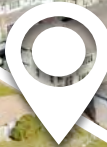


1.55 ACRES – STATE LAW ALLOWS FOR UP TO 23 LOTS

1358 Montiel Road | Escondido, CA 92026



- State housing laws could allow for up to 23 lots with some affordable
- General Plan - 7.3 DU/acre
- Zoned 6,000 SF min lot size
- Two parcels totaling approximately 1.55 acres
- Existing home approximately 864 square feet
- Existing Conceptual Yield Study for 24 Units

ASKING PRICE: \$1,585,000

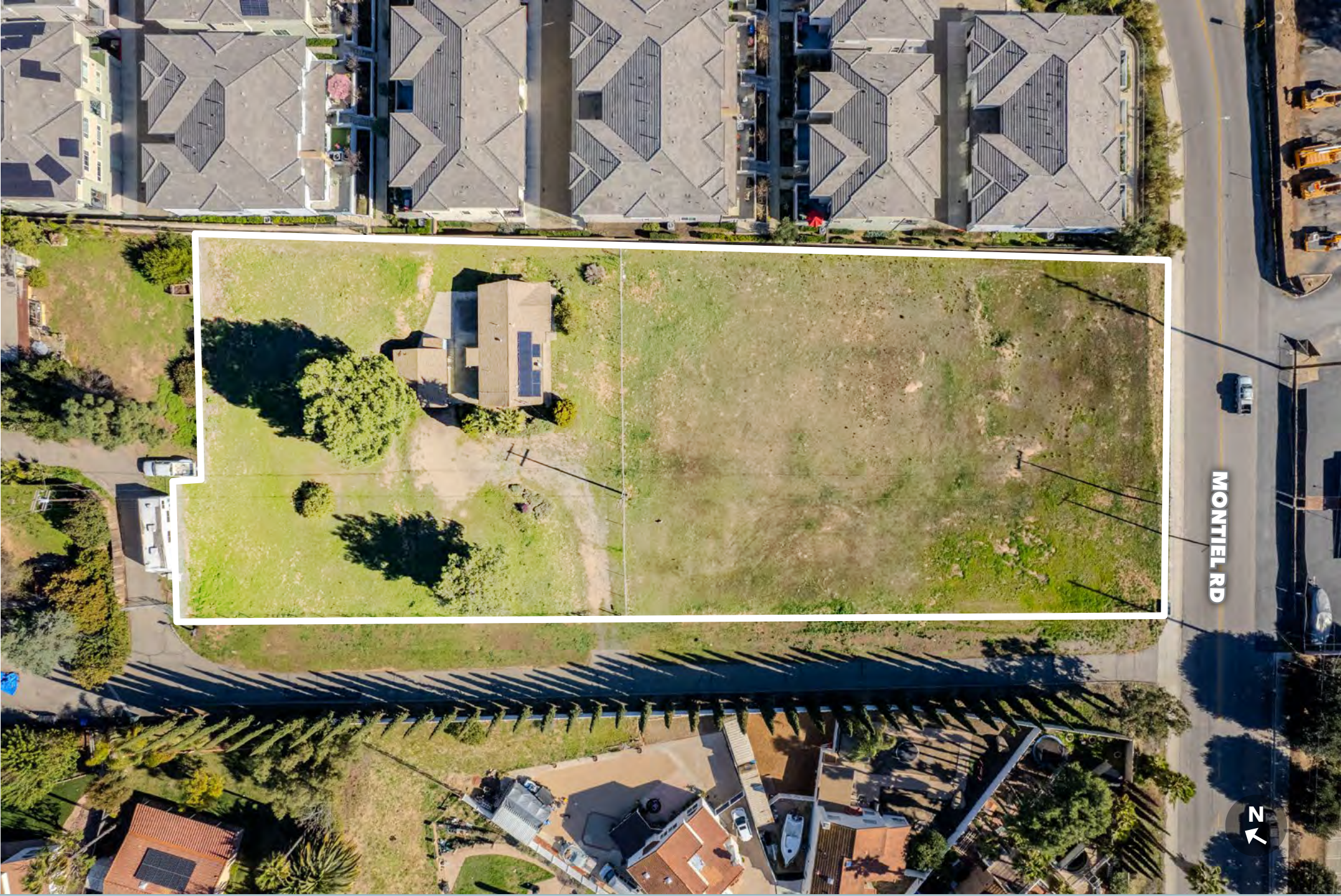
MONTIEL RD



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- 3** aerials
 - 7** location map
 - 8** property information
 - 9** general land use
 - 10** zoning use
 - 11** topography
 - 12** yield study
 - 13** conceptual floor plan
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 - 15** demographics
-
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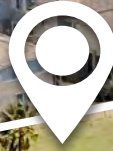
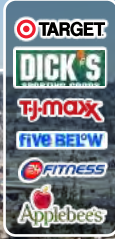




MONTIEL RD



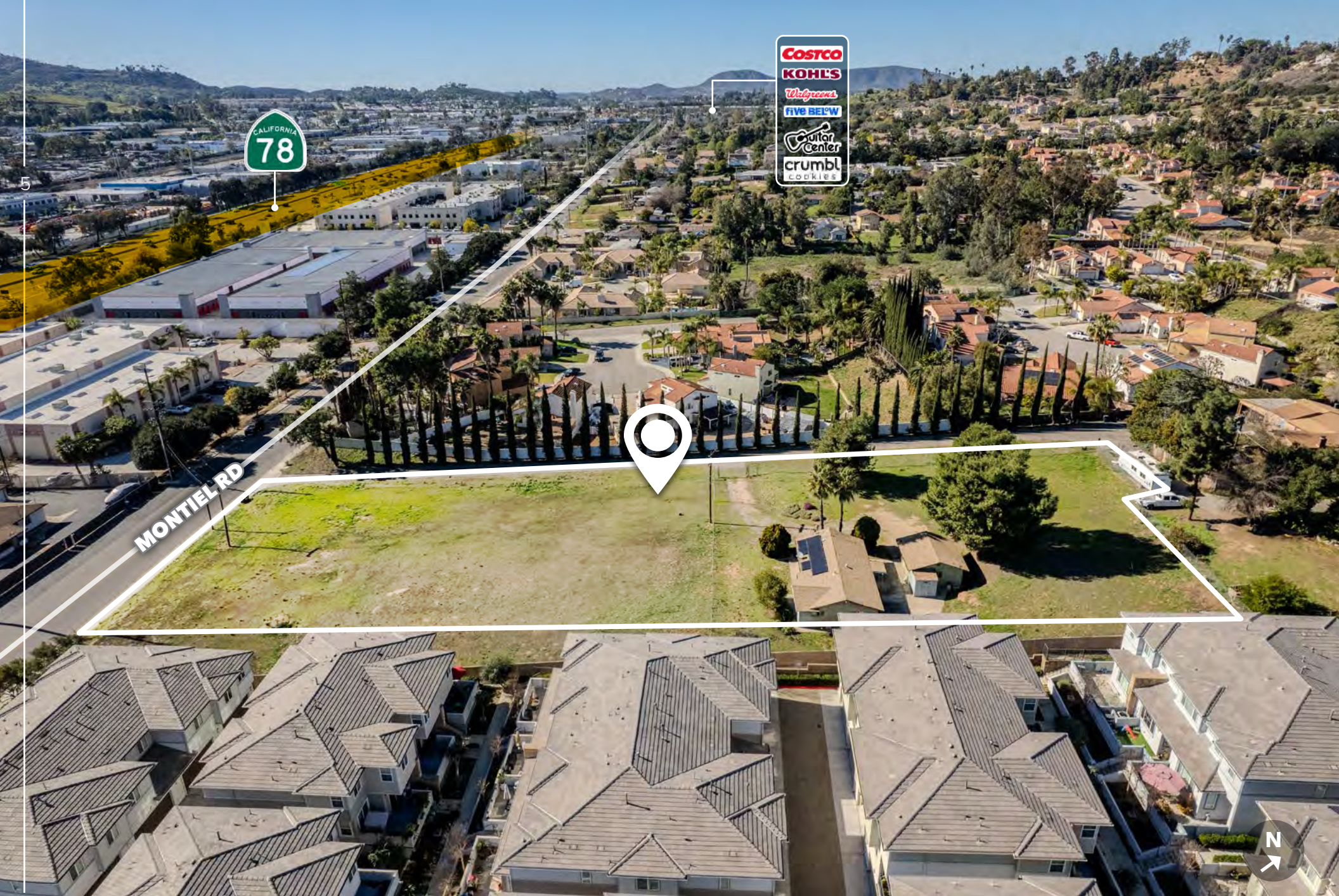
aerial



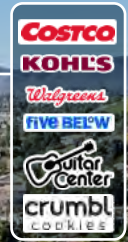
MONTIEL RD



aerial



5



MONTIEL RD



aerial

ESCONDIDO
HIGH SCHOOL

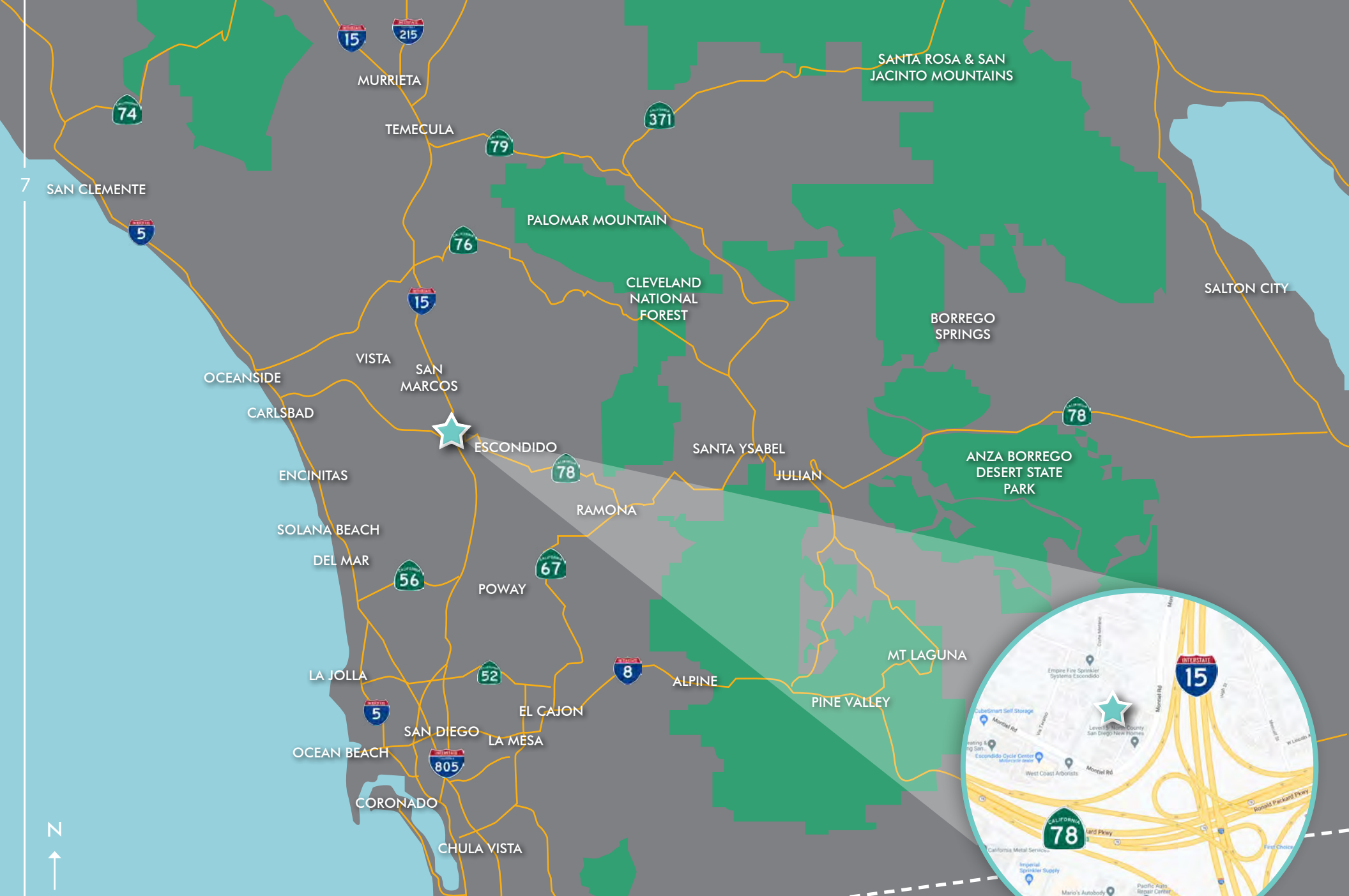


6



MONTIEL RD





location map

property information

8

location:

The subject property is located at 1358 Montiel Road in Escondido, California. This property is in close proximity to Interstate 15 and Highway 78, less than 2 miles to Palomar Medical Center, and approximately 7.2 miles to Dixon Lake.

property profile:

The subject property consists of two parcels totaling approximately 1.55 acres with a 864 sf single family home. A yield study was completed for 24 units utilizing a triplex condo with a carriage unit and two townhome units, however the zoning and general plan do not allow that by right. Buyer may potentially utilize AB1287 or SB9 for additional units.

jurisdiction:

County of San Diego

APN's & acreage:

228-171-12-00 → 0.98 Acres

228-171-13-00 → 0.57 Acres

TOTAL → 1.55 Acres

home size:

864 SF (title) 2 bedroom, 1 bath

year built:

1958

current zoning:

Single Family Residential Use (RS) - 6,000 SF min lot size

current general plan:

Village Residential (VR – 7.3) ([Link to R-1 Permitted Uses](#))

density bonus:

Potential for more units if Buyer utilizes SB9 or AB1287. Buyer to confirm.

([Link to SB9](#)) ([Link to AB1287](#))

school district:

Escondido Union School District

services:

Water/Sewer: Vallecitos Water District

Gas/Electric: SDG&E

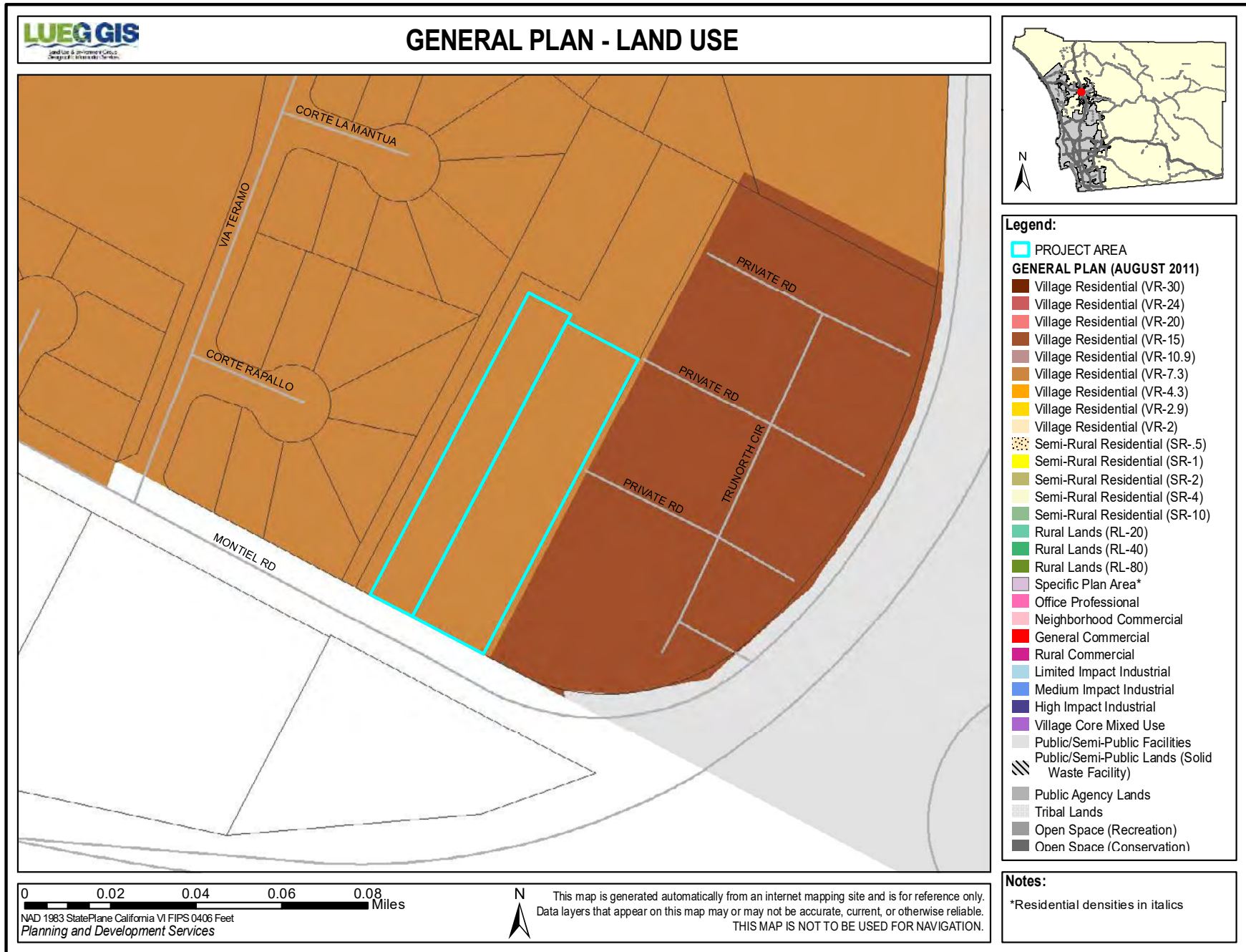
Fire: San Marcos Fire Protection District

Police: City of Escondido Police Department

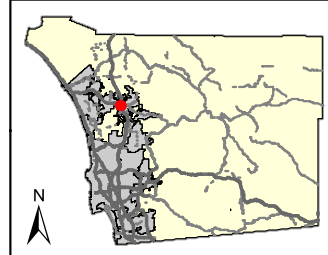


general land use

9



GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

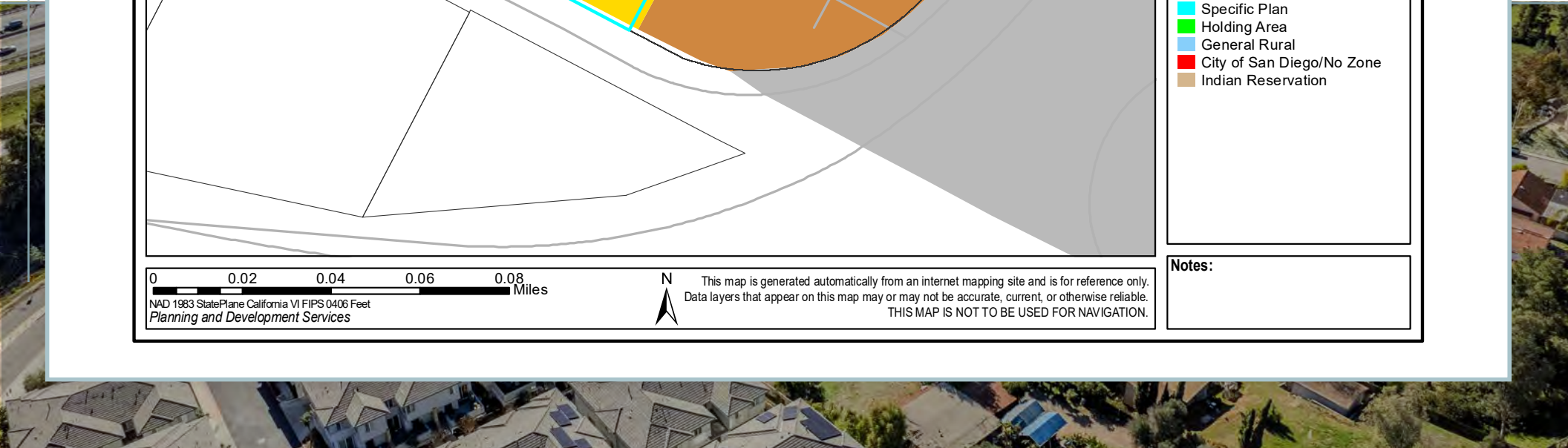
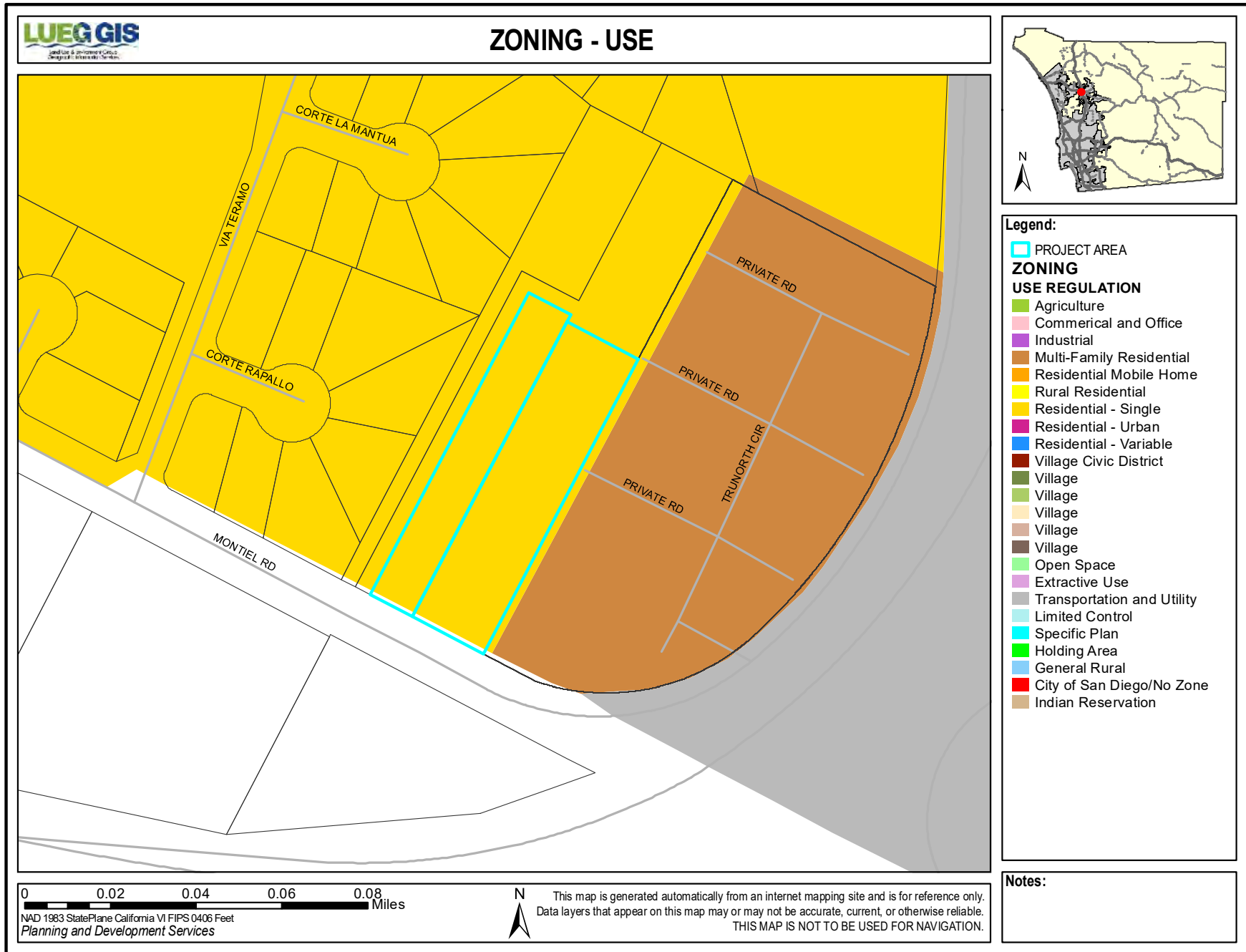
0 0.02 0.04 0.06 0.08 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services

N This map is generated automatically from an internet mapping site and is for reference only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:
 *Residential densities in italics

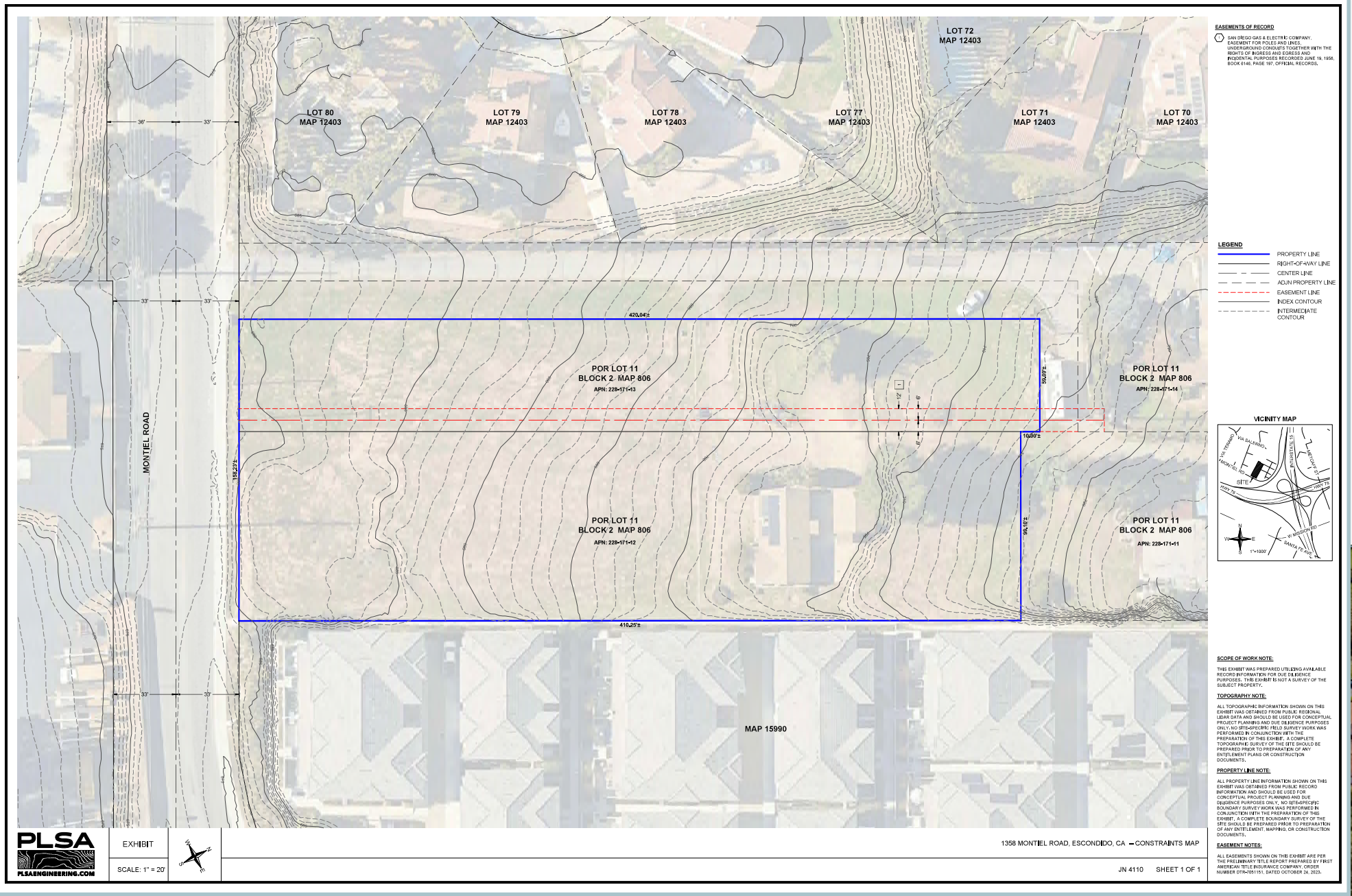
zoning use

10



topography

11

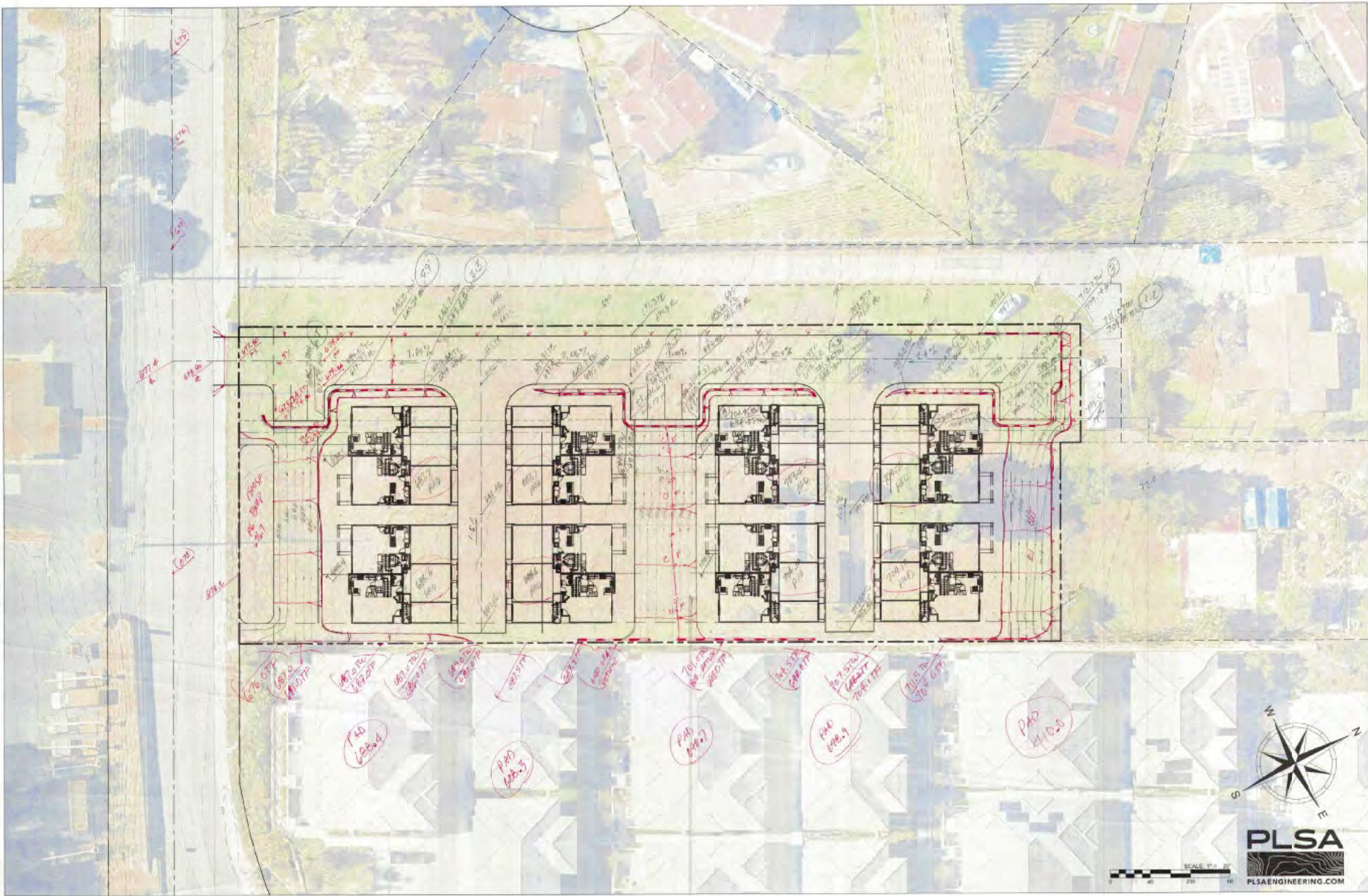


yield study

***Conceptual Only**

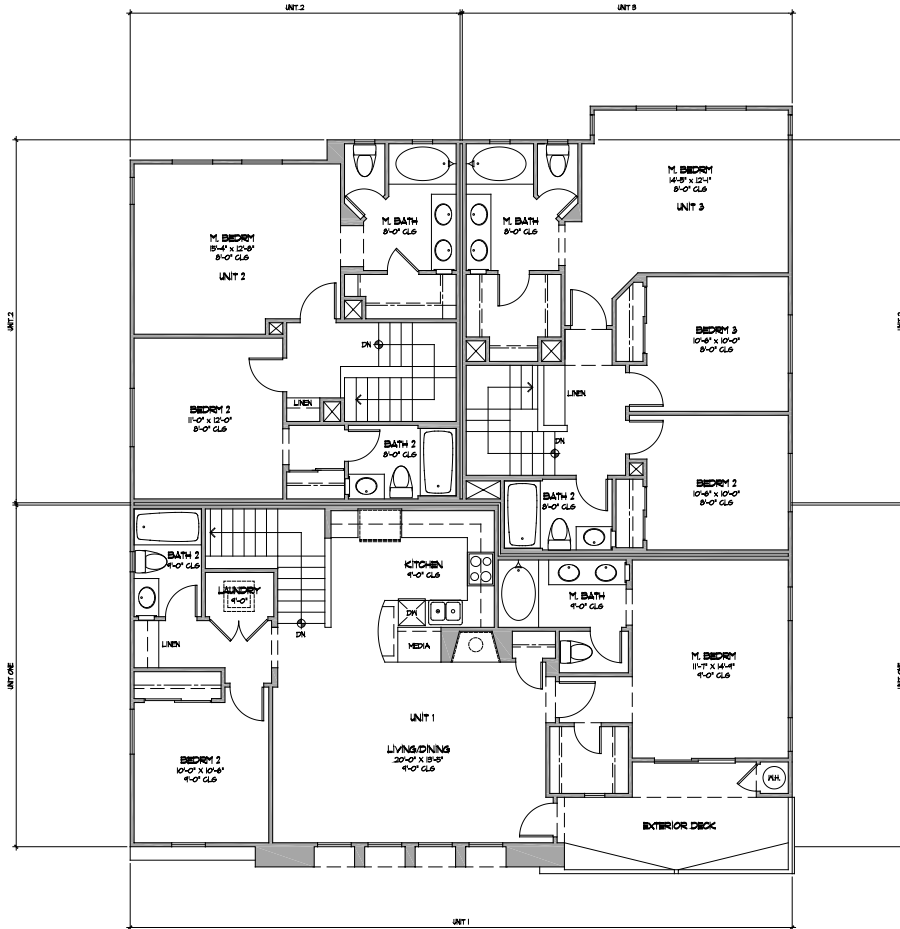
This reflects the General Plan adjacent to the property = VR-15

12

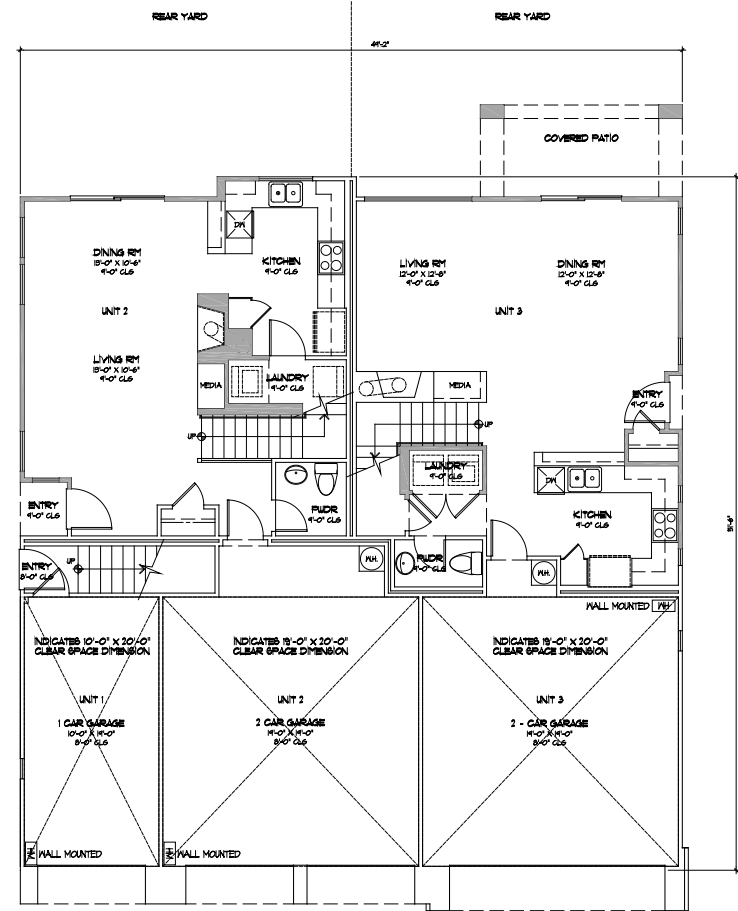


conceptual floor plan

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOT 3 - TRIPLEX UNITS Sweetwater Vistas LLC

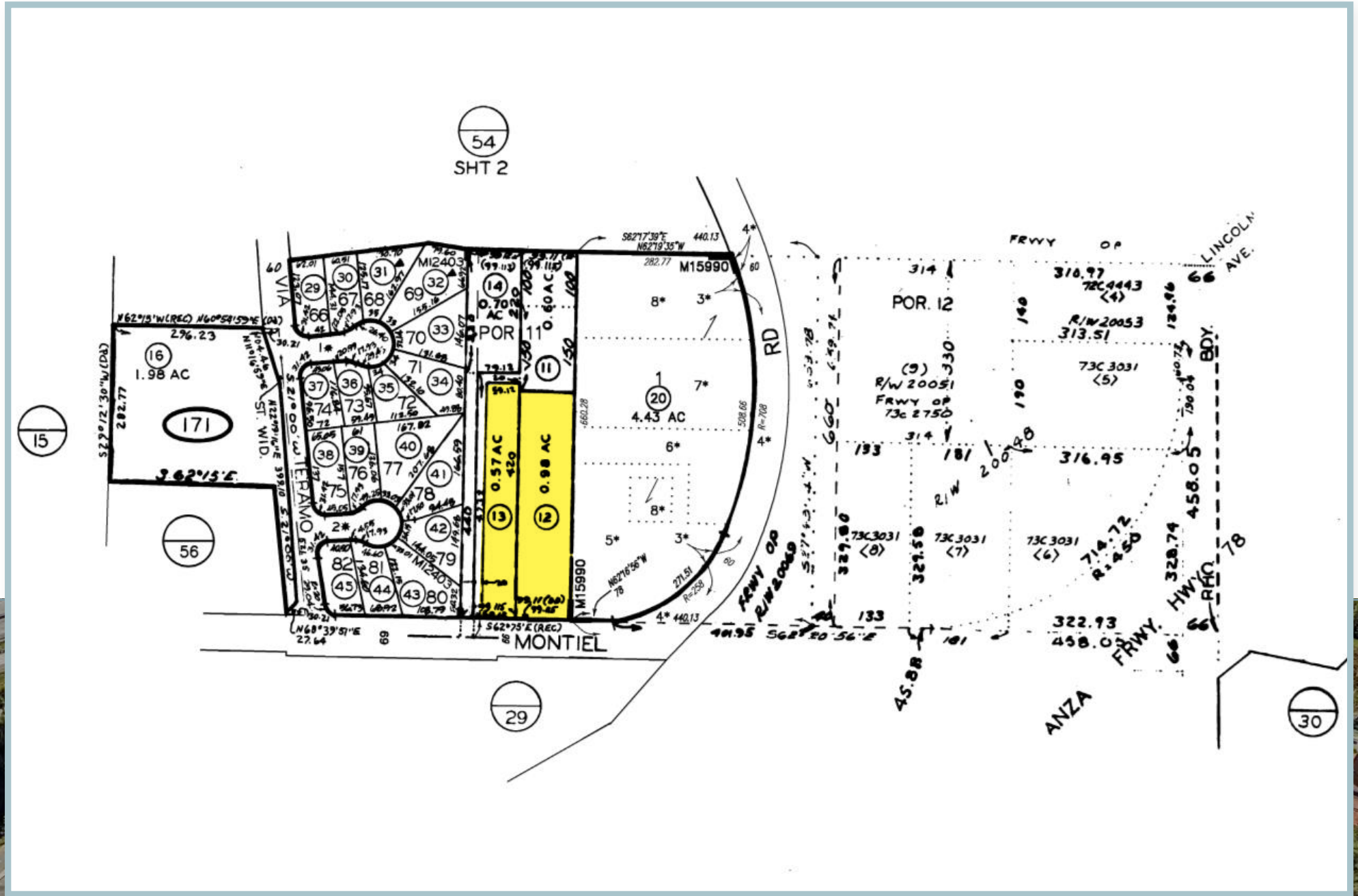
SCALE: 1/4" = 1'-0"



THE BRADLEY ASSOC., INC.
ARCHITECTURAL PLANNING
NOVEMBER 09, 2016

tax map

14



2023 demographics

1 mile



population
11,875



estimated households
4,667



average household income
\$105,961



median household income
\$76,447



total employees
18,698

3 miles



population
132,286



estimated households
42,962



average household income
\$121,715



median household income
\$92,239



total employees
46,982

5 miles



population
228,868



estimated households
74,016



average household income
\$131,803



median household income
\$101,284



total employees
70,554

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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