

FOR SALE



Approved 13 Unit SFR Project

1038 WEST OCEAN AVENUE, LOMPOC, CA

\$86K PRICE REDUCTION

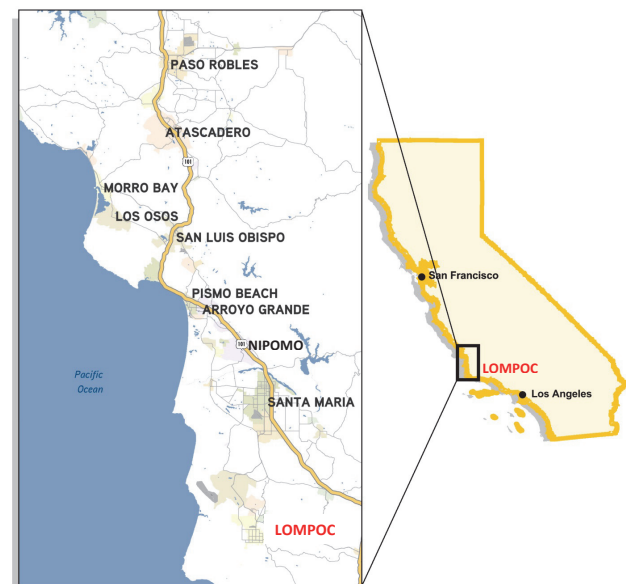


+/- 1.36 Acres Residential Development Parcel

Residential project ready for development located at the SEC of West Ocean Avenue and R Street, Lompoc, CA.

Property Information

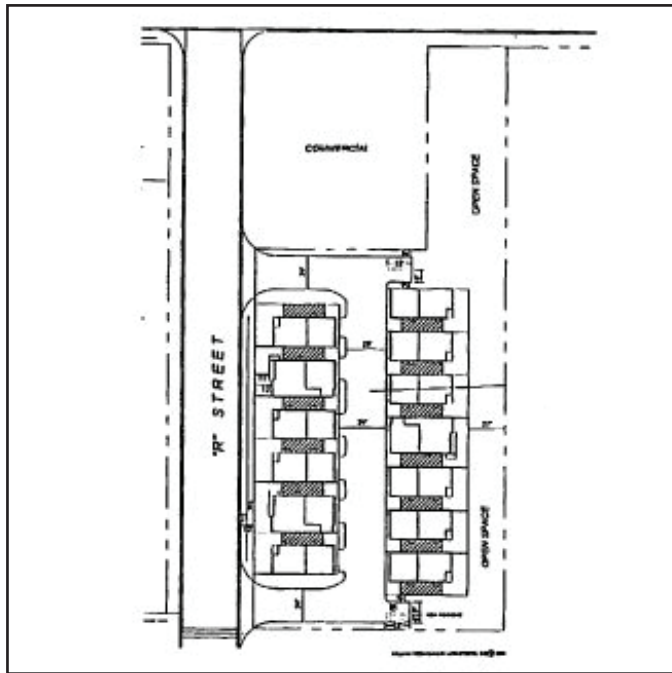
- > 13 Approved SFR Units
- > Each unit +/- 1,300 to 1,600 sf (3 bd, 2.5 ba)
- > 1.36 Acres
- > Zoned MDR PD
(Medium Density Residential - Planned Development)
- > APN#'s 091-110-047
- > Priced to sell at ~~\$585,000~~ **\$499,000**



AGENT: TAI MARTIN
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COLLIERS INTERNATIONAL
575 Price Street, Suite 211
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Approved Site Plan

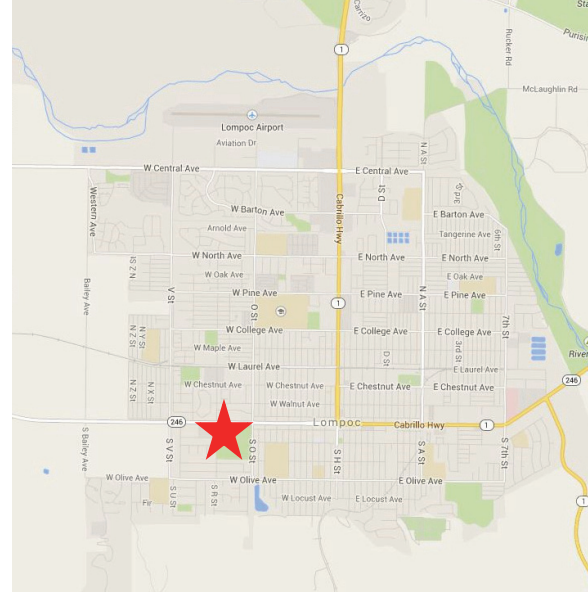
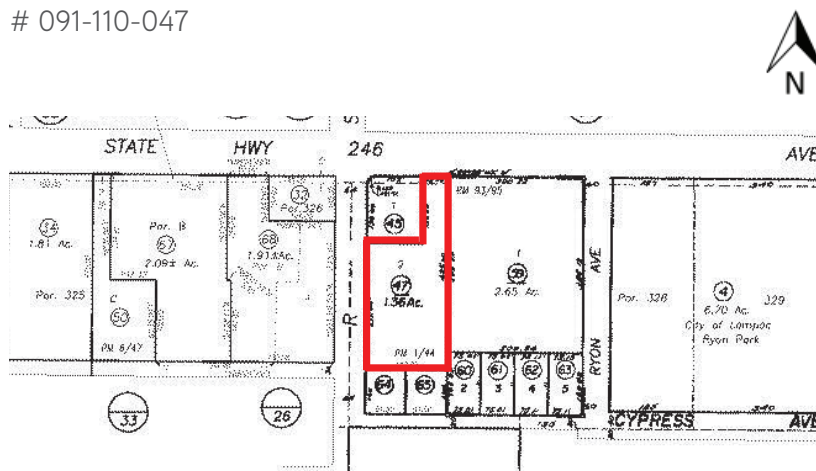


Demographics

(2014 Estimate)	1 Mile	3 Mile	5 Mile
Population	14,992	42,117	52,011
Average H.H. Income	\$54,921	\$61,655	\$68,245

APN

091-110-047



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CENTRAL CALIFORNIA COAST

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Buyers shall be responsible for determining if the Property's approvals from the City of Lompoc, if any, are applicable for the Buyers intended use of the property. All information, representations and projections shown herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Colliers International and are subject to change without notice.



Aerial > New Residential Survey



Site 1 Towbes Residential (210 SFR)

Site 2 Cottages at Burton Ranch (55 SFR & Duplexes)

Site 3 Courtyard at Briar Creek (80 SFR Units)

Site 4 Coastal Meadow (42 SFR Units)

Site 5 The Gardens at Briar Creek (150 SFR Units)

Site 6 Laurel Crossing (73 SFR Units)

Site 7 Chestnut Crossing (34 Condo Units)

Site 8 River Terrace (308 SFR/Condo/Apt Units)

SUBJECT 1 Mosaic Walk (60 SFR Units)

SUBJECT 2 (13 SFR Units)

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Approved Floor Plans > Plan One



PLAN ONE
1,309 SQUARE FEET
3 BEDROOMS / 2.5 BATHS
2 CAR GARAGE



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Approved Elevations > Plan One



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