

# FOR SALE

## 20-60 E. HIGHWAY 246 & 220 AVENUE OF THE FLAGS, BUELLTON, CA

Land for Sale: 2.5 ± Acres

### PROPERTY INFO:

**Sale Price:** \$2,625,000 (approx. \$24/sq. ft.)

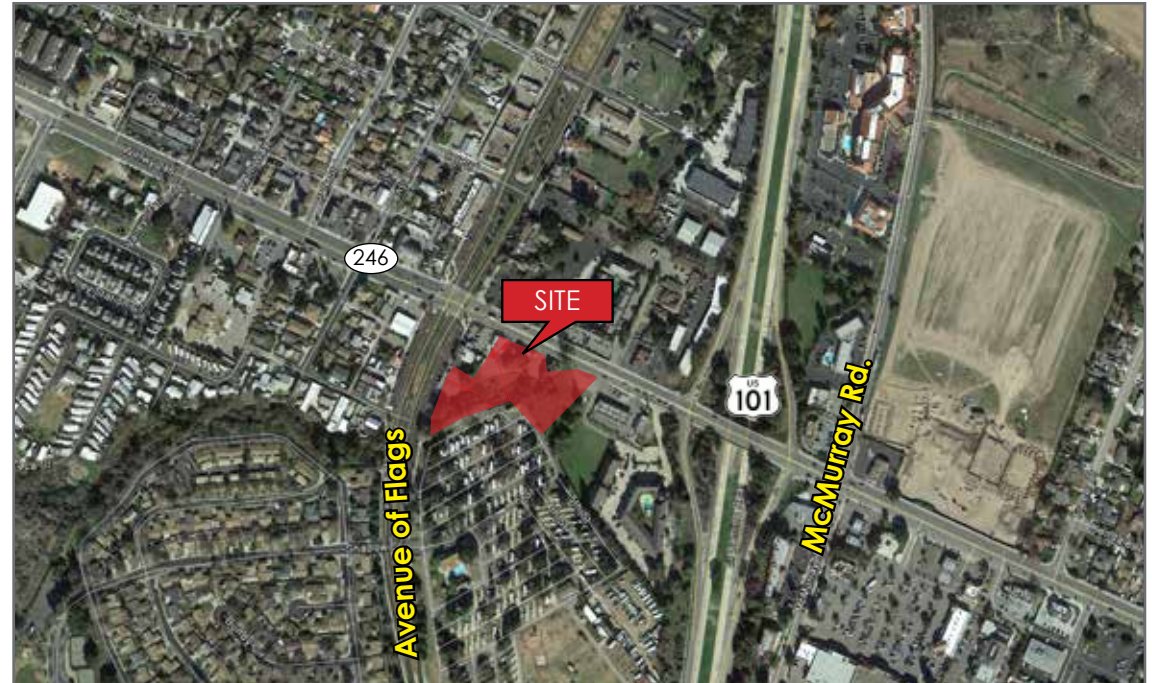
**Land Size:** 2.5 ± acres (108,898 ± sq. ft.)

**APNS:** 137-190-007, 013, 015, 022, 024, 026, 030, 033

**Zoning:** CR (General Commercial)

**Average Daily Traffic:** 15,000 (Hwy 246) 17,380 (Hwy 101)

**Santa Ynez Valley Tourism:** The Santa Ynez Valley attracts over 5 million annual visitors a year producing over \$100 million in direct spending.



### DESCRIPTION:

Well located development opportunity at the corner of Highway 246 and Avenue of the Flags. One of the last major parcels in this prime commercial corridor. Buellton is at the crossroads of the area's burgeoning wine, craft beer and craft distillery tourism business with direct access to Highway 101. The site is centrally located between Santa Maria/San Luis Obispo and the Santa Barbara area.

### CONTACT INFORMATION:

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FOLLOW US ON:

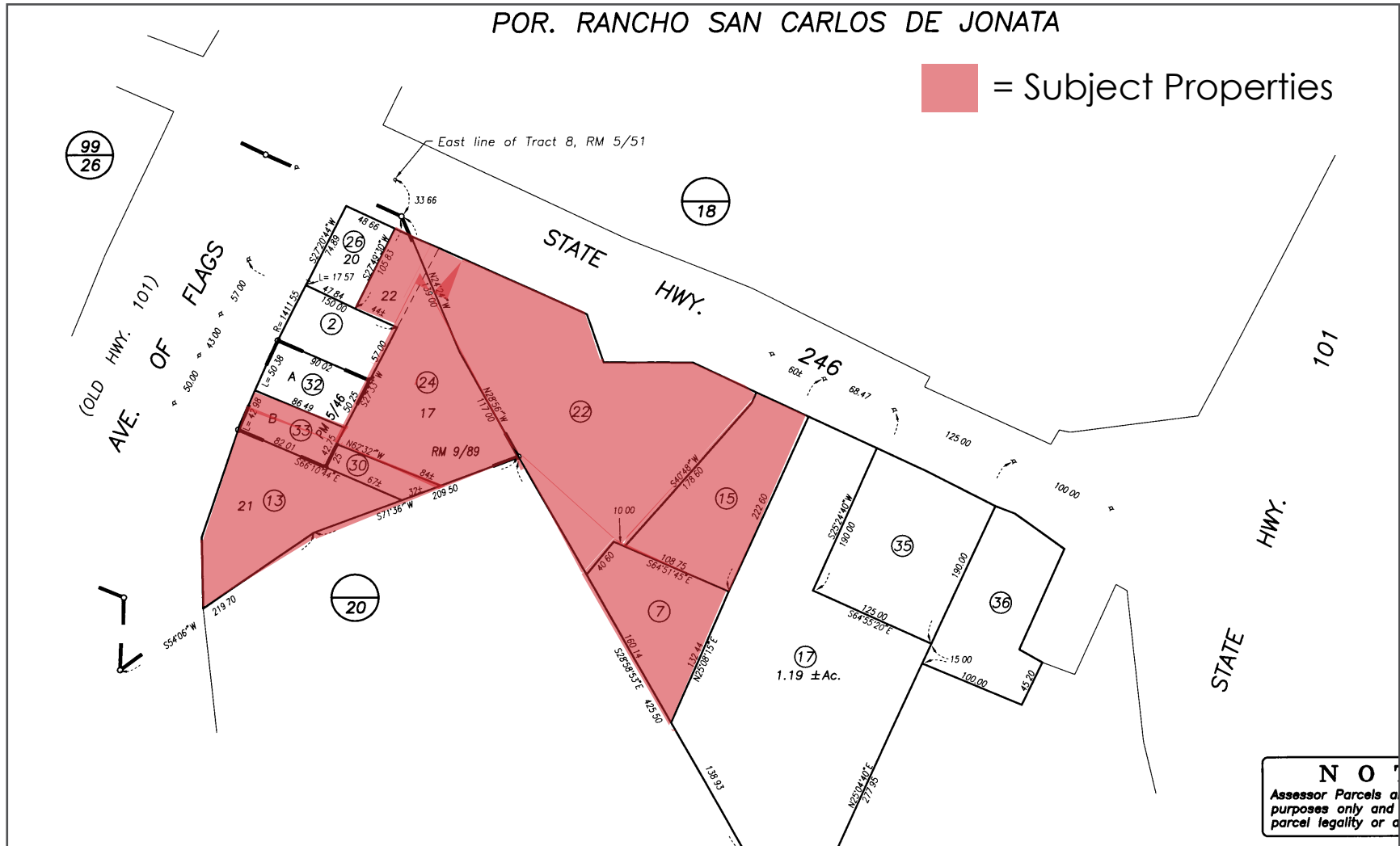


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1. Tractor Supply/Starbucks/Habit/Chipotle
2. Pea Soup Andersens Inn
3. CVS
4. Albertsons
5. Standing Sun Wines
6. Cold Heaven Cellars
7. Marriott
8. Quality Inn
9. San Marcos Hotel
10. Terravant Wine Co
11. Avant Tapas & Wine
12. Figueroa Mountain Brewery
13. Margerum Wine Company
14. Firestone Walker Brewing Company
15. Cool Hand Vineyard
16. Arthur Earl Winery
17. Sevtap Winery
18. Lucas & Lewellen Vineyards
19. AJ Spurs Saloon & Dining Hall
20. Hitching Post II

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