



Permit-Ready



AVAILABLE FOR SALE

Toad Creek Terrace Planned Community

Old County Road, Templeton, California

Central
Coast | Sotheby's
INTERNATIONAL REALTY

PROPERTY OVERVIEW

Address	42 Old County Road Templeton, CA 93465
Property Type	Land - Planned Community
Land Area	5.64± Acres (245,678± SF)
Zoning	RSF (Residential Single Family)
Parcel Numbers	041-031-005 041-031-013 (San Luis Obispo County)
Number of Units	20
Utilities	Water and sewer fees have been paid for all units. (25 water units paid. Project requires 21)
Asking Price	\$1,575,000
Price per Lot	\$78,750



Chris Richardson

President | Lic#01200458
805.801.9091
chris.richardson@sothebysrealty.com



Erik Berg-Johansen

Sales Associate | Lic #02061242
805.538.1828
erik.bergjohansen@sothebysrealty.com

PROPERTY DESCRIPTION

Welcome to the charming town of Templeton, California! Toad Creek Terrace offers an exceptional opportunity to develop a premier townhome community in one of the most sought-after locations on the Central Coast. This prime development site is centrally located near parks, restaurants, wineries, and other local amenities, providing future residents with the perfect balance of small-town charm and modern convenience.

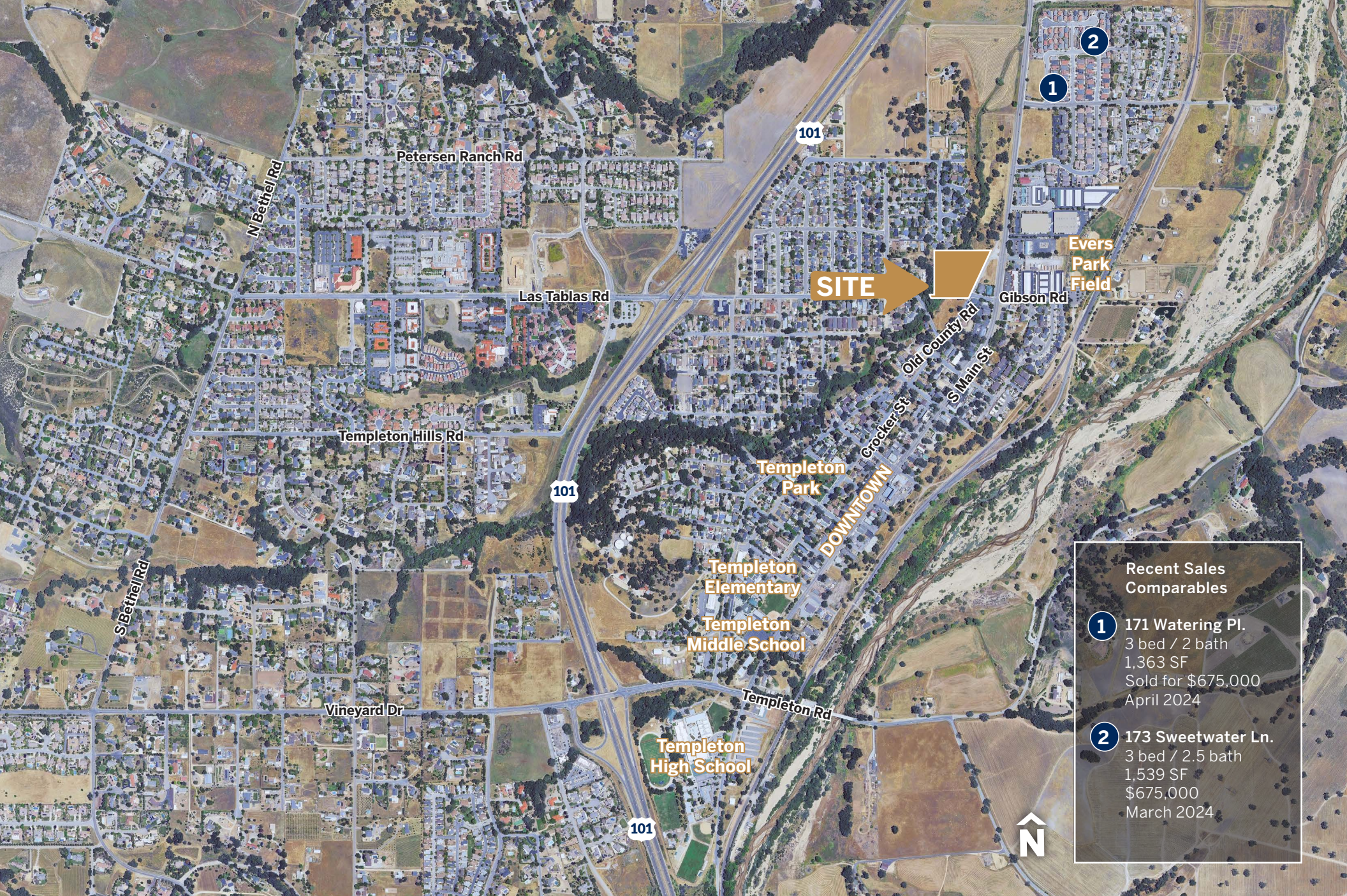
Nestled between the neighboring cities of Paso Robles and Atascadero, Templeton offers a tranquil, rural atmosphere while being just a short drive from the bustling activity of these nearby communities. The property is approximately 30 minutes from the coastal town of Morro Bay, and 25 minutes to downtown San Luis Obispo, making it an ideal spot for those seeking easy access to natural beauty, hiking, fishing, surfing, and urban amenities.

Templeton has seen an impressive increase in home values in recent years, making it a thriving market for new residential developments. ***With water rights, approved subdivision improvement plans, and permit-ready home designs for 20 townhomes, Toad Creek Terrace presents an opportunity to build and sell in a high-demand area!***

Don't miss out on the chance to be part of Templeton's exciting growth. Secure your place in this vibrant, fast-growing market today.

Supplemental Documents Available Upon Request

- Construction Plans
- Landscape Plan
- Contractor Bid for Site Improvements



Recent Sales Comparables

- 1** 171 Watering Pl.
3 bed / 2 bath
1,363 SF
Sold for \$675,000
April 2024
- 2** 173 Sweetwater Ln.
3 bed / 2.5 bath
1,539 SF
\$675,000
March 2024

Site Aerial

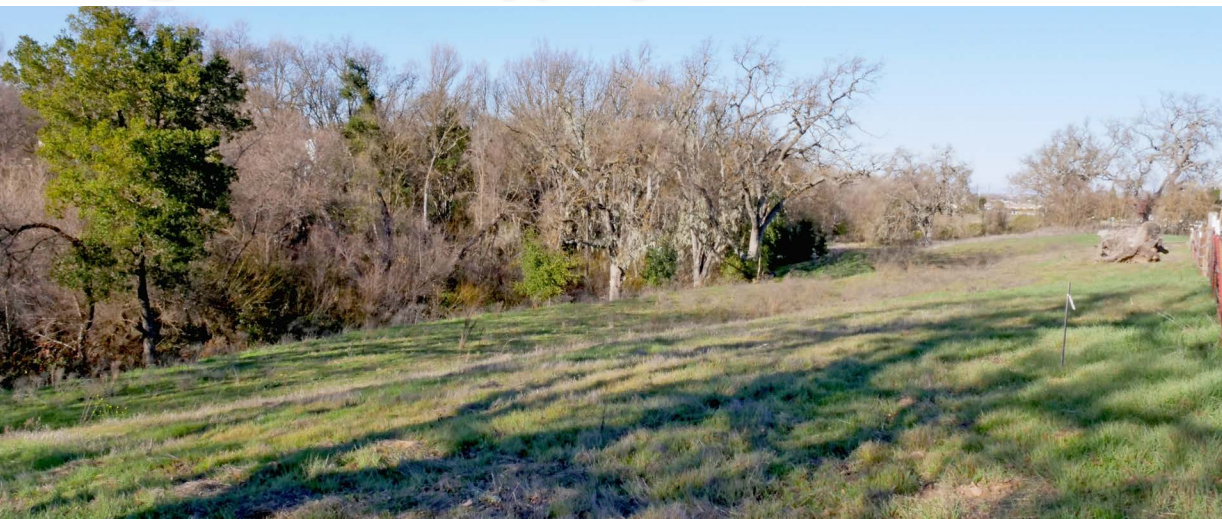
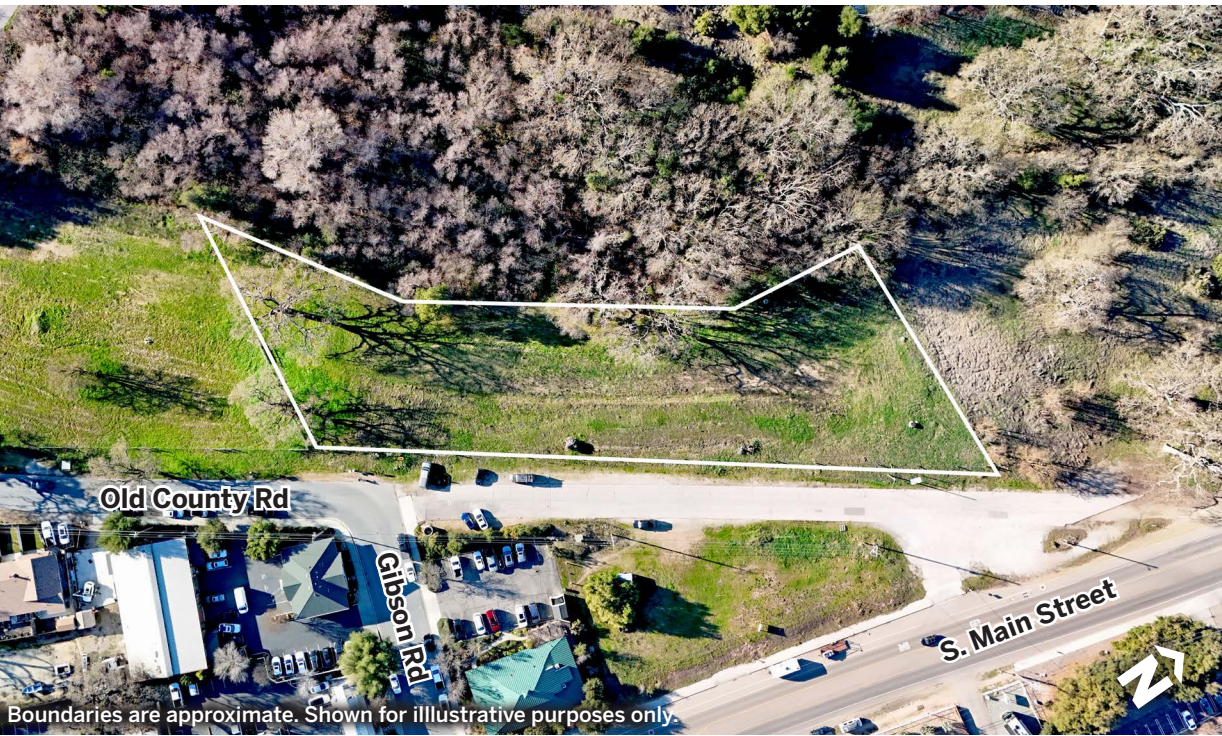


Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

Central Coast | **Sotheby's**
INTERNATIONAL REALTY

Project Site



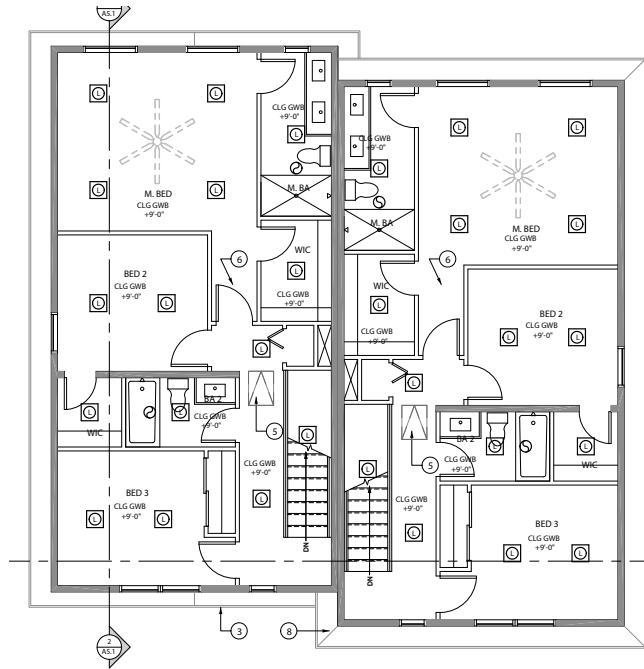
Site Plan



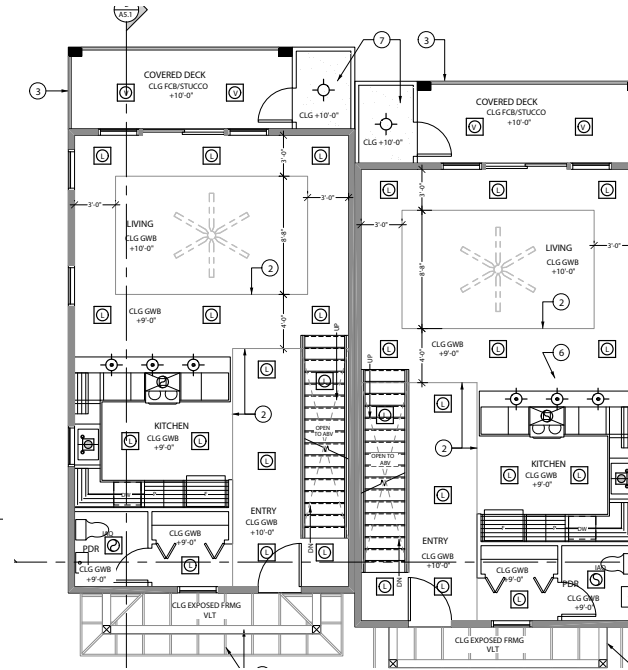
Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

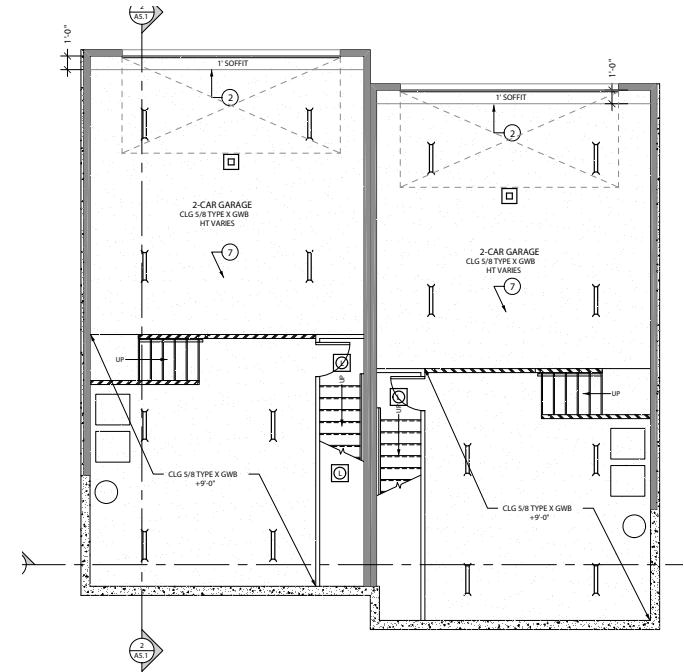
Floor Plans



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

Type 1

3 bed 2.5 bath

Living Space (Conditioned)

1,477± SF

Additional Space

750± SF Oversized Garage with Laundry/Utility Room

147± SF Covered Deck

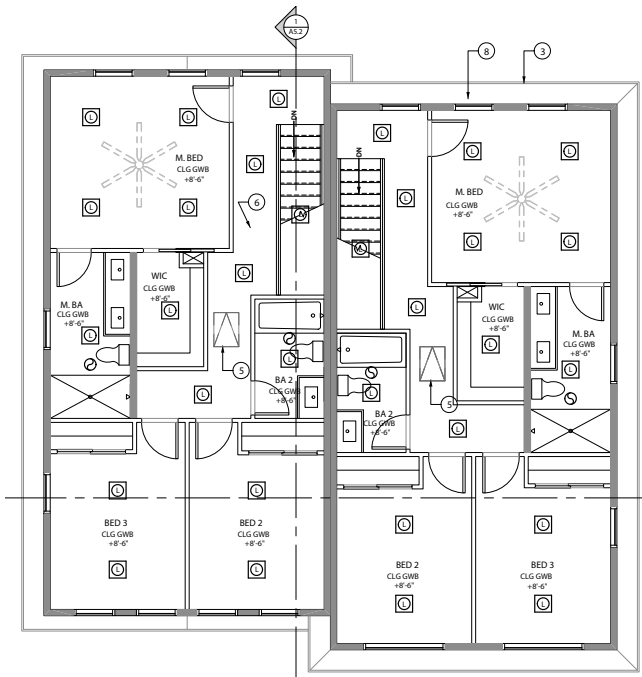
28± SF Storage Room on 2nd Floor

Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

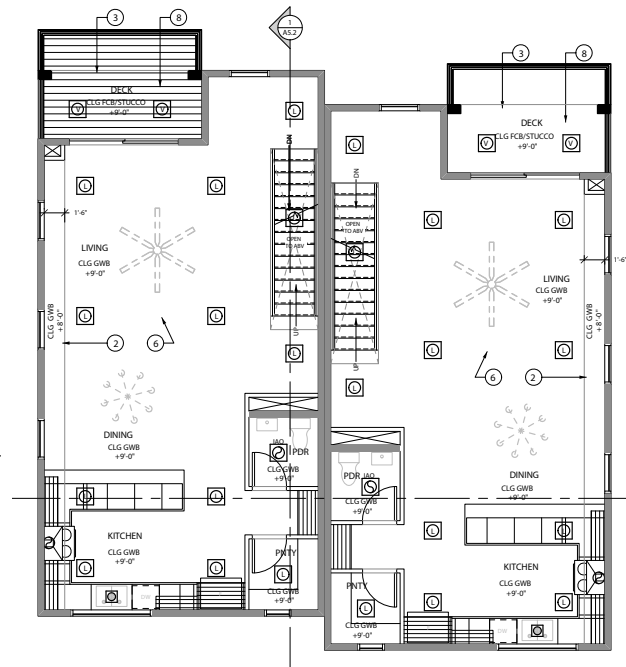
© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

Central Coast | Sotheby's
INTERNATIONAL REALTY

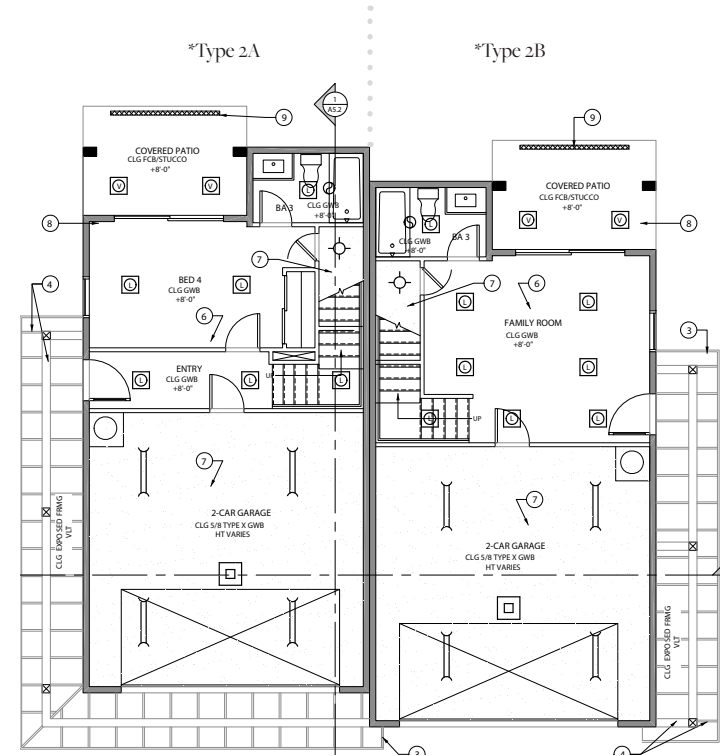
Floor Plans



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

Type 2A - 4 bed 3.5 bath

Living Space (Conditioned)
1,818± SF

Additional Space

427 SF Garage
Covered Patio & Deck (308 SF total)

Type 2B - 3 bed 3.5 bath

Living Space (Conditioned)
1,818± SF

Additional Space

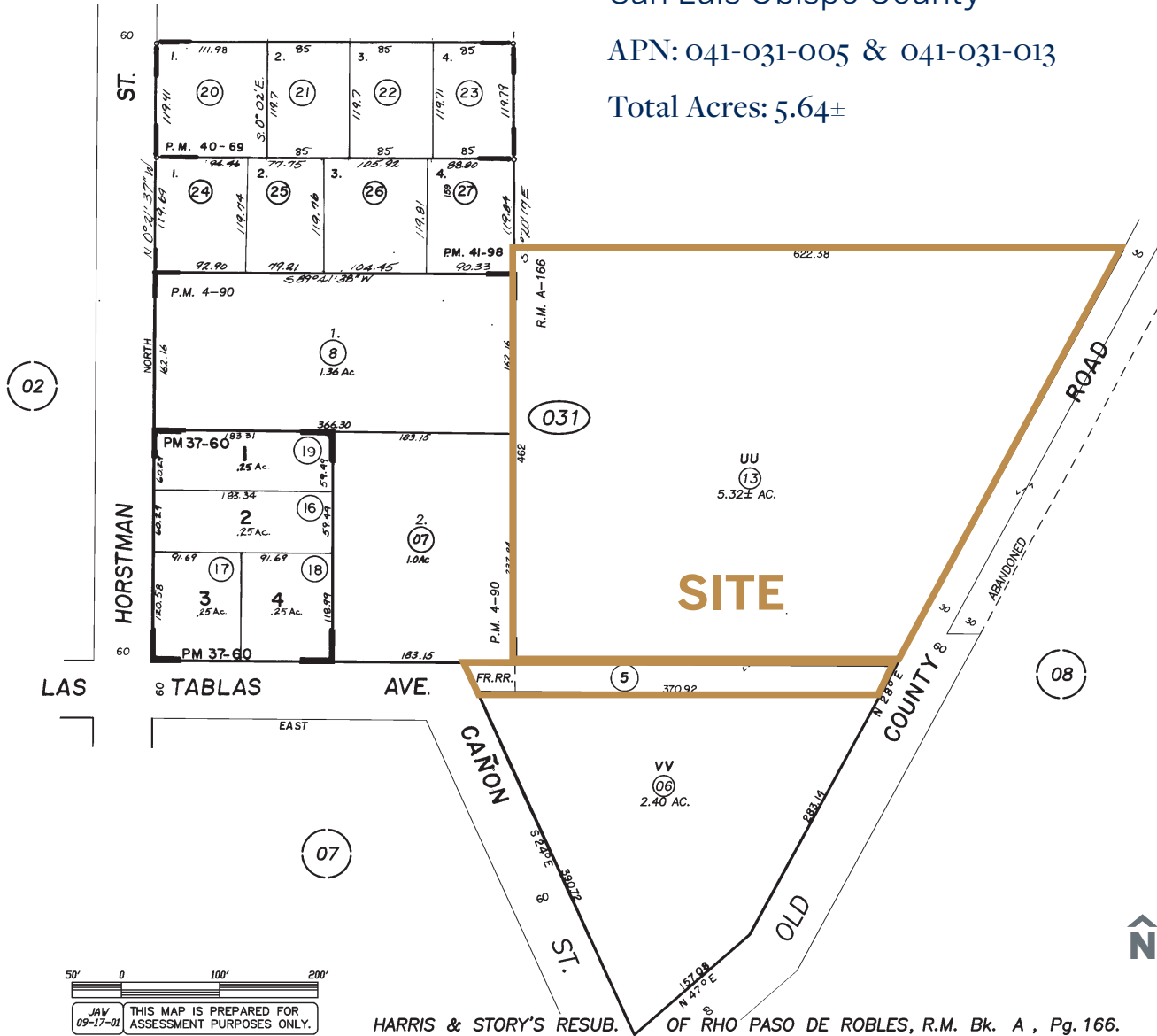
427 SF Garage
Covered Patio & Deck (236 SF total)

Assessor's Parcel Map

San Luis Obispo County

APN: 041-031-005 & 041-031-013

Total Acres: 5.64±



Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

Central Coast | Sotheby's
INTERNATIONAL REALTY

Templeton, California

The town of Templeton is located on California's Central Coast midway between San Francisco and Los Angeles. Set inland from the coastline, Templeton is 5 minutes South of Paso Robles and generally offers a warmer daytime climate with significant cooling in the evenings.

The township of Templeton makes up part of San Luis Obispo's North County. Templeton is known for having one of the best school districts in San Luis Obispo County. With an approximate population of 8,614 individuals as of 2022, the town of Templeton offers a culture of rural charms.

The walkable downtown area offers the best in dining and boutique shopping; while the rural areas feature hiking trails, wineries and natural points of interest.

Area Amenities

Concerts in the Park
Farmer's Market
Downtown Templeton
Twin Cities Hospital
4th of July Parade
Templeton Dog Park
Templeton Community Center
Local Wineries & Breweries

Population: 8,614

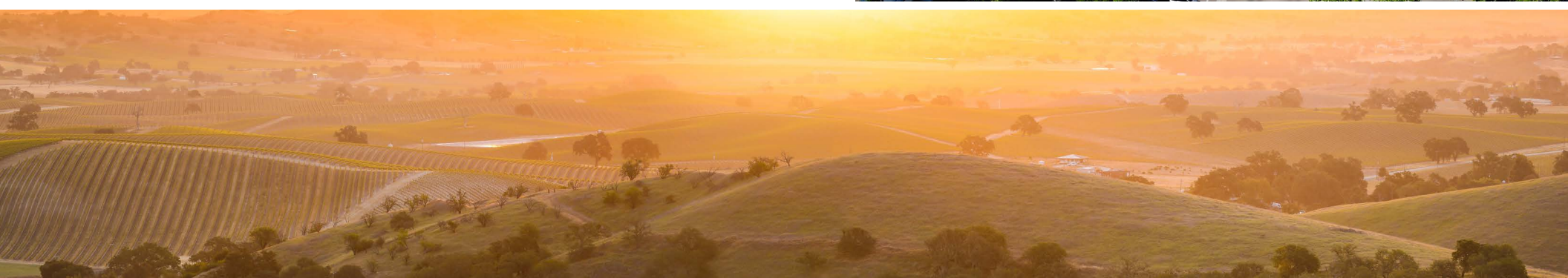
Bachelor's Degree or Higher: 43.5%

Median Household Income: \$114,155

(Source: US Census Bureau)

Median Home Sale Price (2024): \$922,500

(Source: Info Sparks)



Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

Central Coast | Sotheby's
INTERNATIONAL REALTY

AVAILABLE FOR SALE

Toad Creek Terrace Planned Community

Old County Road, Templeton, California



Chris Richardson

President | Lic #01200458

805.801.9091

chris.richardson@sothebysrealty.com



Erik Berg-Johansen

Sales Associate | Lic #02061242

805.538.1828

erik.bergjohansen@sothebysrealty.com

711 Tank Farm Road, Suite 100

San Luis Obispo, CA 93401

centralcoastsir.com

© 2026 Central Coast Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Central Coast Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. All data, including all measurements and calculations are obtained from various sources and has not and will not be verified by Broker. All information shall be independently reviewed and verified for accuracy.

Central Coast | **Sotheby's**
INTERNATIONAL REALTY