

# FOR SALE RARE OPPORTUNITY TO PURCHASE INDUSTRIAL LOTS ON WEST BETTERAVIA



## 1500 Block of W. Betteravia | Santa Maria, CA

We are offering three Legal Lots zoned PDCM (Planned Development Commercial Manufacturing) and a larger Parcel zoned PDOS (Planned Development Open Space) 'For Sale' on the highly traveled thoroughfare of West Betteravia Road. The City of Santa Maria has expressed willingness to cooperate with the Re-Zone and General Plan Amendment of the larger Parcel to convert the same to an Industrial Zoning. Consult Broker for further details. As developable properties along Betteravia Road are hard to find, this offering represents a unique opportunity to developers and owner-users.

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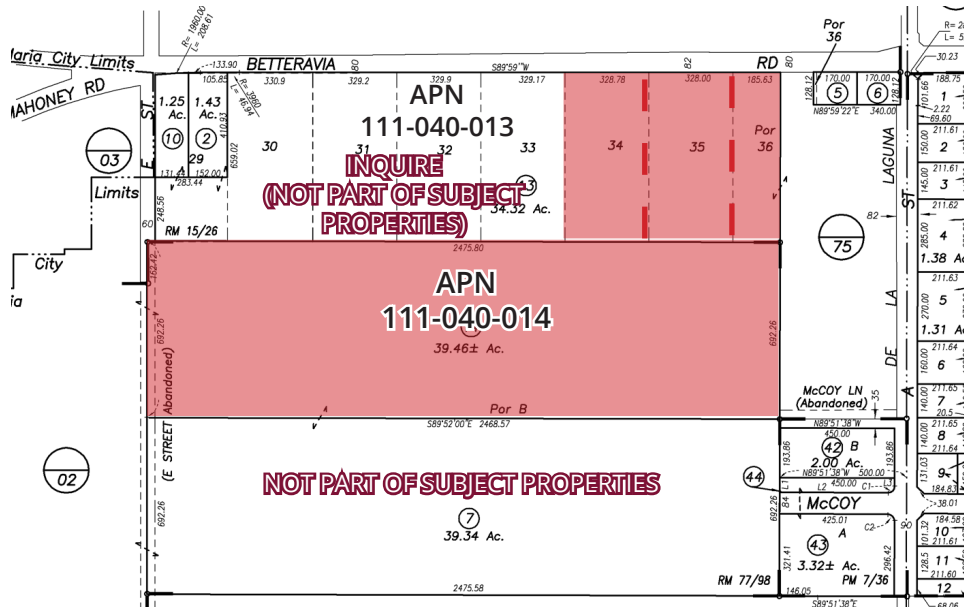
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2520 Professional Parkway | Santa Maria, CA 93455 | [PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)



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.

# FOR SALE 1500 BLOCK OF W. BETTERAVIA | SANTA MARIA, CA



APN	Size (+/- acres)	Price
• 111-040-013	+/-34.32 (total...see below)	
111-040-013 Lot 34	+/-5.0	\$3,050,000
111-040-013 Lot 35	+/-5.0	\$3,050,000
111-040-013 Lot 36	+/-2.85	\$2,000,000
• 111-040-014	+/-39.46	\$7,000,000

- A portion of APN: 111-040-014 is impacted by the Santa Maria Airport Flight path, which will limit the occupancy and height of structures in that area.
- An Application to Rezone one of the Subject Properties (APN: 111-040-014) from PDOS (Planned Development Open Space) to PDCM (Planned Development Commercial Manufacturing) is being prepared for submission to the City along with a similar Application to Rezone the parcel to the south (APN: 111-040-007) by the adjoining owner. The City Administrators have acknowledged the minimal amount of Industrial zoned property in the City and significant need for more. The City has committed to expedite the Rezone and General Plan Amendment.
- Lots 34 through 36 are currently zoned PDCM (Planned Development Commercial Manufacturing)

The property has potential access from three City Streets (West Betteravia Road, West McCoy Lane, and future E Street).



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