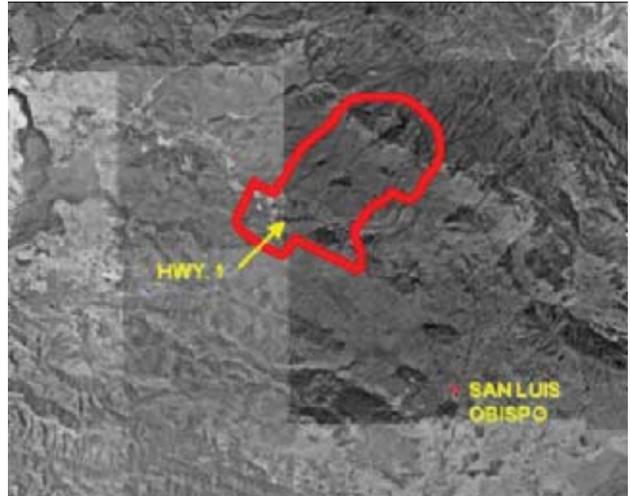




-PARTIALLY UNDERUTILIZED- CAMP SAN LUIS OBISPO

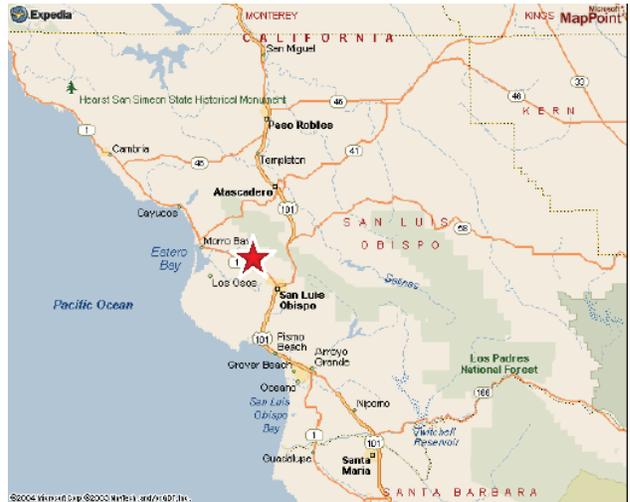
RP #: 871
 Address: Camp San Luis Obispo
 Highway 1
 San Luis Obispo, CA 93403
 San Luis Obispo County
 Agency: Military
 Underused Parcel: 300 acres
 Total Parcel: 5,440 acres



Camp San Luis Obispo is currently used by the California National Guard. The western edge of the property is adjacent to Cuesta College, a local community college with about 11,000 students. There appear to be approximately 300 acres of underutilized state property directly across the road from the college that has residential development potential.

This large tract of land is along Highway 1, between San Luis Obispo and Morro Bay. The property could help address increasing demand for housing in the region.

Obtaining an adequate water supply for any new residential and commercial development is a concern.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$0.16–\$0.18	Price Per Square Foot:	\$0.35–\$0.46
Price Per Acre:	\$7,000–\$8,000	Price Per Acre:	\$15,000–\$20,000
Total Value:	\$2,000,000–\$2,400,000	Total Value:	\$4,600,000–\$6,000,000