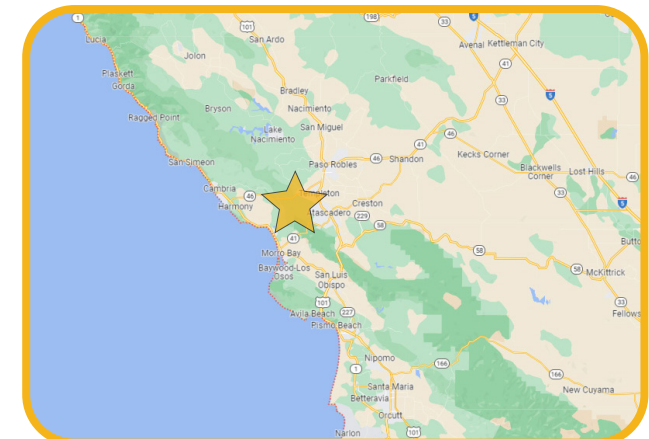
# Available For Sale Ocean View Residential Development Estate (130.54 Acres) Parcel Map and Location Map Old Creek Road, Templeton, CA

**Sale Price**  
**\$2,999,999.00**



## Property Highlights

- Parcel Size – 130.54 acres zoned Rural Lands (RL) and Agricultural (A) per San Luis Obispo County
- Property comes with an existing Water well (24 hr. test @ 48 gallons per minute, currently 3 horsepower pump producing 26 GPM).
- PG&E power on next door property.
- Property has two (2) natural freshwater springs for your sustainable garden and cattle or have your own vineyard.
- Property has approximately 30-40 acres tillable or grazing land.
- APN#: 046-031-007  
APN#: 046-031-039





# Available For Sale Ocean View Residential Development Estate (130.54 Acres)

## Cayucos Details

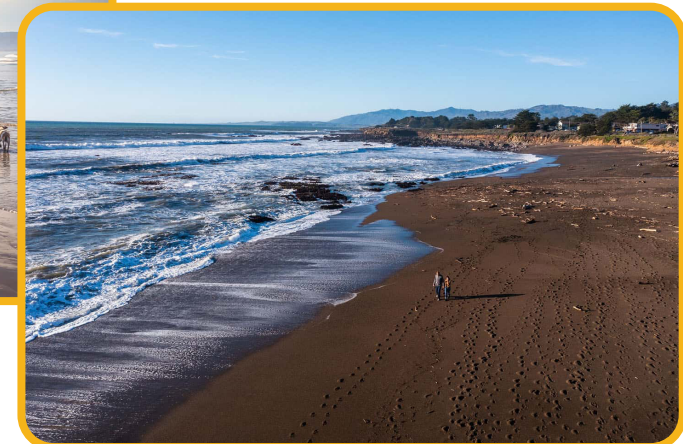
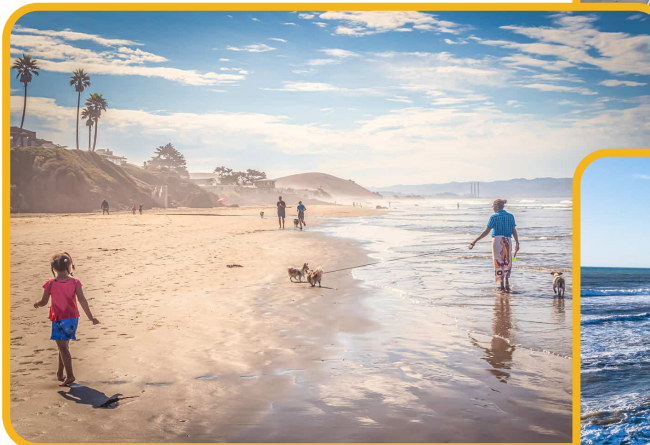
### Cayucos, CA

Hit the waves (or the sand) at Cayucos State Beach. With six miles of white sand beach that stretch to the famous Morro Rock, Cayucos State Beach starts in the charming seaside town of Cayucos and is one of the best in California for surfing, swimming, tidepooling, and soaking up the sun. The beach boasts nearby parking, picnic facilities, outdoor showers and restrooms, as well as easy access. The Cayucos Pier was constructed in 1872 by Captain James Cass, and is a remnant from the days when Cayucos represented an important commercial port for ships sailing from Los Angeles to San Francisco. Rebuilt in 2015, the 982-foot pier remains a favorite spot for fishing, taking in epic Pacific Coast sunsets, and even whale-watching.

The population of Cayucos is about 3,000. Despite its small size, Cayucos has an eating establishment to meet everyone's palate, from a chowder house to five-star dining. You'll also find fabulous antique stores, surf shops with handcrafted boards, and locally owned gift stores. For children, there are three play areas designed just for them including, picnic tables, barbecues, and a paid lifeguard during the summer. There's even a fresh water swimming pool in the summer near Hardie Park and two lighted tennis courts, located a short walk away from the pier. Grownups looking for a bit of "spice" will find that "in spades" if you'll forgive the pun, at The Old Cayucos Tavern, a historic bar with card-playing rooms, pool tables, dancing, and some of the best live music around.

- Wildflowers on Highway 1
- Best Beaches on Highway 1
- Art and Culture of Cayucos
- Store in Cayucos
- Best Restaurant in Cayucos
- Surfing Cayucos
- Tide Pools and Sea Life
- Cayucos Pier on Beach
- Cayucos State Beach
- Best Parks in Cayucos
- Cayucos Farmers Market
- Estero Bluffs State Park

<https://highway1roadtrip.com/cayucos/>



# Available For Sale Ocean View Residential Development Estate (130.54 Acres)

## Morro Bay Details

### Morro Bay, CA

There's never a dull moment in Morro Bay, where seaside adventures, spectacular wildlife sightings and family friendly activities unfold under the sun daily. Surf or sunbathe in the shadow of iconic Morro Rock, kayak the Morro Bay estuary where otters and seals roam, stroll the Embarcadero famous for its fresh fish and salt water taffy or tuck into a gourmet meal served with a glass of local wine at one of Morro Bay's top notch oceanfront restaurants. With boutique hotels and unique vacation rentals located near the water, Highway 1 offers up incredible lodging, wherever you roam. Ready for your perfect beach day? Morro Bay awaits with a remarkably robust itinerary.

#### Morro Strand State Beach

Majestic views of Morro Rock, well-appointed campsites and close proximity to Cayucos to the north make Morro Strand Beach an incredible springboard for your Morro Bay adventure. Encompassing the stretch from Atascadero Road north to the North Point Natural Area, Morro Strand State Beach encompasses Morro Strand State Park Campground, complete with RV hookups, scenic picnic areas, barbecues and a three-mile stretch of sand popular for fishing, windsurfing, and kite flying. Dogs must remain on-leash at Morro Strand Beach and Morro Strand State Park Campground, but six miles north on Highway 1 in Cayucos, you'll find a sprawling dog beach perfect for your four-legged friend to explore (views of Morro Rock are also lovely from Cayucos' unique vantage point). shimmering tide pools of Spooner's Cove in Los Osos to the south. Both Cayucos and Los Osos also feature cozy, uncrowded lodging with close proximity to the Pacific.

<https://highway1roadtrip.com/things-to-do/best-things-to-do-in-morro-bay/>

