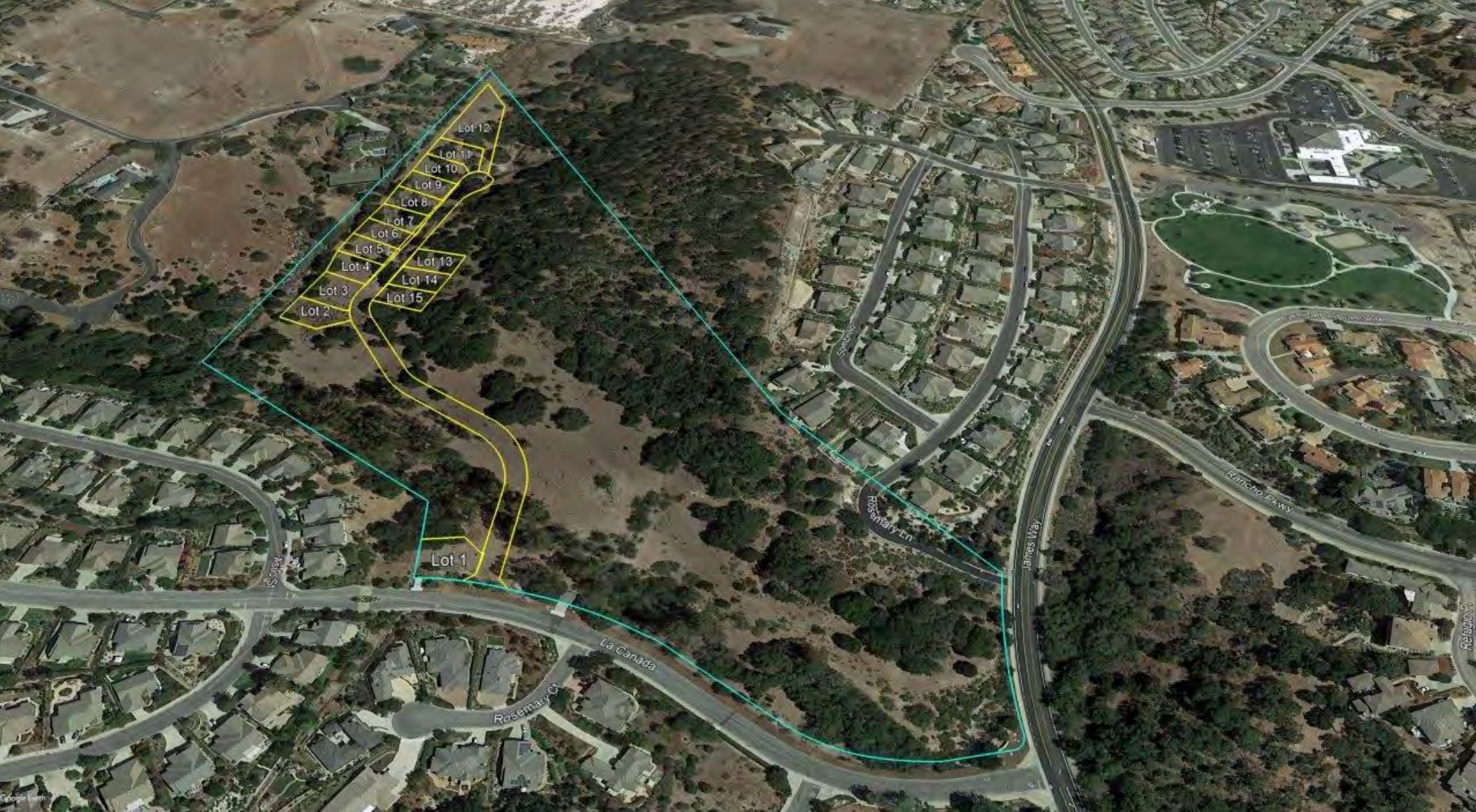


15 LOT SUBDIVISION WITH FINAL MAP IN ARROYO GRANDE



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OVERVIEW

LOCATION

La Canada, Arroyo Grande, CA 93420

PRICE

\$4,000,000

APNs

007-788-001 through 007-788-016

PROJECT SIZE

+/- 26.6 acres

NUMBER OF UNITS

Approved for 15 residential parcels and one open space parcel.

IMPROVEMENTS

Raw/unimproved

UTILITIES

Water:	Public. City of Arroyo Grande
Wastewater:	Public. City of Arroyo Grande
Electricity:	Pacific Gas and Electric
Gas:	Southern California Gas Co
Telephone:	AT&T

OVERVIEW

Located just off James Way in the beautiful Rancho Grande area of Arroyo Grande, this project is an amazing opportunity for a developer looking for highly desirable homesites and a project that can get underway very soon. The Final Tract Map #1998 has been recorded for 15 residential parcels ranging in size from 7,200 to 23,735 square feet and a 22.2 acre open space parcel.

This planned unit development will have a rural feel being surrounded by large open space with walking trails, yet is located very close to shopping, medical services and the Rancho Grande Park. Home designs have been approved by the city and the ARC, however a developer can submit for new designs of their own.

ENTITLEMENT SUMMARY

- Final Tract Map #1998 recorded
- Recorded Vested Tract Map
- Approved Improvement Plans
- City and ARC approved house designs
- Recorded CC&Rs

HIGHLIGHTS

- Near shovel ready project
- Located in highly desirable community of Rancho Grande
- Average homes sales within a 1/2 mile radius of \$1,475,000
- Average age of homes in surrounding area is 25 years
- Ocean views possible



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PROPERTY PHOTOS



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PROPERTY PHOTOS

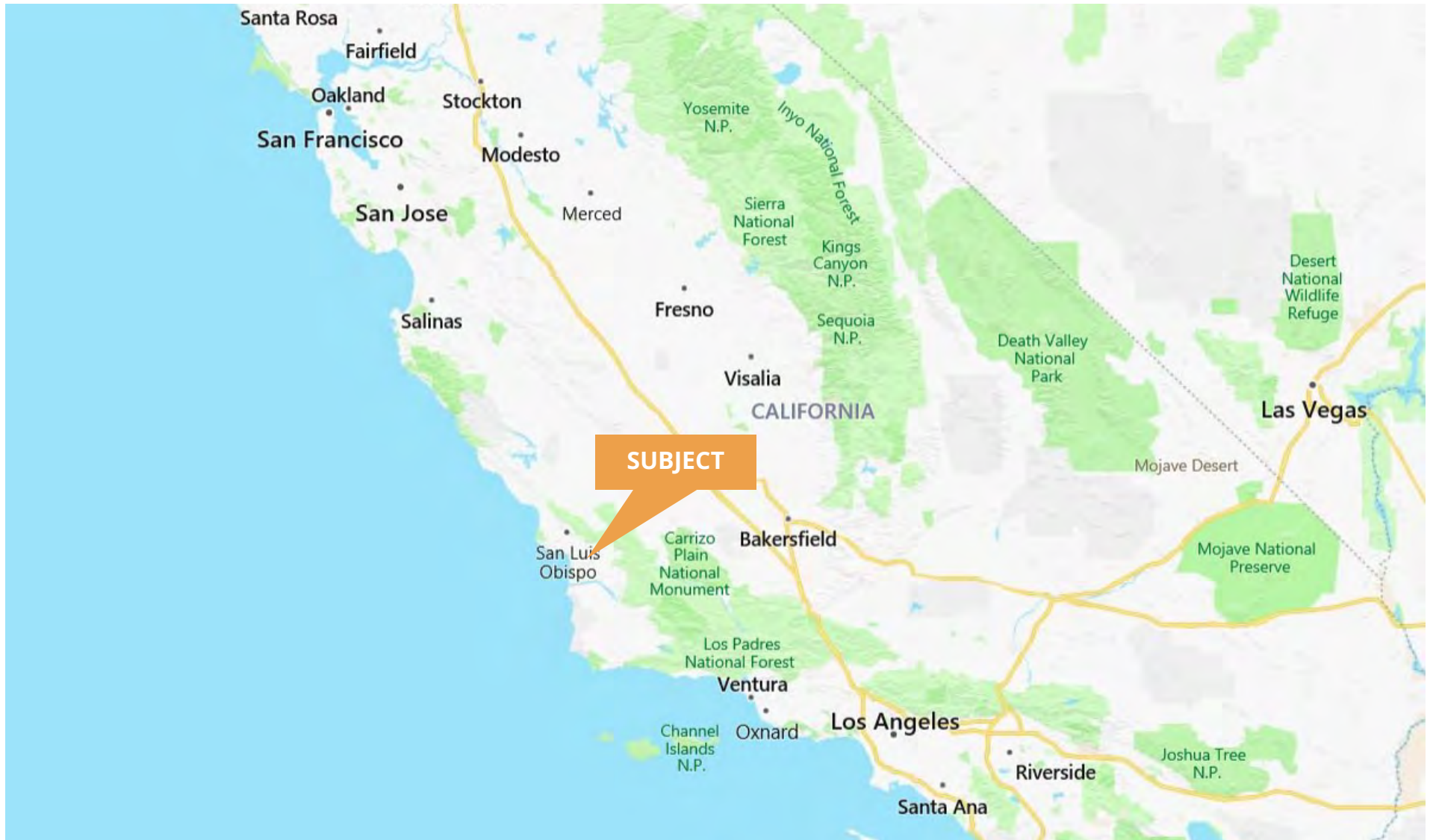


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REGIONAL MAP



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LOCAL AREA AERIAL MAP

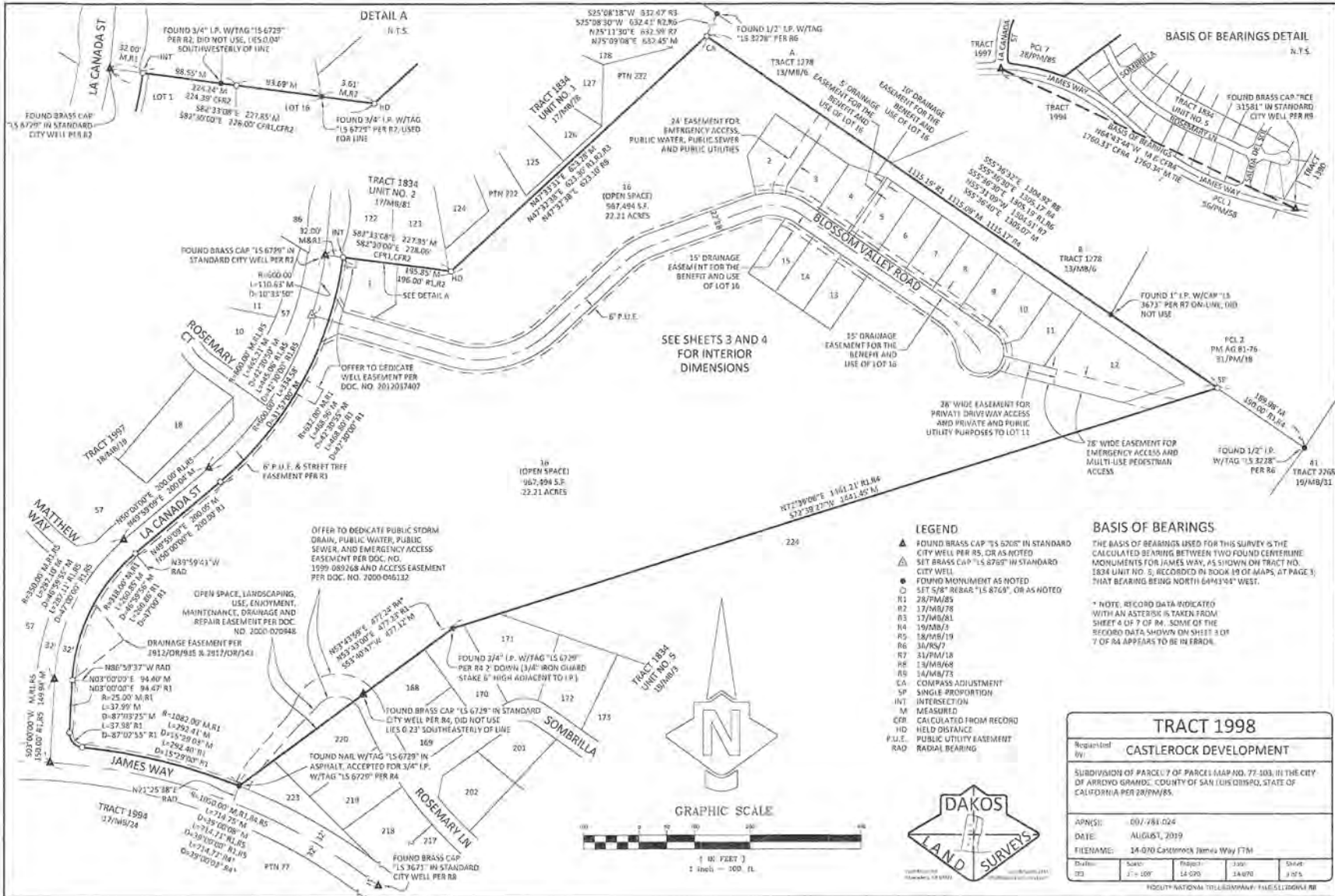


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FINAL TRACT MAP



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AERIAL PARCEL MAP

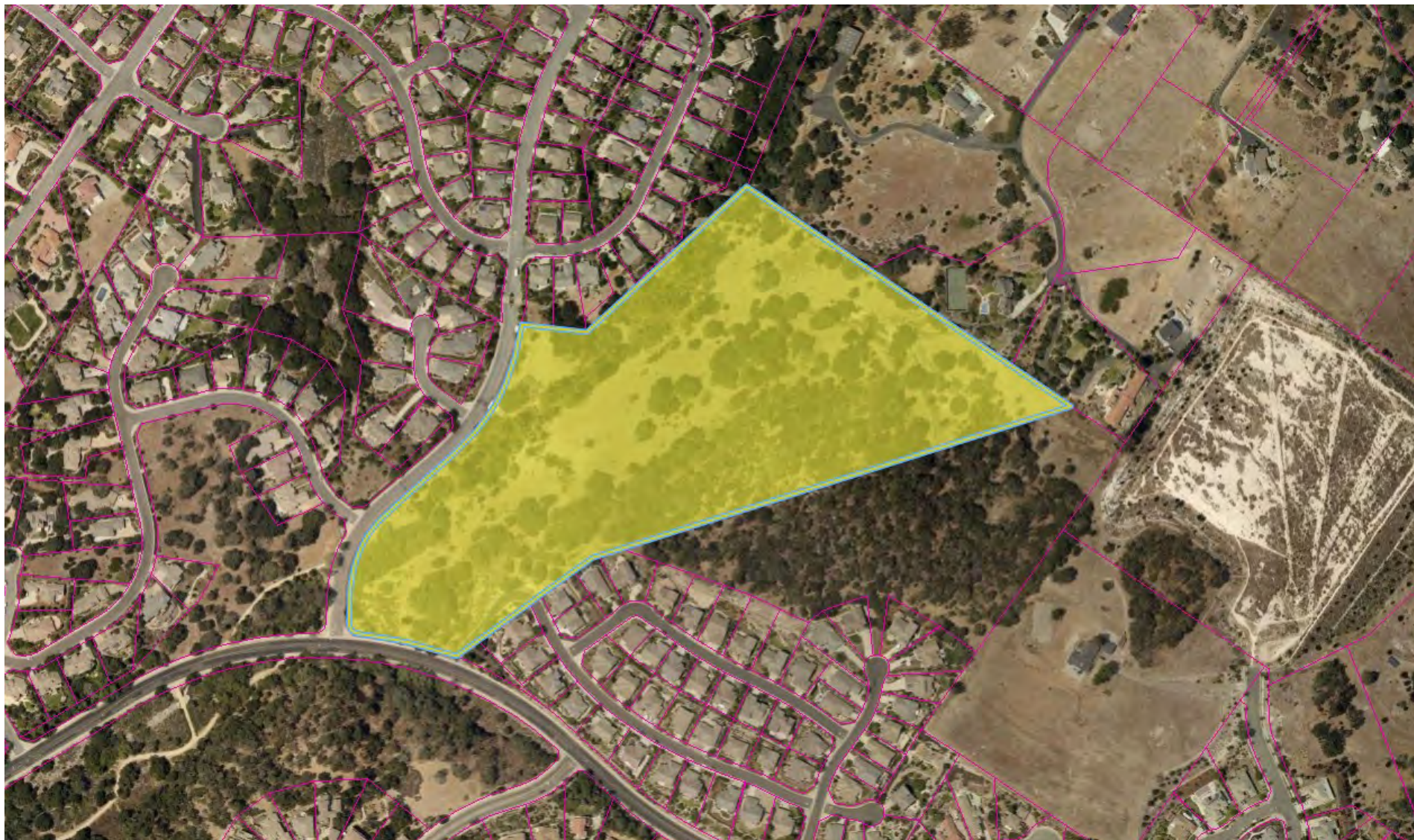


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AERIAL MAP



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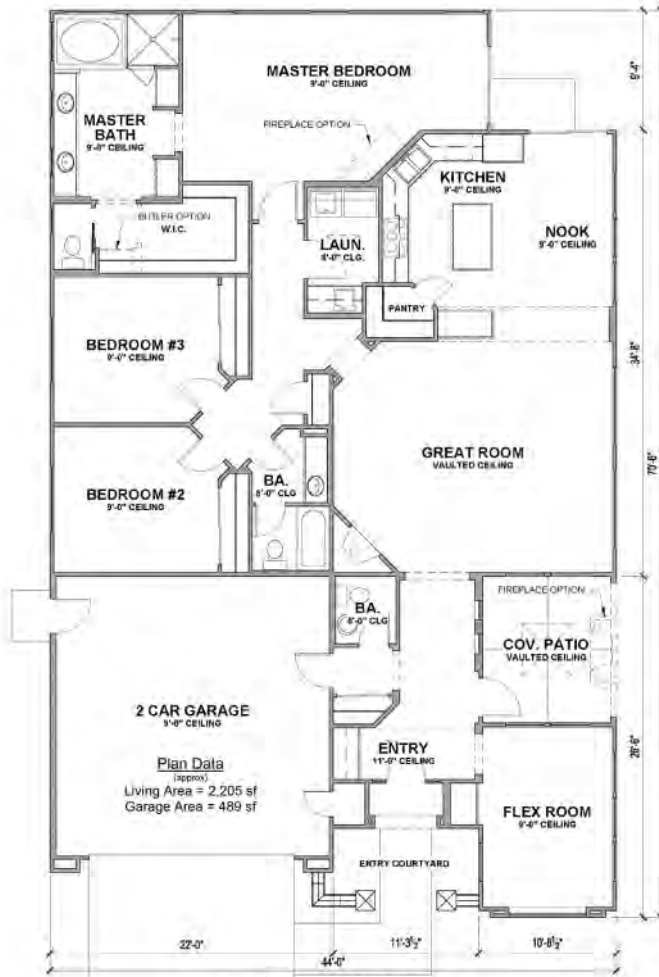
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FLOOR PLANS AND ELEVATIONS

DESIGN MANUAL

January 1, 2020



The Emerald - Floor Plan
(single story)

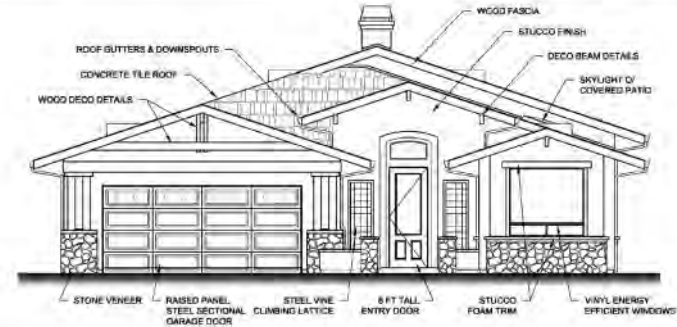
THE MEADOWS AT RANCHO GRANDE

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ARROYO GRANDE, CA

DESIGN MANUAL

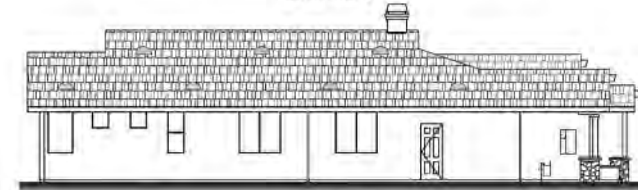
January 1, 2020



right elevation



rear elevation



left elevation

The Emerald - Elevation 'A'
(single story)

THE MEADOWS AT RANCHO GRANDE

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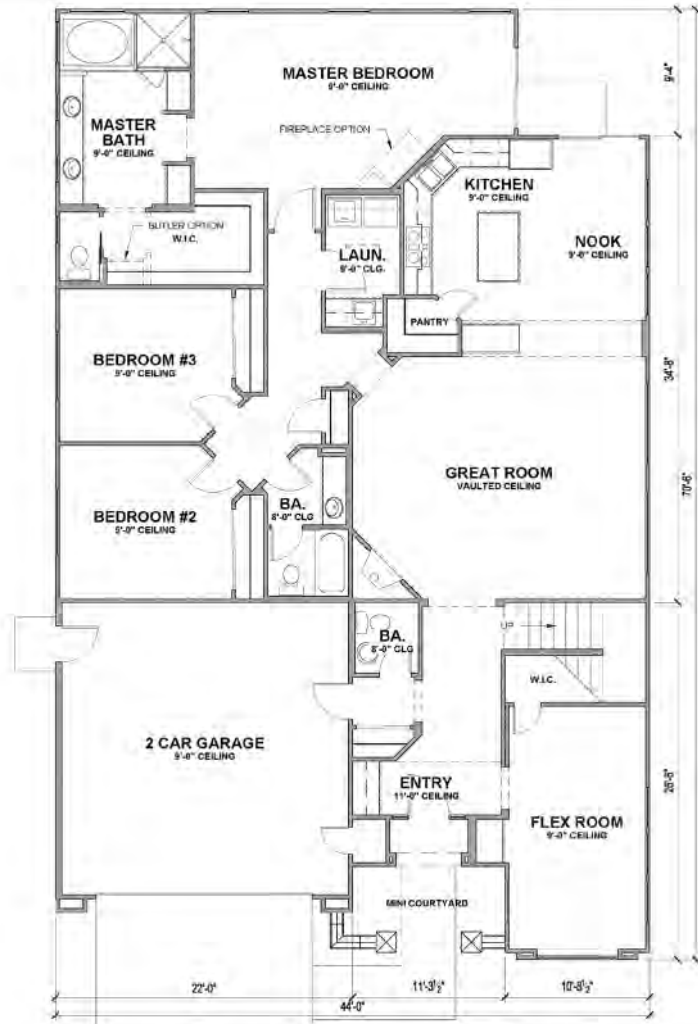
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FLOOR PLANS AND ELEVATIONS

DESIGN MANUAL

January 1, 2020



The Emerald - Floor Plan – First Floor
(two story)

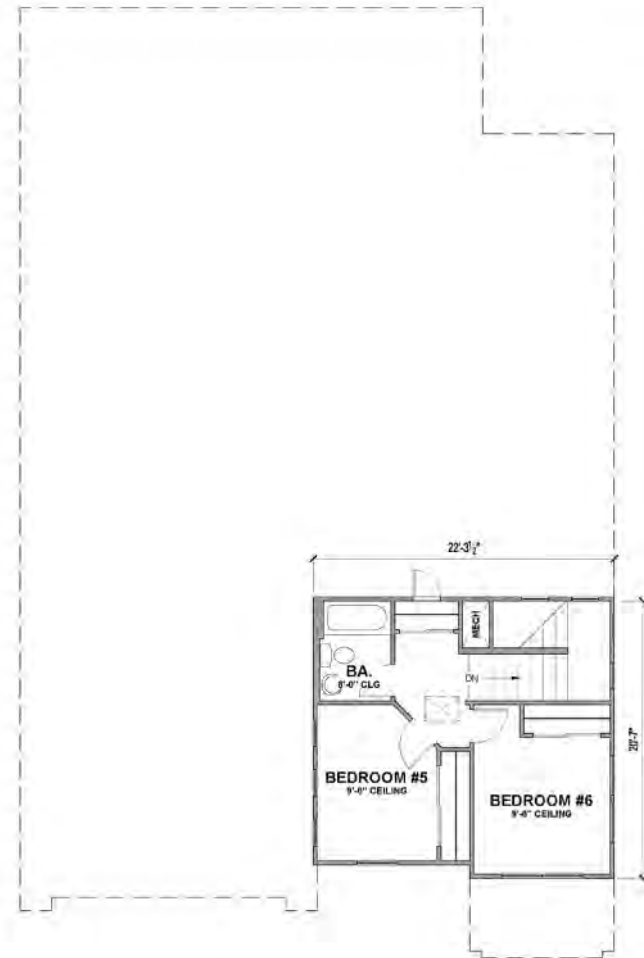
THE MEADOWS AT RANCHO GRANDE

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ARROYO GRANDE, CA

DESIGN MANUAL

January 1, 2020



The Emerald - Floor Plan – Second Floor
(two story)

THE MEADOWS AT RANCHO GRANDE

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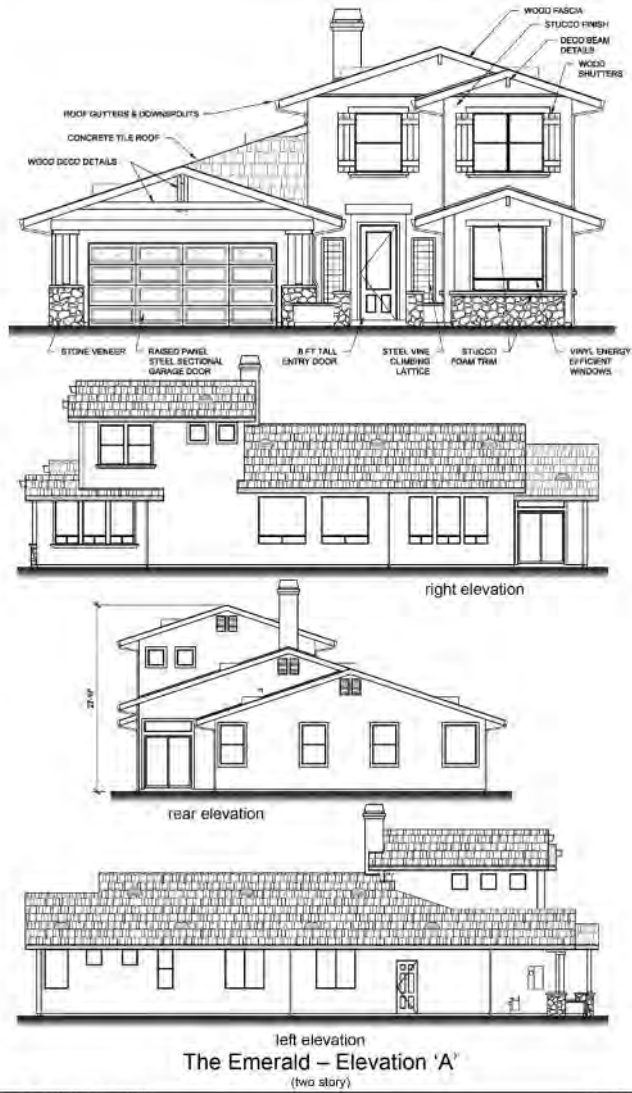
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FLOOR PLANS AND ELEVATIONS

DESIGN MANUAL

January 1, 2020



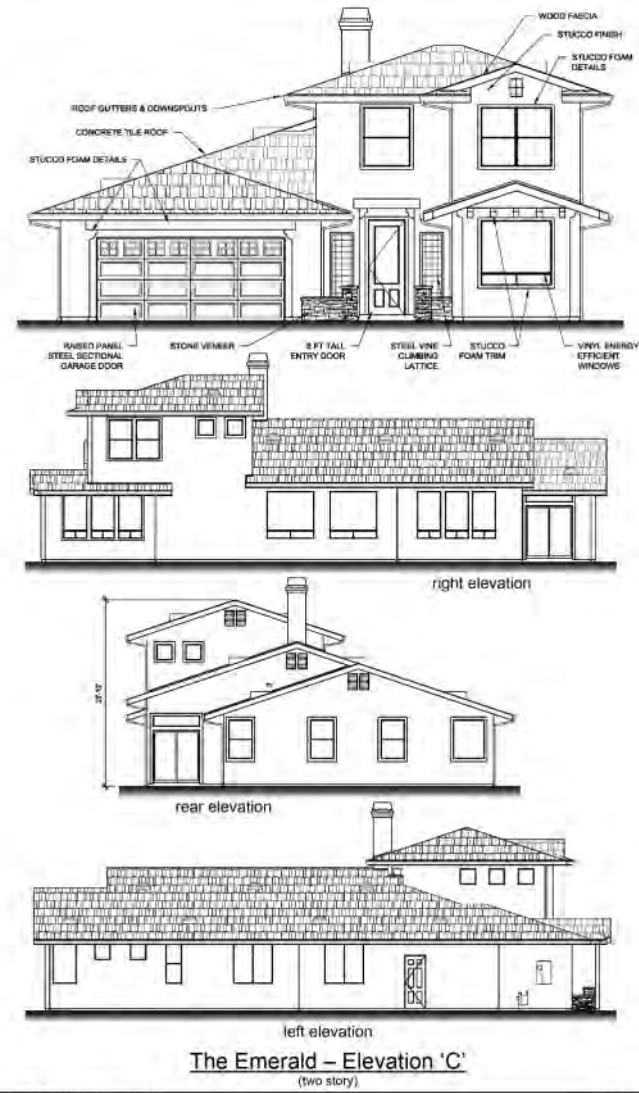
THE MEADOWS AT RANCHO GRANDE

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ARROYO GRANDE, CA

DESIGN MANUAL

January 1, 2020



THE MEADOWS AT RANCHO GRANDE

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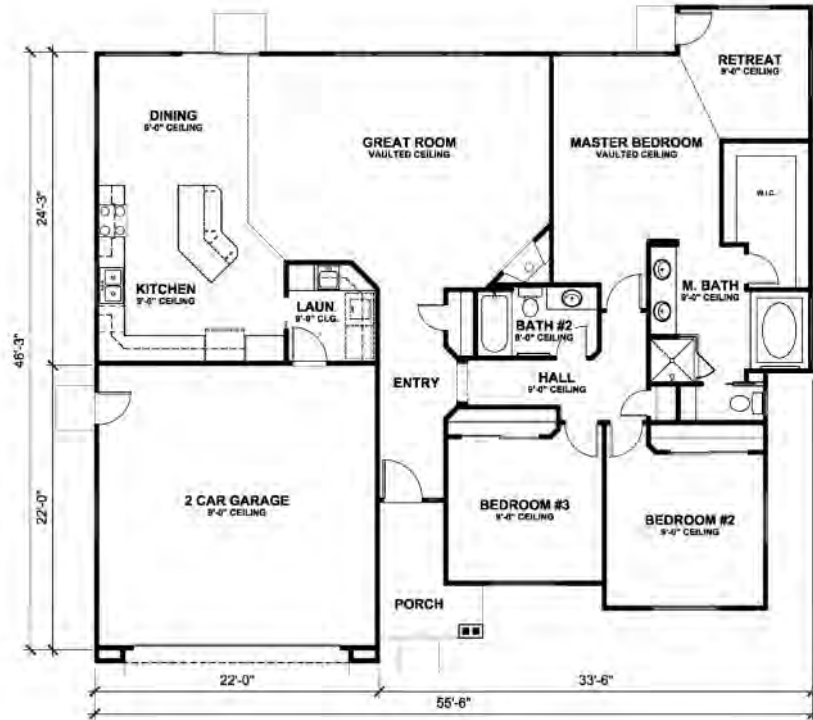
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FLOOR PLANS AND ELEVATIONS

DESIGN MANUAL

January 1, 2020



Plan Data
(sq ft)
 Living Area = 1,891 sf
 Garage Area = 484 sf

The Sapphire - Floor Plan
(one story)

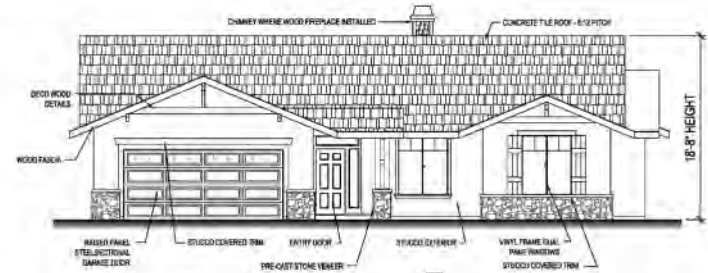
THE MEADOWS AT RANCHO GRANDE

94

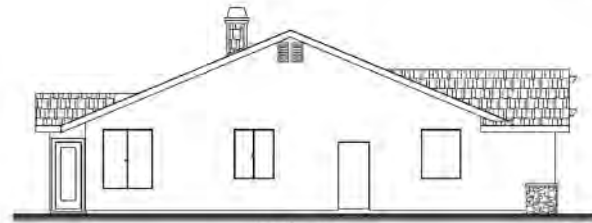
ARROYO GRANDE, CA

DESIGN MANUAL

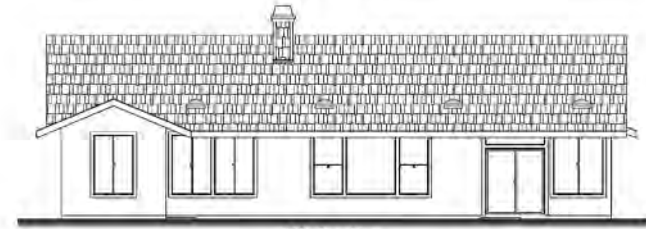
January 1, 2020



right elevation



rear elevation



left elevation

The Sapphire - Elevation A

THE MEADOWS AT RANCHO GRANDE

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COMMUNITY OVERVIEW

Arroyo Grande is situated on the Central Coast of California, approximately halfway between Los Angeles and San Francisco. Nestled between wineries and just minutes from Pismo beach, Arroyo Grande offers outdoor recreation, shopping, wine tasting and entertainment.

Arroyo Grande boasts a historic village with unique architecture, antique shops, boutiques, and charming restaurants. The Village also hosts events and festivals throughout the year.

Nearby Lopez Lake offers outdoor recreational opportunities, including boating, fishing, camping, and hiking. It's a popular spot for locals to enjoy nature and various water activities.

About 15 minutes to the north is San Luis Obispo, which continually ranks among the premier places to live and visit in the United States.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	8,776	46,532	53,443
MEDIAN AGE	45	43	44
HOUSEHOLDS	3,708	18,690	21,648
AVERAGE HH INCOME	\$107,980	\$104,430	\$106,266
OWNER OCCUPIED	2,287	10,917	12,937
RENTER OCCUPIED	1,428	7,694	8,621
MEDIAN YEAR BUILT	1984	1979	1980



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The information in this Offering Memorandum has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Hart Commercial Real Estate or the Seller. Neither Hart Commercial Real Estate nor the Seller have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

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