

**10 McMurray Rd
Buellton, CA 93427
Offered at \$2,000,000**



10.36 Acres General Commercial Land Buellton, CA



General Commercial zoned parcels in beautiful bustling Buellton, CA with Hwy 101 visibility next to Albertsons and CVS Pharmacy. Two parcels totaling 10.36 acres with about 3 acres of flat with sloping land into the Santa Ynez Riverbed. Access from a city road next to strip retail centers at a signalized intersection on Hwy 246. Lots of potential commercial building opportunities including mixed use with 50% residential at 10 units per acre according to city zoning. Includes APN's 137-200-087 & 094. Address number is approximate for mapping purposes.

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CR (General Commercial). The CR zoning district provides areas to serve community retail business and commercial needs including stores, shops, and offices on individual lots and in shopping centers, supplying commodities or performing services for the residents of the entire community. The CR zoning district is consistent with the general commercial designation of the Buellton general plan. Mixed use projects with a residential and/or industrial component are permitted subject to the regulations contained in Chapter 19.18 of this title.

19.18.018 Development standards.

The following development standards shall apply to all mixed-use projects within the city of Buellton. For each mixed-use project, the development standards that apply are from the primary use (base zone) zoning.

A. General Requirements for All Zoning Districts.

1. The primary use must be consistent with the underlying zoning designation and must be equivalent to fifty (50) percent or greater of the total floor space.
2. Tentative and final or parcel maps shall be required for all mixed-use projects that include the creation of lots, condominiums, stock cooperatives, community apartments, and planned unit developments, both new and conversion.
3. Mixed-use projects along the Avenue of Flags and certain portions of State Highway 246 are also subject to the development standards contained in the Avenue of Flags/Highway 246 Urban Design Plan.
4. Mixed-use projects are subject to the design requirements of the Community Design Guidelines.

CR (General Commercial) Zoning District—Avenue of Flags Urban Design Area. Mixed Use

Min. Lot Area	None
Residential Density	10 units per acre; density may be increased to 12 units per acre if 60% of the units are 1 bedroom or less
Height Limit	35 feet
Setbacks	Refer to Section 19.04.160 for the measurement of, and exceptions to, setback requirements
Front	First floor, none; second floor, 5 to 10 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 5 feet); third floor, 10 to 15 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 10 feet)
Side	None. Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height
Street Side	Avenue of Flags Urban Design Area: first floor, none; second floor, 5 to 10 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 5 feet); third floor, 10 to 15 feet (a minimum of 25% and a maximum of 40% of the frontage shall be at 10 feet)
Rear	10 feet. Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)
Interior	None unless required by the California Building Code
Parking	5 feet from all property lines
Site Coverage	60% of net site area
Landscaping/ Open Space	See Section 19.18.022

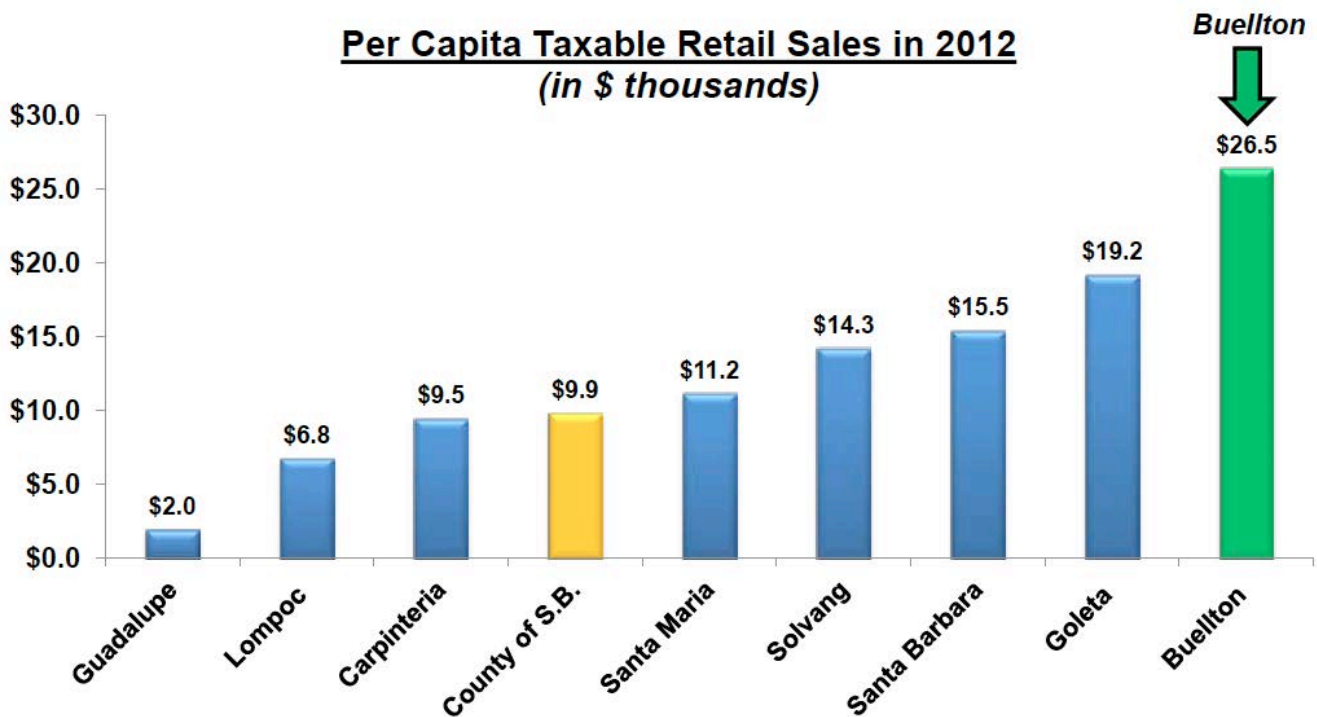
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Per Capita Taxable Retail Sales *Buellton & Comparison Regions*



2012 Population (000s):

7.1	42.9	13.1	427.3	100.2	5.3	89.1	29.9	4.9
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Source: California State Board of Equalization; California Department of Finance (2013)

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[Buellton, CA Demographics](#)

Population in July 2009: 4,306. Population change since 2000: +12.5%

Males: 2,137 (49.6%)

Females: 2,169 (50.4%)

Median resident age: 37.8 years

California median age: 33.3 years

Zip codes: [93427](#).

Estimated median household income in 2009: \$74,585 (it was \$48,490 in 2000)

Buellton: \$74,585

California: \$58,931

Estimated per capita income in 2009: \$28,353

[Buellton city income, earnings, and wages data](#)

Estimated median house or condo value in 2009: \$527,757 (it was \$235,300 in 2000)

Buellton: \$527,757

California: \$384,200

Mean prices in 2009: All housing units: \$512,078; Detached houses: \$701,605; Townhouses or other attached units: \$567,212; In 3-to-4-unit structures: \$282,262; In 5-or-more-unit structures: \$689,973; Mobile homes: \$128,147; Occupied boats, RVs, vans, etc.: \$76,088

Median gross rent in 2009: \$1,596

Source: city-data.com