



**TR** TEMPLETON RANCH  
107-Unit SFR Community Development

**Subject Property**  
221 Main Street

**Parcel 1**  
36,830 SF (0.85 Acres)

**Parcel 2**  
29,498 SF (0.68 Acres)

2-Parcels of Commercial Investment Land | Now Available for Sale!

# Flexible Commercial Options!

# 221 Main Street

Medical, Office, Retail or Mixed-Use | Templeton, CA



## Offering Memorandum

Accelerating success.

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# Property Detail Sheet



ADDRESS	221 Main Steet   Templeton, California
LOT SIZES	Parcel 1: ± 36,830 SF (0.85 Acres) Parcel 2: ± 29,498 SF (0.68 Acres)
ASKING PRICE	Parcel 1: \$995,000 (± \$27.01 PSF) Parcel 2: \$895,000 (± \$30.34 PSF)
PURCHASE OPTIONS	Available separately or together <i>Owner open to seller financing!</i>
APPROVED PROJECT	± 18,000 SF office/retail/residential <i>Complete Plans for Shovel-Ready Project!</i>
APN	040-216-001
ZONING	CR (Commercial Retail)
TOPOGRAPHY	Level
ANCILARY BENEFITS	See Pages 8-13
PROXIMITY	± 0.3 miles from Highway 101 <1 mile from Downtown Templeton
FRONTAGE	± 399' on N Main Street

## PRIME COMMERCIAL LAND OPPORTUNITY IN TEMPLETON, CA

Rare, Two-Lot Offering for Versatile Development

PARCEL 1: ± 36,830 SF (0.85 AC) - Asking: \$995,000 (± \$27.01 PSF)

PARCEL 2: ± 29,498 SF (0.68 AC) - Asking: \$895,000 (± \$30.34 PSF)

***For Purchase Separately or Together - Seller Financing Available!  
Ready-to-Build, Approved Project or Build-Your-Own Development Site***

### PROPERTY SUMMARY

This is a rare and remarkable opportunity to acquire two completed commercial lots in Templeton, California, perfectly positioned near Downtown Templeton and Highway 101. The property has recently undergone a lot split, creating two highly-desirable sized lots with water units suitable for owner-users and investors. These lots are ideal for a range of development possibilities, including medical, professional offices, retail establishments, or mixed-use projects.

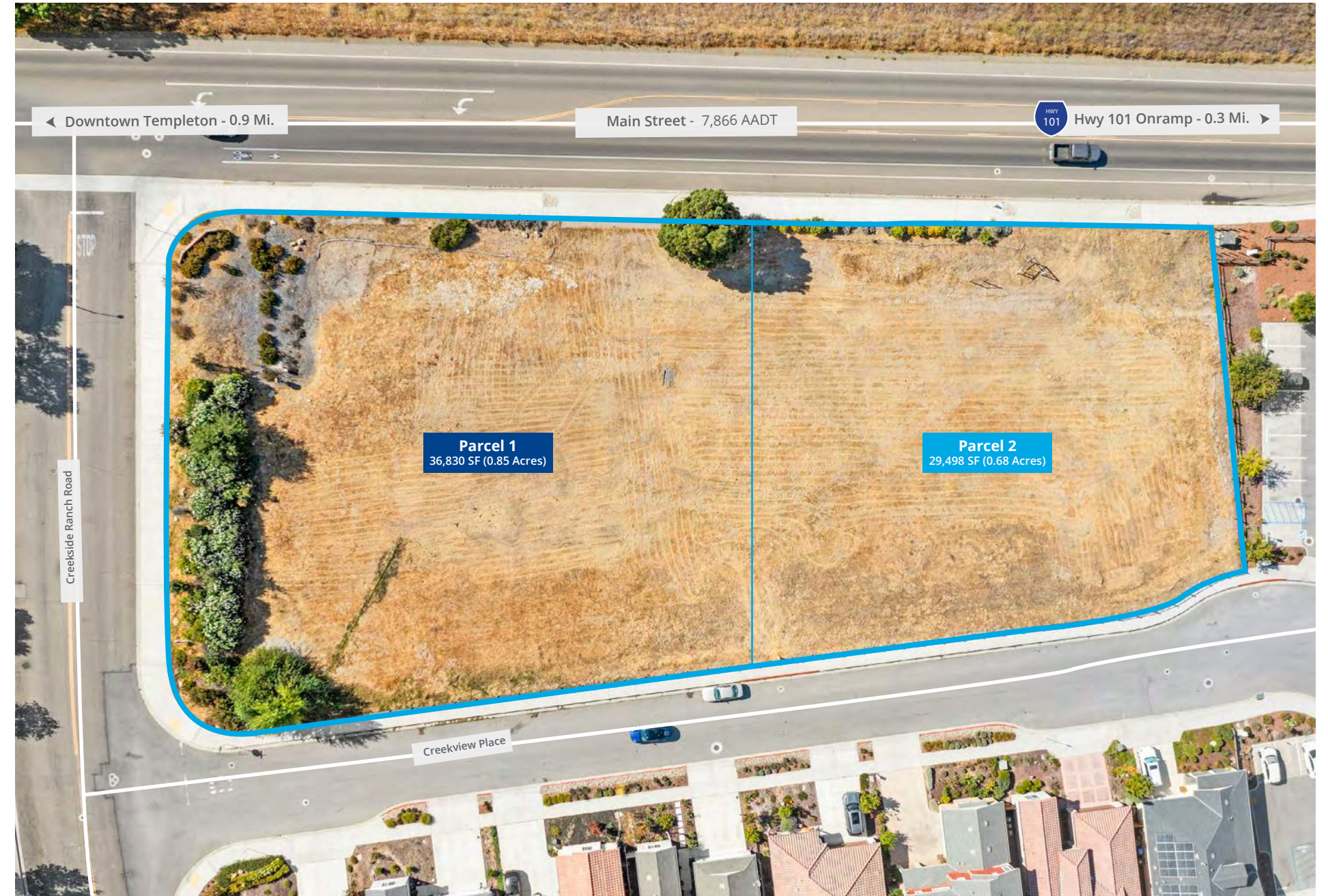
### DEVELOPMENT POTENTIAL

- > Current approvals for an 18,000 SF office/retail/residential project.
- > Among other options, preliminary studies indicate that a 10,000 SF medical or office building can be constructed on Parcel 1, and an 8,000 SF medical or office building on Parcel 2.
- > Lots with allocated water units, and complete off-site improvements, a rarity in Templeton.
- > Special incentives include no traffic improvement fees and a stormwater retention waiver.
- > **INCLUDES APPROVED BUILDING PLANS; READY-TO-DEVELOP!**

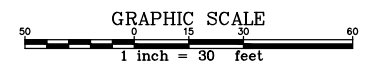
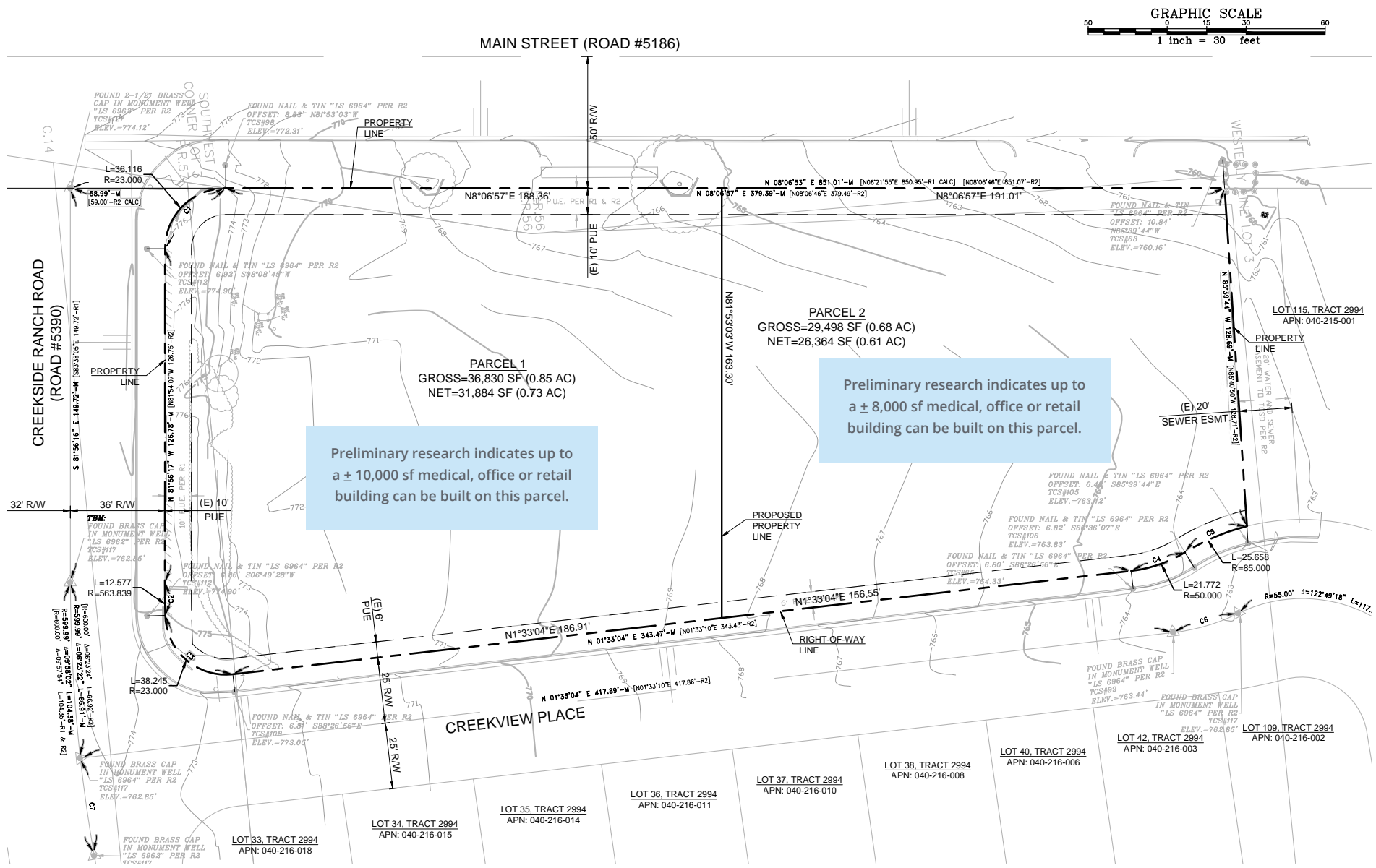


APPROVED COMMERCIAL CONCEPT

# Property Aerial



# Parcel Map & Property Gallery



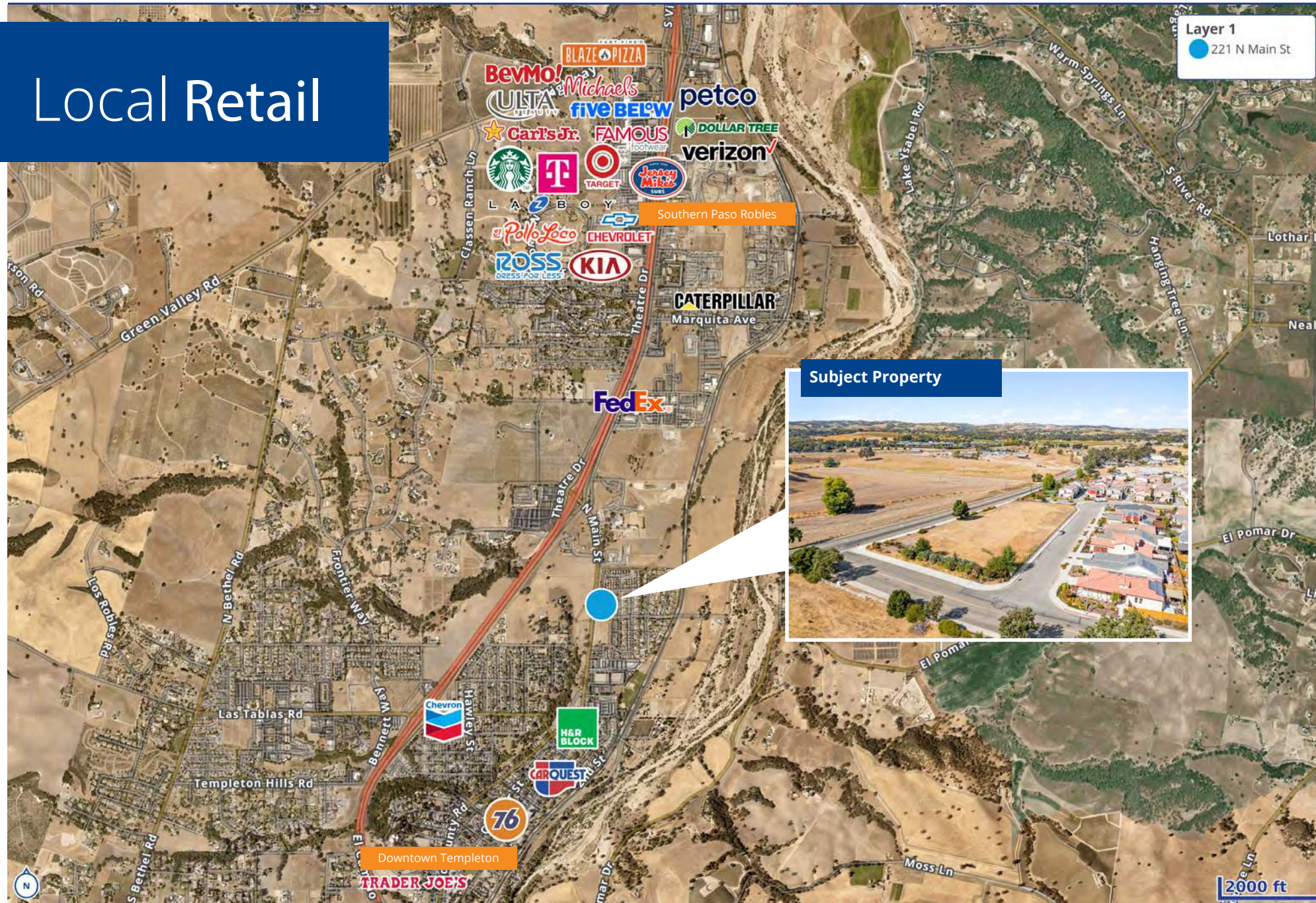
## 221 MAIN STREET LAND OPPORTUNITY Rare, Two-Lot Offering for Versatile Development

**PRIME LOCATION**  
The Subject Property boasts nearly 400' of frontage along the Main Street commercial artery, less than a mile north of Downtown Templeton. 221 Main Street lies adjacent to the highly sought-after Templeton Ranch project, a 16.7-acre community development featuring 107 single-family homes. The site is also situated a mere 0.3 miles from Highway 101, offering invaluable accessibility and convenience.



**Clockwise from top**  
Property frontage along Main Street. Level, ready-to-develop topography. Commercial concept imagery approved for Parcel 1. Oblique aerial view showcasing Highway 101 accessibility. Commercial concept imagery approved for Parcel 2. Creekside Ranch Place entry to Templeton Ranch SFR site.

# Local Retail



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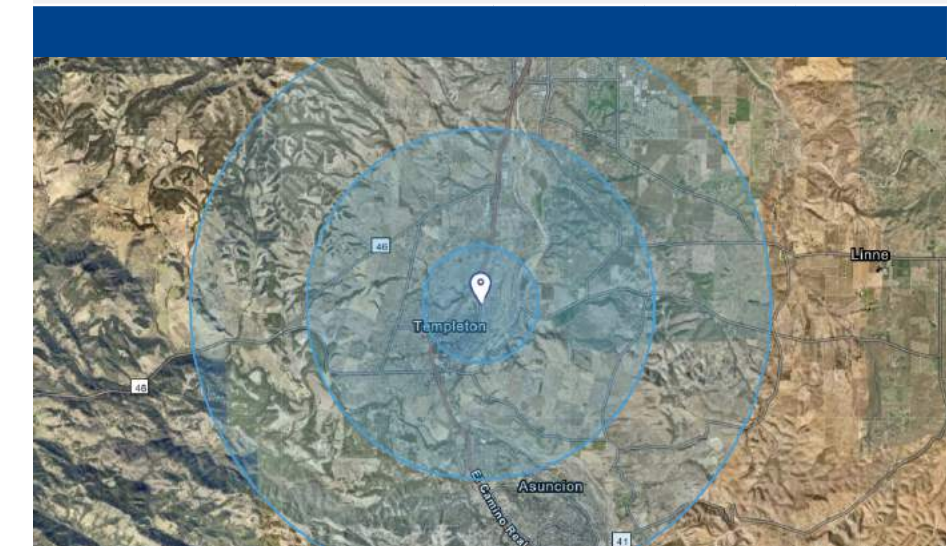


# Local Demographics

1, 3, & 5 MILE PROXIMITY RINGS AROUND 221 MAIN STREET IN TEMPLETON, CALIFORNIA

Local Demographics			
Population Statistics	1 Mile	3 Mile	5 Mile
2010 Population	3,501	10,394	42,009
2023 Population	3,685	10,805	43,013
2028 Population Projection	3,686	10,784	42,811
Annual Growth 2010-2023	0.40%	0.30%	0.20%
Annual Growth 2023-2028	0%	0%	-0.10%
Annual Growth 2023-2028	0%	0%	-0.1%
Median Age	38	42	39.8
Income Statistics			
	1 Mile	3 Mile	5 Mile
Avg Household Income	\$111,839	\$115,280	\$103,097
Median Household Income	\$97,603	\$96,955	\$85,206
Household Income of < \$25,000	96	383	1,700
Household Income of \$25,000 - 50,000	221	619	3,174
Household Income of \$50,000 - 75,000	181	467	2,282
Household Income of \$75,000 - 100,000	193	616	2,169
Household Income of \$100,000 - 125,000	140	379	1,888
Household Income of \$125,000 - 150,000	142	495	1,502
Household Income of \$150,000 - 200,000	280	651	2,080
Household Income of \$200,000+	92	410	1,288
Household Income of \$100,000 - 125,000	140	379	1,888

Local Demographics			
Household Statistics	1 Mile	3 Mile	5 Mile
2010 Households	1,282	3,878	15,683
2023 Households	1,346	4,018	16,083
2028 Household Projection	1,345	4,005	16,002
Annual Growth 2010-2023	0.50%	0.40%	0.40%
Annual Growth 2023-2028	0%	-0.10%	-0.10%
Owner Occupied Households	847	2,918	10,704
Renter Occupied Households	498	1,087	5,297
Avg Household Size	2.7	2.7	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$55M	\$170M	\$622.2M



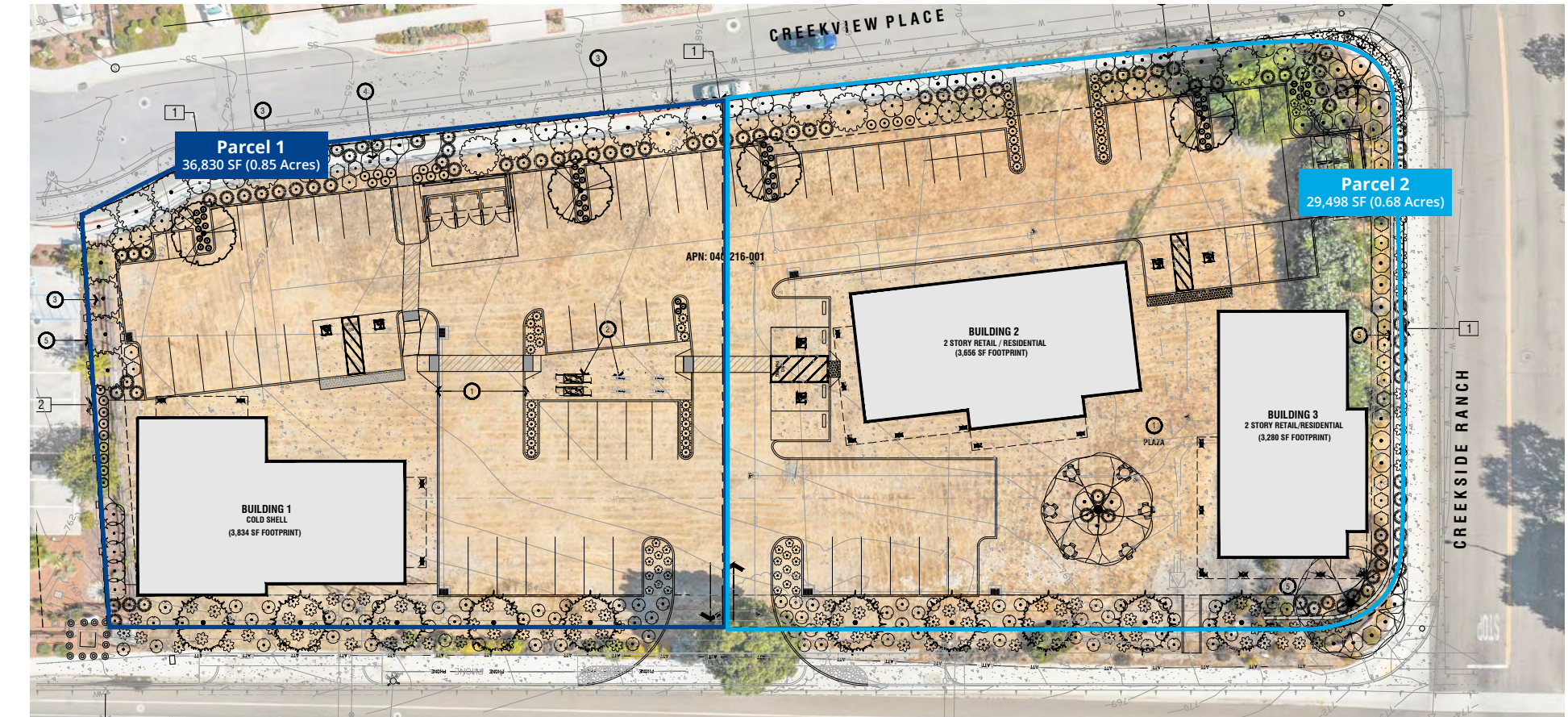
# Approved Project & Ancillary Benefit Highlights

The Subject Property at 221 Main Street currently has proposed concept plans as “The Stockyards on Main”. The site stands out as a unique property in Templeton, offering exceptional savings for prospective buyers. Unlike many other land developments in Templeton, this property is free from the usual challenges, such as limited water and sewer availability, County of SLO traffic fees, complex stormwater requirements, and costly offsite improvements. The Stockyards on Main overcomes these hurdles.

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## Approved Concept Plan: The Stockyards on Main

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**Parcel 1: Building 1**  
3,427 SF | Single-Story Commercial

Cold-shell, single-story retail building with all site improvements totaling approx. 3,427 SF.



**Parcel 2: Building 2**  
7,377 SF | 2-Story Mixed Use

2-Bedroom MFR units and 1 office suite at the upper level, with 1 office and 2 retail suites at ground floor.



**Parcel 2: Building 3**  
6,662 SF | 2-Story Mixed Use

Retail-use at ground level with 2-bedroom residential units proposed at the upper level by an egress balcony.



## Ancillary Benefit #1: Existing Water Units

Water and sewer services in Templeton are managed and provided by the Templeton Community Services District (TCSD). For any proposed projects in Templeton, it is mandatory to undergo TCSD's review process. This review ensures that the property has sufficient water and sewer rights to support the proposed development.

### 221 MAIN STREET LAND OPPORTUNITY

The Stockyards on Main project has secured **9 paid water units** and **9 paid-for sewer units**. TCSD has reviewed this project and issued an "intent to serve" letter, confirming that the development has ample water and sewer capacity to accommodate the approved project.

### UNIT AVAILABILITY AND COST:

While it is uncommon for units to become available for purchase, when they do, the current rate through TCSD for new units is \$36,979 per water unit and \$9,581 per sewer unit.

### VALUE OF WATER AND SEWER UNITS:

Based on TCSD's unit cost, the total value of the water and sewer units associated with the Subject Property is estimated at **\$313,369**.

*\* Disclaimer: Buyer to independently verify all information*

### 18 Established Water & Sewer Units:

9 water units  
9 sewer units

Already purchased and allocated for property use.

### Each Water Unit Currently Valued at:

**\$36,979.00**

in the rare instance that they become available for purchase through the TCSD.

### Each Sewer Unit Currently Valued at:

**\$9,581.00**

in the rare instance that they become available for purchase through the TCSD.

### Total Ancillary Benefit:

**+ \$313,369.00**

in water/sewer units alone.



## Ancillary Benefit #2: No Traffic Impact Fees

In Templeton, development projects usually come with a road improvement fee tag from the County of San Luis Obispo. But here's where The Stockyards on Main takes the lead.

### OPTIMIZING TRAFFIC DYNAMICS

A trip generation letter by OEG estimates that the project will generate 41 peak-hour trips, including 25 pass-by trip credits. However, the property's previous uses, as recognized by SLO County Public Works, make the proposed project eligible for existing trip credits which offset the 41 peak-hour trips.

### FINANCIAL IMPLICATIONS:

Why does it matter? At the county's current rate of \$8,462 per Peak Hour Trip (PHT), this translates into substantial savings. Imagine the benefit: a project fee savings totaling **\$346,942**. By choosing The Stockyards on Main, you're not just getting a property; you're getting a deal that puts money back in your pocket.

Local Traffic Counts				
Collection Street	Cross Street	AADT	Year	Distance
N Main St	El Camino Real	7,866	2022	0.19 mi
Highway 101	-	60,238	2022	0.33 mi
North Main Street	-	59,719	2020	0.41 mi
Horstman St	Las Tablas Rd	1,435	2022	0.46 mi
El Camino Real	Las Tablas Rd	63,656	2022	0.52 mi

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At the current County rate of \$8,462 per Peak Hour Trip (PHT), the proposed project's trip credits translate into substantial cost savings. Potential buyers can benefit from a significant project fee savings totaling **\$346,942**.

### Current rate for PHT credits

**\$8,462.00**

### Total offset credits from previous uses

**42 Credits**

### Total Traffic Fee Credit Savings at Property

**\$346,942.00**



## Ancillary Benefit #3: Stormwater Retention

In the County of San Luis Obispo, development projects usually need to adhere to strict stormwater regulations, adding complexities and costs. However, The Stockyards on Main stands out – it holds a special waiver (PCR) granted by the County, thanks to the subdivision approval of Tract 2994 before March 6, 2014.

### UNLOCKING VALUE AT THE STOCKYARDS ON MAIN

This PCR waiver is a game-changer. It means that the proposed development at The Stockyards on Main doesn't have to follow the county's current post-construction requirements for stormwater. What does this translate to? Significant savings in site design and construction costs—**estimated at around \$100,000.**

to learn more about the Stormwater retention requirements in San Luis Obispo County, and contact an agent for complete information on the waiver granted to the Stockyards on Main project.

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## Ancillary Benefit #4: Offsite Improvements

In the County of San Luis Obispo, development projects typically entail significant costs for both on-site and off-site improvements—things like roadways, sidewalks, curb/gutter, and utilities. However, at The Stockyards on Main, we've already taken care of much of this for you.

Thanks to the completion requirements for Tract 2994, a variety of improvements have already been completed around the property. These include roadway widening, left turn lane additions, park improvements, perimeter sidewalks, curb/gutter installations, handicap ramps, utility line extensions, rough grading, street signage, and perimeter fencing.

The design of The Stockyards on Main is purposefully crafted to minimize any necessary modifications to these completed on-site/off-site improvements. This not only streamlines the development process but also translates into significant value savings for you. Estimates suggest that reconstructing these completed improvements would typically cost over **\$100,000.**

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### Offsite Improvements

- N Main St. underwent roadway widening to enhance traffic flow.
- A left turn lane was added on N Main St., complemented by restriping for improved navigation.
- Significant park improvements were made for Tract 2994, enhancing recreational amenities.
- A continuous perimeter sidewalk was installed around the entire property, promoting pedestrian accessibility.
- Curb and gutter installations were completed around the entire property for enhanced infrastructure.
- Street corners now feature handicap ramps, ensuring accessibility for all community members.
- Utility line extensions, boxes, and stubouts have been strategically placed for future development needs.
- Rough grading has been executed, providing a stable foundation for the property's development.
- Street signage, including stop signs, has been installed for effective traffic management.
- Perimeter fencing has been established, enhancing security and defining the property's boundaries.

# Property Detail Review

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An aerial photograph showing a residential neighborhood with a large, vacant, brown lot in the center. The lot is bordered by a road on the right and a residential street on the left. In the background, there are rolling hills under a clear blue sky. The foreground shows a parking lot and the roof of a house.

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