

PASO ROBLES COMMERCIAL LOTS

4± ACRES | BISON COURT, PASO ROBLES, CA



58,000 ADT

SOLD!

SOLD!

3.52 AC

0.41 AC

0.35 AC



CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

Located inside Paso Robles and surrounded by rolling hills and over 200 wineries, this offering includes three separate parcels available individually or as a bulk sale. Positioned near popular food and beverage focused developments like Ramada Row & Tin City, the property presents a prime opportunity to expand the region's thriving wine and brewery district. Ideal for developers and entrepreneurs looking to build within a vibrant and fast-growing community.



PROPERTY HIGHLIGHTS



Conveniently located just off HWY 101, providing direct access to San Luis Obispo, and the Central Coast region



Off-site infrastructure improvements complete



Templeton Community Service District (TCSD) water and sewer to the site with an allocation to each lot



Proximity to nearby restaurants, tasting rooms, breweries, wineries and distilleries



Seller willing to consider offers on individual parcels or in bulk

PROPERTY DETAILS

ADDRESS	Bison Court, Paso Robles, CA
APNS	040-152-(003, 016, 017)
JURISDICTION	San Luis Obispo County
LAND USE	Multiple Use Code (MUC) - Renewable Energy Overlay
ZONING	Commercial Service (CS) & Commercial Retail (CR)
PERMITTED USES* (INCLUDE BUT NOT LIMITED TO)	• Warehousing & Distribution • Auto Dealers • General retail & restaurants • Car Wash • Hotels & Motels • Outdoor storage *permitting process dependent on project specifics



PRICING

Lot #	APN	Size (Acres)	Size (SF)	Price
5	040-152-005		SOLD	
6	040-152-004		SOLD	
7	040-152-017	0.41	17,860	\$285,754
8	040-152-016	0.35	15,246	\$243,936
15	040-152-003	3.52	153,331	\$1,350,000
TOTAL	-	4.28	186,437	-

INFRASTRUCTURE AND UTILITIES

WATER

One virtual water meter with 300 gallons per day allocated to each lot.

- *Additional water units may be available for purchase*

SEWER

One sewer unit allocated to each lot for 430 gallons per day

- *Additional sewer units may be available for purchase*

INFRASTRUCTURE IMPROVEMENTS

All off-site and frontage improvements are believed to be stubbed to the site.

- *Lot 15 requires a water main improvement to be made between Bison Ct and Marquita Ave.*



NEIGHBORING AMENITIES



Tin City is a vibrant and unique industrial hub located in Paso Robles, California, that has become a popular destination for locals and visitors alike. The community of Tin City is a collection of small, artisanal producers who have set up shop in repurposed industrial buildings, creating a charming, eclectic mix of tasting rooms, breweries, wineries, and distilleries.

SUBJECT PROPERTY



Located along Ramada Dr. between Paso Robles and Templeton, minutes from the Central Coast vineyards, Ramada Row is a collective retail destination for beer, wine, spirits and more.

PASO ROBLES

Located between Los Angeles and San Francisco and bordered by scenic Highways 1 and 101, Paso Robles is premier California wine country where small-town charm meets bold innovation. Home to a vibrant community of cowboys and creatives, it offers world-class wine, Michelin-starred dining, dynamic art, and lively music festivals—all set against the timeless beauty of wine country.



AMENITY MAP



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