



9644 BETABEL ROAD

SAN JUAN BAUTISTA, CALIFORNIA

BETABEL RANCH - COMMERCIAL OPPORTUNITY

\$35,000,000

BetabelRanch.com



Betabel Ranch is a rare opportunity to acquire 112 contiguous acres of prime land strategically located directly adjacent to California State Route 101, one of the state's most critical commercial and commuter corridors. The property includes a substantial existing mercantile barn and its own water company/wells with beneficial rights to unlimited water. The site offers multiple development paths, including building plans well into the permitting process for a roadside attraction-style destination. Highlights include a 125-room luxury hotel overlooking a drive-in movie theater and amphitheater, a conference center, restaurant, a welcome center, convenience store with gas and EV charging stations, a retail barn and wine center/exhibit space, and nature trails across more than 80 acres of protected open space. In addition, a conceptual rendering exists for a residential subdivision with a dedicated community building. With immediate highway access, exceptional regional visibility, and strong connectivity, Betabel Ranch is uniquely positioned for institutional-scale development, including residential, commercial, mixed-use, agri-commercial, logistics, and destination-oriented uses.



**COLDWELL
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PARCEL MAP

