

# Private Single-Family Lot in South Escondido

## W Citracado & Alexander Dr | Escondido

- Approximately 13,819 square foot lot
- Excellent location for a custom single-family residence
- Within close proximity to Downtown Escondido, North County Mall, Orfila Winery, San Diego Zoo, and more

**ASKING PRICE: ~~\$280,000~~**

**REDUCED: \$195,000**



Acacia  
Animal  
Hospital and  
Pet Resort

alexander dr



w citracado pkwy

HAVEN76  
LIFESTYLE COMMUNITY

Animal  
Urgent  
Care



centre city pkwy

Escondido  
Lodge



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INTERSTATE  
15

Miller  
Elementary

Balboa  
School

Felicita Vida  
Senior Living

w citracado pkwy

alexander dr

centre city pkwy

bear valley pkwy

Bear Valley  
Middle  
School

LR  
Green  
Elementary

<b>VONS</b>	<b>BETTER BUZZ</b> ...coffee...
<b>CH2ZE</b> FITNESS	
<b>CVS</b>	
<b>BURGER KING</b>	<b>TRADER JOE'S</b>

aerial







## location map





# property information

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## location:

The subject property is located south of W. Citracado Parkway and east of Alexander Dr. CA in Escondido CA 92025. It is east of I-15. It is approximately 3 miles from North County Mall and just south of Downtown Escondido.

## property profile:

The subject property is a private, single-family lot in South Escondido surrounded by estate lots, wineries, parks, and within close proximity to Downtown Escondido, I-15 and the 78 Freeway. This property offers the right buyer an opportunity to build their dream home in a beautiful community.

## jurisdiction:

County of San Diego- North County Metro

## APN:

238-120-24-00

## acreage:

0.317 acres or 13,819 square feet

## zoning:

Rural Residential (RR)

## general plan:

Village Residential (VR-2.9)

## maximum height:

35' or 2 stories

## school district:

Escondido Union School District

## services:

Water/Sewer- Rincon Del Diablo

Gas/Electric- SDG&E

Fire- Escondido Fire Department

Police- Escondido Police Department

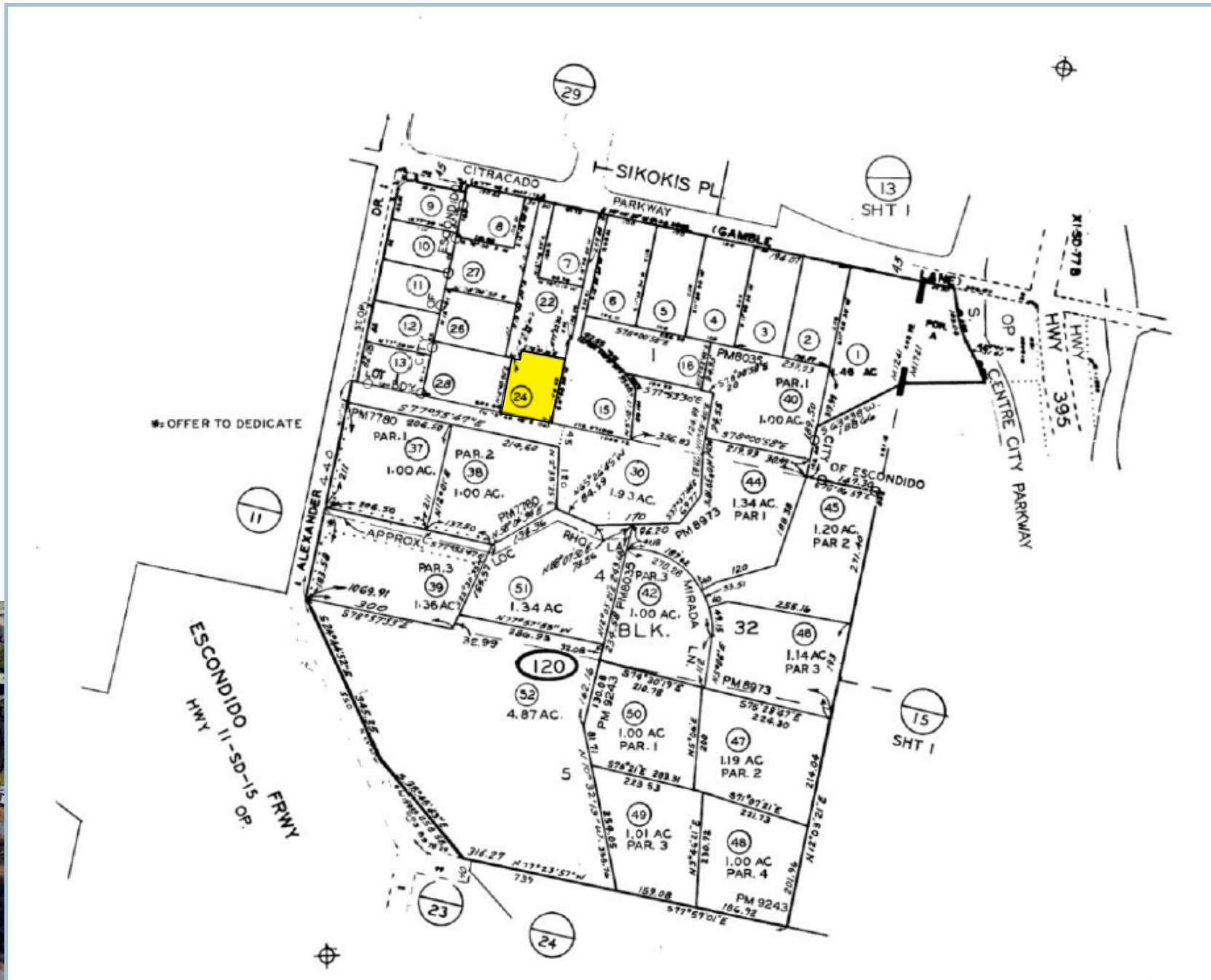
## asking price:

\$195,000





# plat map





## Escondido Union School District

The Escondido Union School District (EUSD), in partnership with our community, is committed to providing quality learning experiences for all students in a supportive environment, enabling them to be lifelong learners, productive members of the community, and positive contributors. Our teachers, classified employees, and administrators work collaboratively with parents and the community to actively engage all students in daily learning. Our goal is to ensure accountability for continuous student academic achievement at a high level for our more than 16,000 students in grades Kindergarten through 8.

<https://www.eusd.org/o/eusd/page/about-eusd>

### 1 Bernardo Elementary School

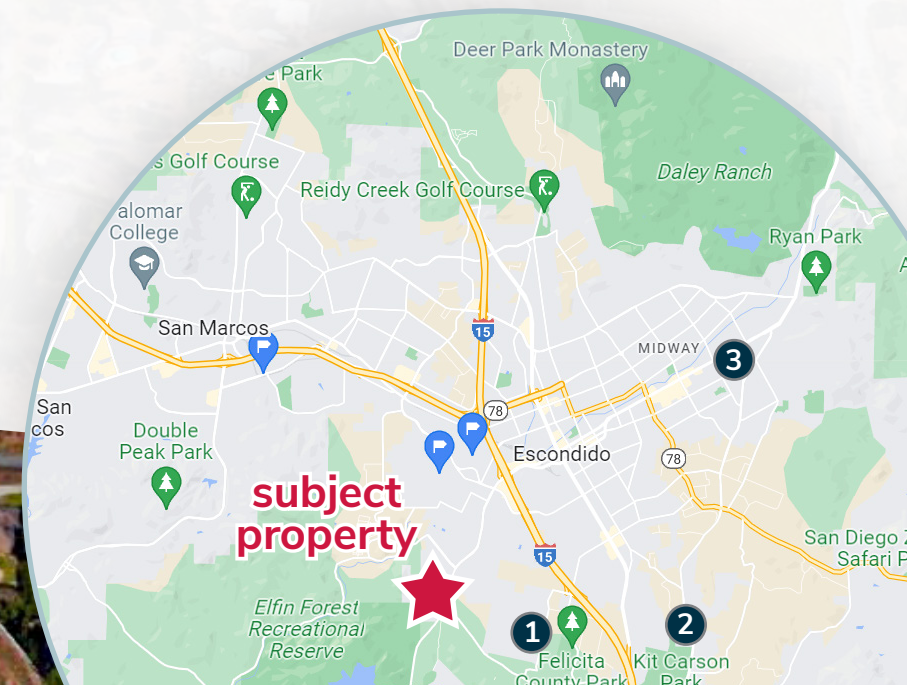
1122 Mountain Heights Dr  
Escondido, CA 92029

### 2 Bear Valley Middle School

3003 Bear Valley Pkwy  
Escondido, CA 92025

### 3 Escondido High School

302 N Midway Dr  
Escondido, CA 92027





# 2022 demographics

1 mile



population  
10,032



estimated households  
3,334



average household income  
\$114,782



median household income  
\$95,192



total employees  
2,511

3 miles



population  
80,734



estimated households  
26,509



average household income  
\$106,887



median household income  
\$81,216



total employees  
39,768

5 miles



population  
200,732



estimated households  
67,059



average household income  
\$109,342



median household income  
\$85,904



total employees  
79,847





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