

**PREMIER 10.26 ACRE VACANT COMMERCIAL PARCEL**  
PRIME DEVELOPMENT OPPORTUNITY



**290 E. HIGHWAY 246**  
BUELLTON, CA 93427





Exceptional “Ground Zero”  
Location in The Santa Ynez Valley /  
The Santa Barbara Wine Country



**Offered at \$3,200,000**

***Parcel Details:***

10.26± gross acres, consisting of 5.08± acres above the Santa Ynez River Bed, with approximately 2.43± flat and usable acres as a building envelope, after the required 200’ setback. The setback can possibly be used for parking, and outdoor space amenities.

***APN:*** 137-200-078

***Zoning:***

General Commercial. This highly versatile zoning allows for a variety of great uses including:

- Mixed Use with combination of residential and commercial
- Light Manufacturing
- Assisted Living/Skilled Nursing/Medical Services
- Office Park
- Fantastic Lifestyle Project similar to SLO Ranch in San Luis Obispo or Linden Square in Carpinteria.
- Boutique Hotel/Resort
- Community Recreation/Fitness
- Animal Hospital/Veterinarian/Equine Facilities
- Education/Vocational Schools
- Religious Organizations.

***Utilities:***

All utilities at the site or very close by.

A scenic landscape photograph showing a field of white, fluffy flowers in the foreground. In the background, there are green bushes and rolling hills under a clear blue sky. The image is framed by a thin white border with decorative corner elements.

### ***Description:***

Ideally located in the commercial core of Buellton, this property offers excellent Highway 101 access and close proximity to essential services and lifestyle amenities, including Albertsons, CVS, wineries, restaurants, hotels, and recent regional investment such as Cottage Health facilities and newly completed senior housing project. Additionally, the site is very well positioned in the center of the Santa Ynez Valley, thus serving a large trade area including the dynamic communities of Solvang, Santa Ynez, and Los Olivos, while also drawing from the nearby growth markets of Los Alamos and Lompoc.

# Highlights of the Property



## ***Premier Area:***

Located in the Booming Santa Ynez Valley, spurred by a flourishing wine and tourist industry, supported by good incomes and spending metrics.

## ***Pro Development City:***

The city of Buellton has shown its desire to have controlled growth as evidenced by 2 new hotels and over 200 new apartments in development stages.

## ***Favorable demographic and tourist trends:***

Strong migratory demographic trends to the Central California Coast, in particular smaller communities like Buellton located in the Santa Ynez Valley, will continue to attract Millennials for quality of life, as well as Baby Boomers for a “utopian” retirement. Given its relative close proximity to Los Angeles, Buellton and the Santa Ynez Valley shall also continue to flourish as a mecca for tourism due to its small town charm, along with its vibrant wine and restaurant scene. These migratory trends should exacerbate demand for the residential and commercial markets.

## ***Strong Intrinsic Value & High Barriers to Entry:***

This property represents one of the last undeveloped parcels in Buellton with this highly flexible zoning, thus adding to the strong intrinsic value of the Property. This coupled with the City’s controlled growth should exacerbate supply constraints limiting any future developments or rezoning opportunities.





## Economic and Demographic Highlights



- **Economic Stats:** Primary geographic segmentation for Buellton: Short drive market from Los Angeles-Orange, San Diego, Bakersfield, Riverside - San Bernardino, Santa Barbara and San Luis Obispo Counties.
- **Secondary:** Long-drive market from San Francisco, San Jose, Oakland, Sacramento, Stockton, Fresno, and Modesto.
- **Outside of CA:** Arizona and Nevada
- **Demographic Audience:** 25-65
- **Income and Spending, 5 mile radius:** Average Household Income in excess of \$157,000/year. Combined Food/Beverage/ Recreation spending in excess of \$118,000,000/year.



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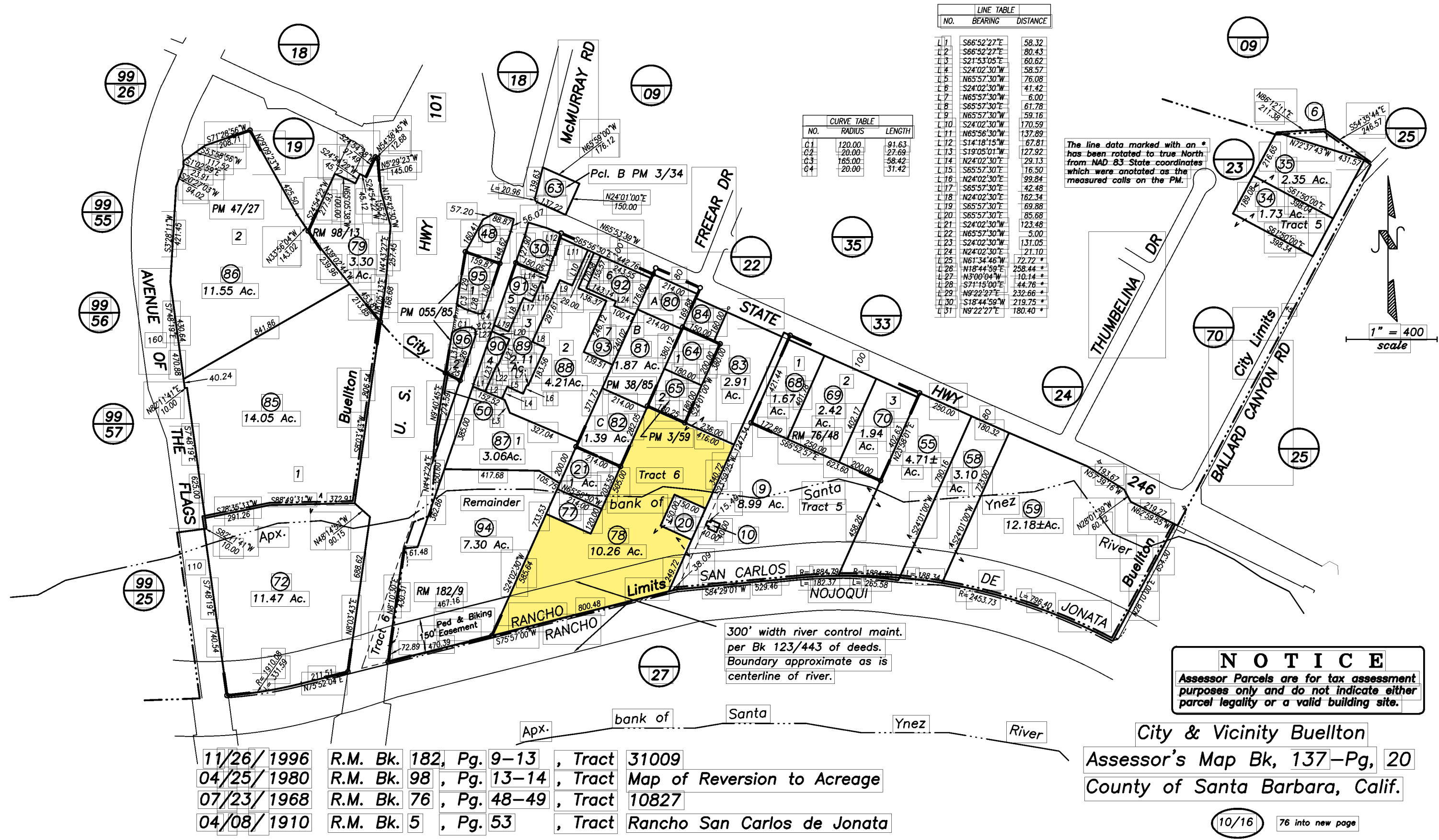
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ACCESS EASEMENT

# Amenities Map



Parcel Map





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