

DEVELOPMENT OPPORTUNITY

10.26 Acres

STEVEN R. BATTAGLIA

805.680.6431

srb@BattagliaRE.com

CA Lic #01318215

290 E Hwy 246 BUELLTON, CA



Artist's Rendering

Contact Listing Broker for Offering Memorandum.

Live Oak Lanes is an entitled development project in the growing Central Coast community of Buellton, California. The current project is planned for a 39,800 SF building with 12,500 SF of outdoor covered patio space that houses 18 lanes of bowling, 4,000 SF restaurant-bar, a 2,300 SF modern arcade, party rooms and 179 parking spaces.

The property consists of 5 acres in east Buellton, just off the 101 Freeway and Highway 246 corridor. You will find this gem situated in the shopping area of Buellton behind Jack-in-the-Box and O'Reilly's Auto Parts and clearly visible from the 101 Freeway providing exceptional visibility and exposure. This is one of the few large, commercial sites that remain undeveloped in the market in this area.

All plans, studies, reports and permits are included in the sale. This project is ready for an investor/developer to finalize the grading plans and break ground and complete the project, modify it to suit their needs, or pivot to any number of other possibilities.

PROPERTY DETAILS

List Price	\$3,250,000
Land Size per Plans	±5 Acres
Price Per SF	\$14.68/SF
APN	137-200-078
Zoning:	CR Commercial Retail

805.688.5333

www.BattagliaRE.com

2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.

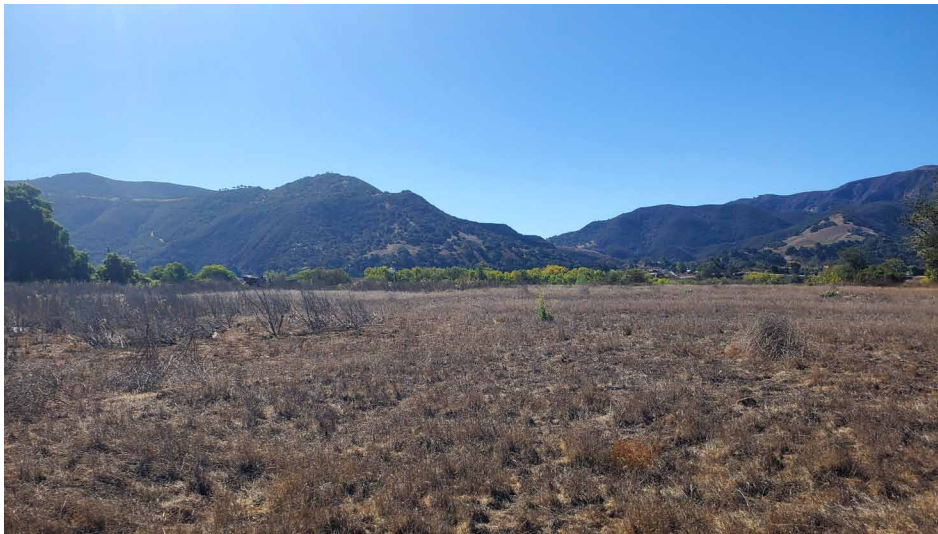


FOR SALE: 290 E Hwy 246, Buellton, CA



Proposed South Elevation

Artist's Rendering



Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.

FOR SALE: 290 E Hwy 246, Buellton, CA

