



# 610

MCMURRAY ST.  
BUELLTON, CA

**FOR SALE**

**COMMERCIALLY ZONED  
VACANT LAND**

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COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## PROPERTY OVERVIEW

A ±4.37-acre vacant commercial land site in Buellton, CA, zoned CS and CR. Situated in the heart of the Santa Ynez Valley with proximity to Highway 101 and the Avenue of Flags corridor, the property offers a rare opportunity to develop a significant commercial project in one of Santa Barbara County's fastest-growing communities. The parcel is shovel-ready for entitlement and ideally suited for investors or developers seeking to capitalize on Buellton's expanding tourism economy and limited commercial land supply. *(Buyer to verify usable square footage.)*

**Offering Price: \$4,000,000**

**APNs: 137-170-068 & 137-170-069**

**Lot Size: ±190,357 SF (±4.37 AC)**

**Zoning: CS & CR**



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## RETAIL MAP



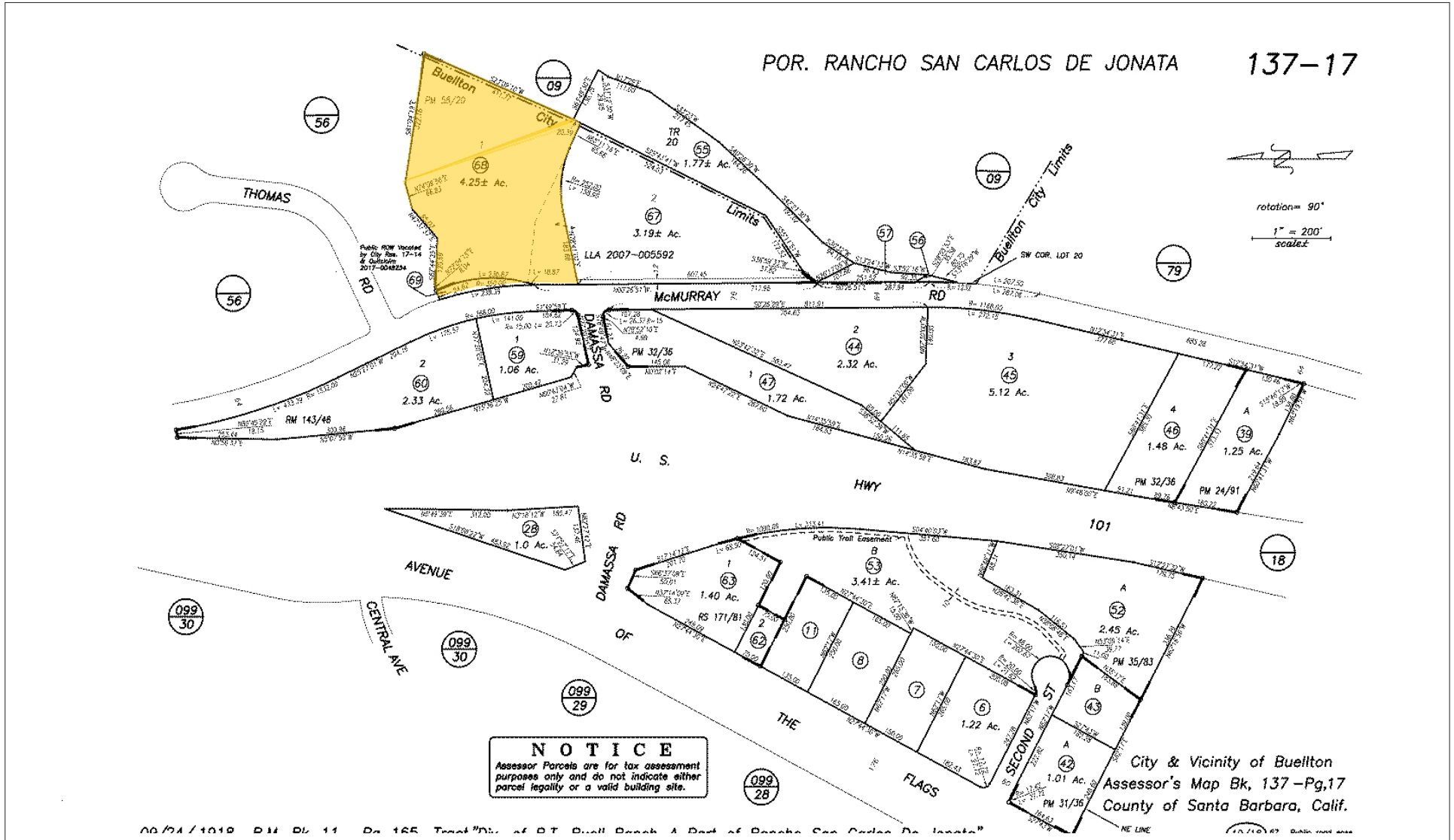
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## AADT TRAFFIC COUNTS



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TAX MAP

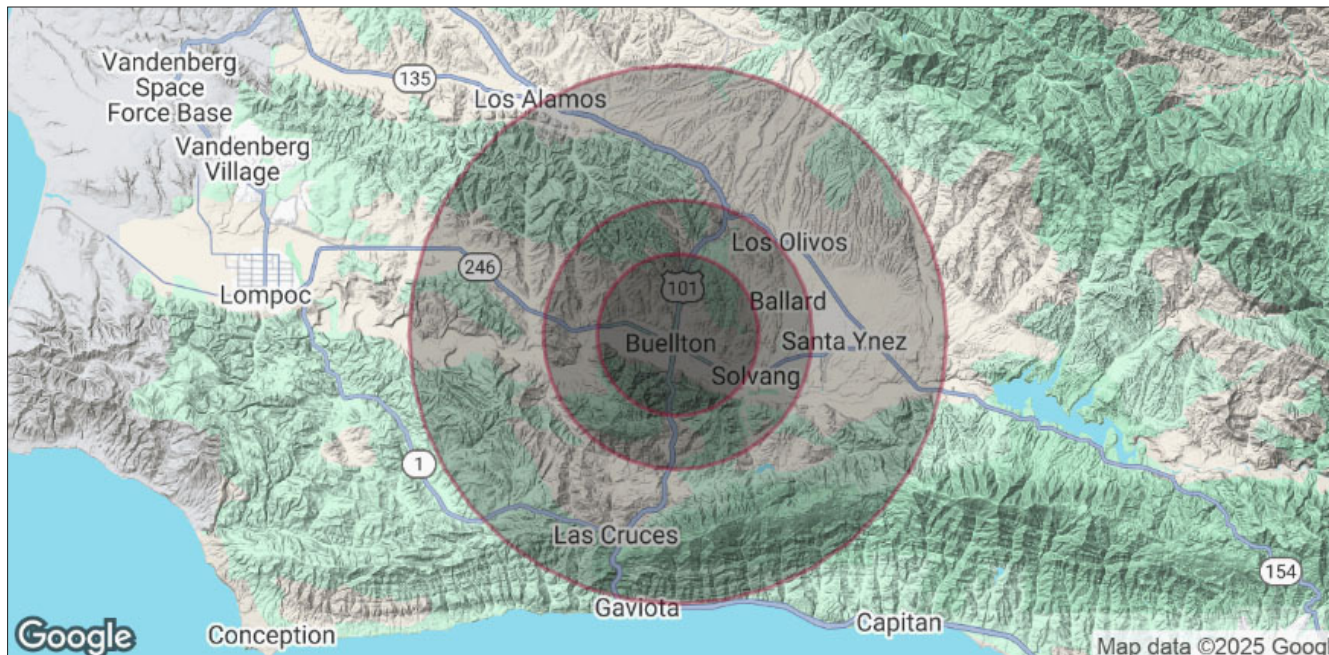


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## DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	10 MILES	15 MILES
<b>POPULATION</b>			
Total Population	8,583	13,399	22,633
Average Age	44	46	46
Average Age (Male)	43	44	45
Average Age (Female)	45	47	47
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	3,276	5,219	8,714
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$152,090	\$157,345	\$162,176
Average House Value	\$980,208	\$1,103,529	\$1,214,269

*Demographics data derived from AlphaMap*



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