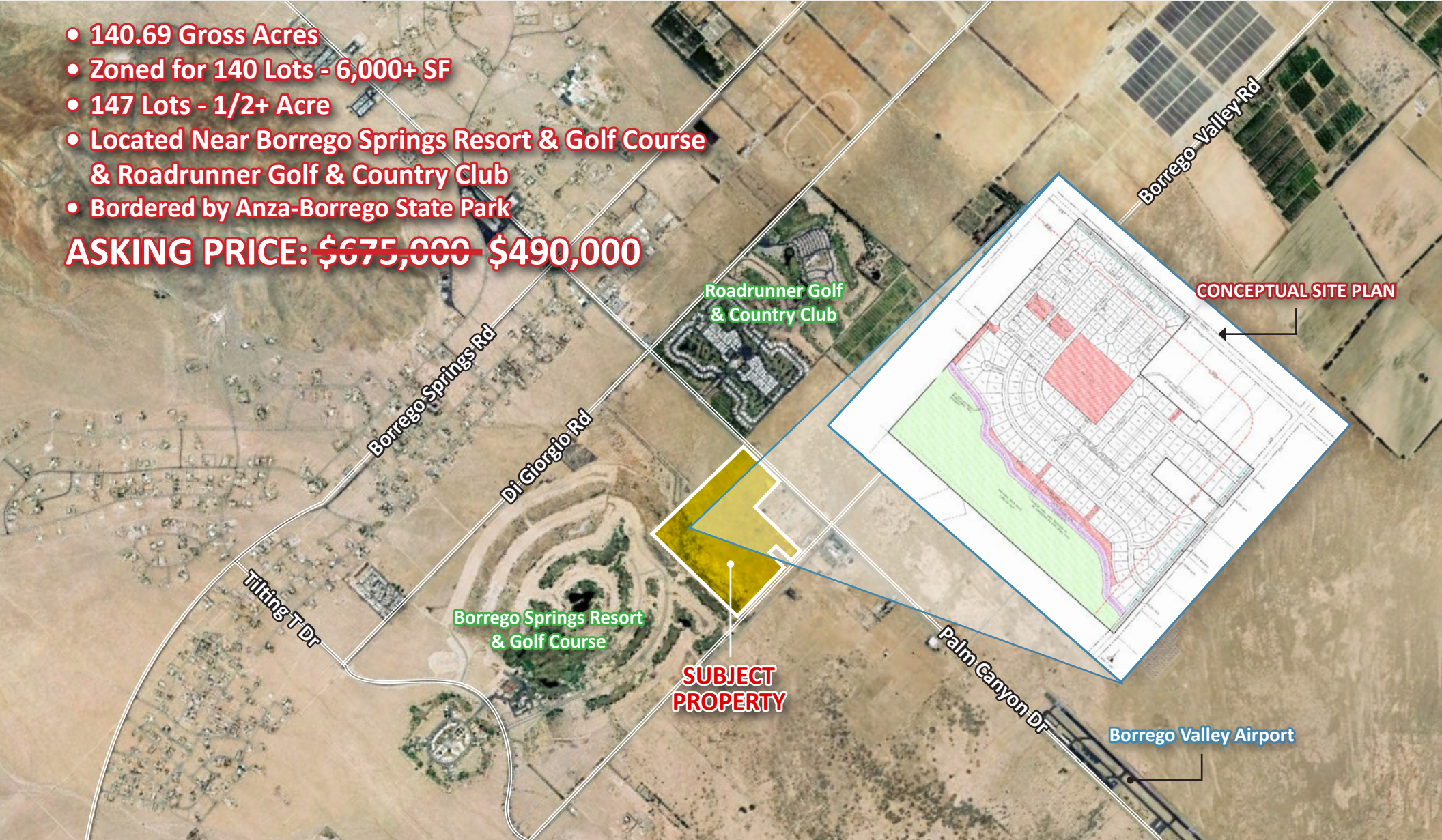


287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

- 140.69 Gross Acres
- Zoned for 140 Lots - 6,000+ SF
- 147 Lots - 1/2+ Acre
- Located Near Borrego Springs Resort & Golf Course & Roadrunner Golf & Country Club
- Bordered by Anza-Borrego State Park

ASKING PRICE: ~~\$675,000~~ \$490,000



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic # 01367183

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

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15	PLAT MAP
16	HOME SALES COMPARABLES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic # 01323215

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AERIALS



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic # 01367183

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442

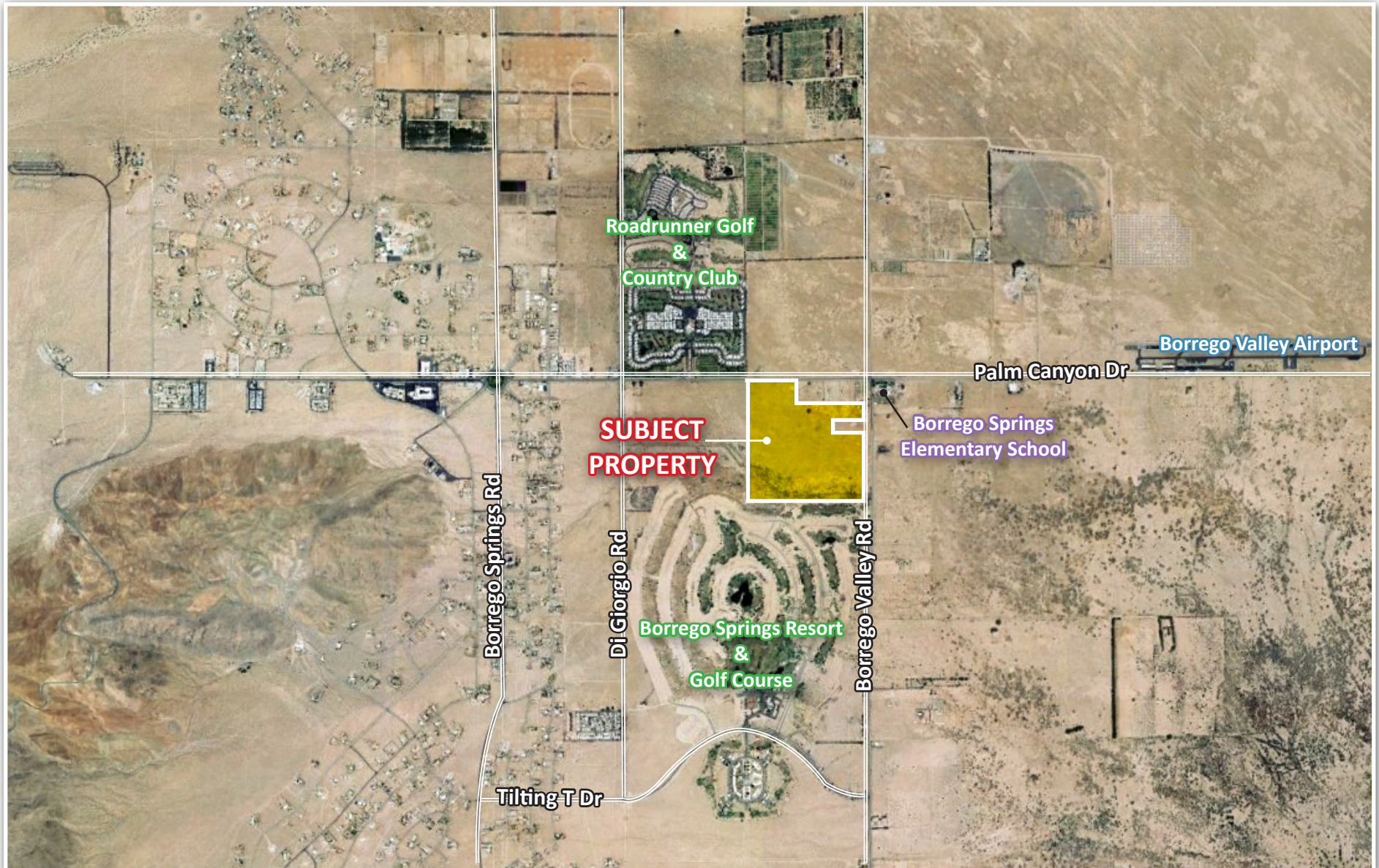
aapuzzo@lee-associates.com

DRE Lic # 01323215

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AERIALS



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic # 01367183



COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442

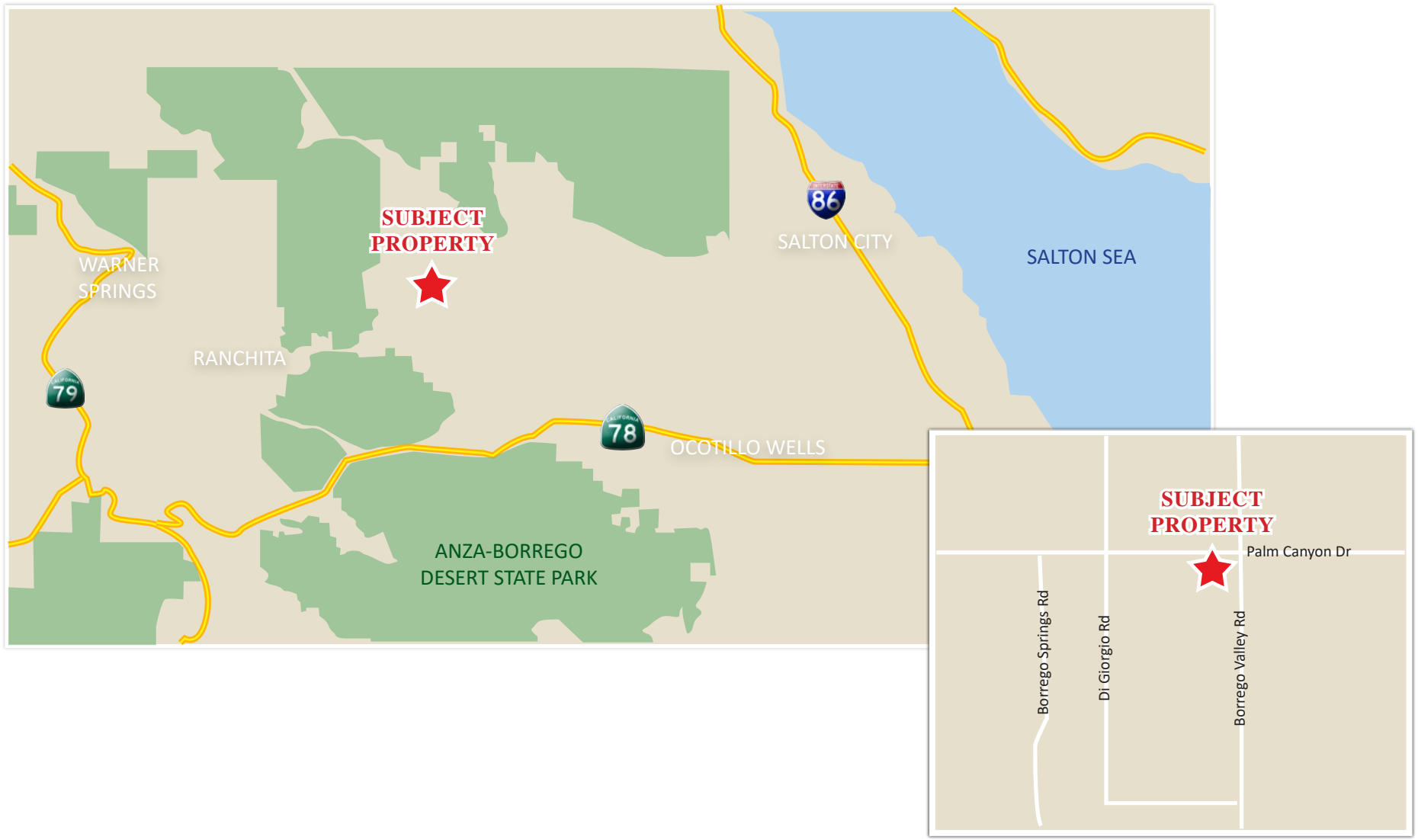
aapuzzo@lee-associates.com

DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

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LOCATION MAP



MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

PROPERTY INFO

Location:	Located just west of the Borrego Valley Airport at the SWQ of Palm Canyon & Borrego Valley Road in Borrego Springs, California, the property features majestic valley and mountain views while maintaining close proximity to commercial and retail developments that include: golf, grocery, restaurants, and shopping, as well as immediate access to the Anza-Borrego Desert State Park.
Jurisdiction:	County of San Diego
APN #:	199-011-17 & 18-00
Acreage:	140.69 Acres
Topography:	Flat
Zoning:	Residential (RS2 & RS4)
General Plan:	Village Residential (VR-2)
Lot Count:	287 Lots
Minimum Lot Size:	RS4 - 6,000 SF RS2 - 21,780 SF
Project Status:	The project is unentitled and is zoned for 287 single family lots. Click here to view project status letter
School District:	Borrego Springs Unified School District <ul style="list-style-type: none">• Borrego Springs Elementary - 721 API• Borrego Springs Middle - 691 API• Borrego High - 776 API
Services:	Water/Sewer: Borrego Water District Electricity/Gas: SDG&E Fire: Borrego Springs Fire Protection Dist. Police: San Diego County Sheriff's Dept.
Asking Price:	\$675,000 \$490,000



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760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183



COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

DUE DILIGENCE LINKS

[CLICK TO VIEW DOCUMENT LINKS](#)

[DESIGN MODIFICATION PACKAGE](#)

[GENERAL PLAN LAND USE ELEMENT](#)

[GENERAL PLAN LAND USE MAP](#)

[GRADING PLAN](#)

[OPEN SPACE EXHIBIT](#)

[PLOT PLAN](#)

[STORM WATER MANAGEMENT PLAN](#)

[PROPOSED TENTATIVE MAP](#)

[ZONING CODE](#)

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic # 01367183



COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442

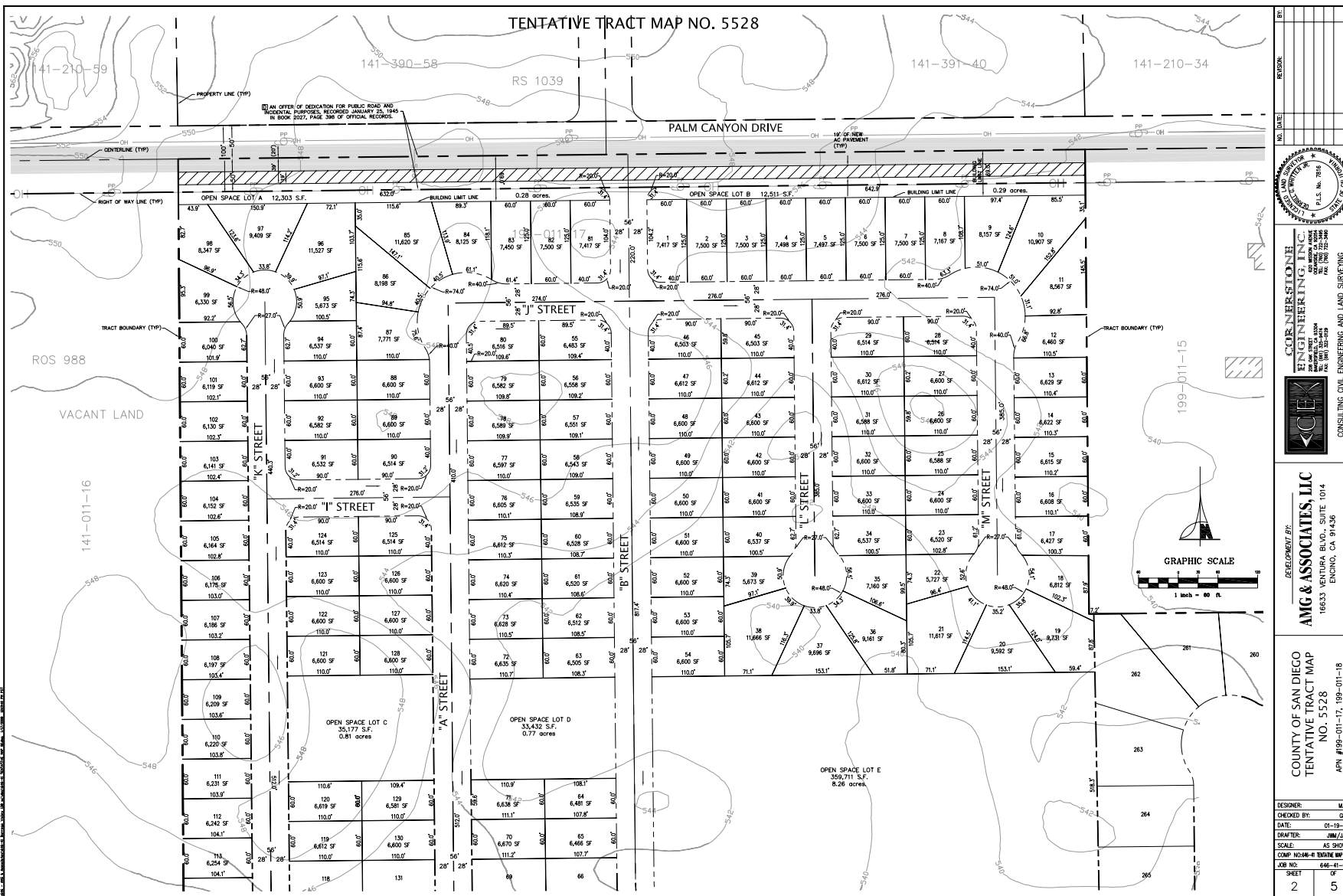
aapuzzo@lee-associates.com

DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

PROPOSED TENTATIVE MAP



PROPOSED TENTATIVE TRACT MAP

NO.	DATE	REVISION
		
CORNERSTONE ENGINEERING, INC. 1415 KINGSWAY, SUITE 200 CARLSBAD, CA 92008 TEL: (760) 439-4242 FAX: (760) 439-4248 www.cornerstoneeng.com		
		
DEVELOPER: AMG & ASSOCIATES, LLC 16533 VENTURA BLDG. SUITE 104 ENCINO, CA 91436		
COUNTY OF SAN DIEGO TENTATIVE TRACT MAP NO. 5528 APN #099-011-17, 199-011-18		
DESIGNER:	MAS	REC
CHECKED BY:	JBC	REC
DATE:	01-19-11	
DRAFTER:	JMM/JAR	
SCALE:	AS SHOWN	
COMP. NO. 146-N TENTATIVE MAP #2		
JOB NO.:	146-41-00	
SHEET:	5	

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE Lic # 01367183

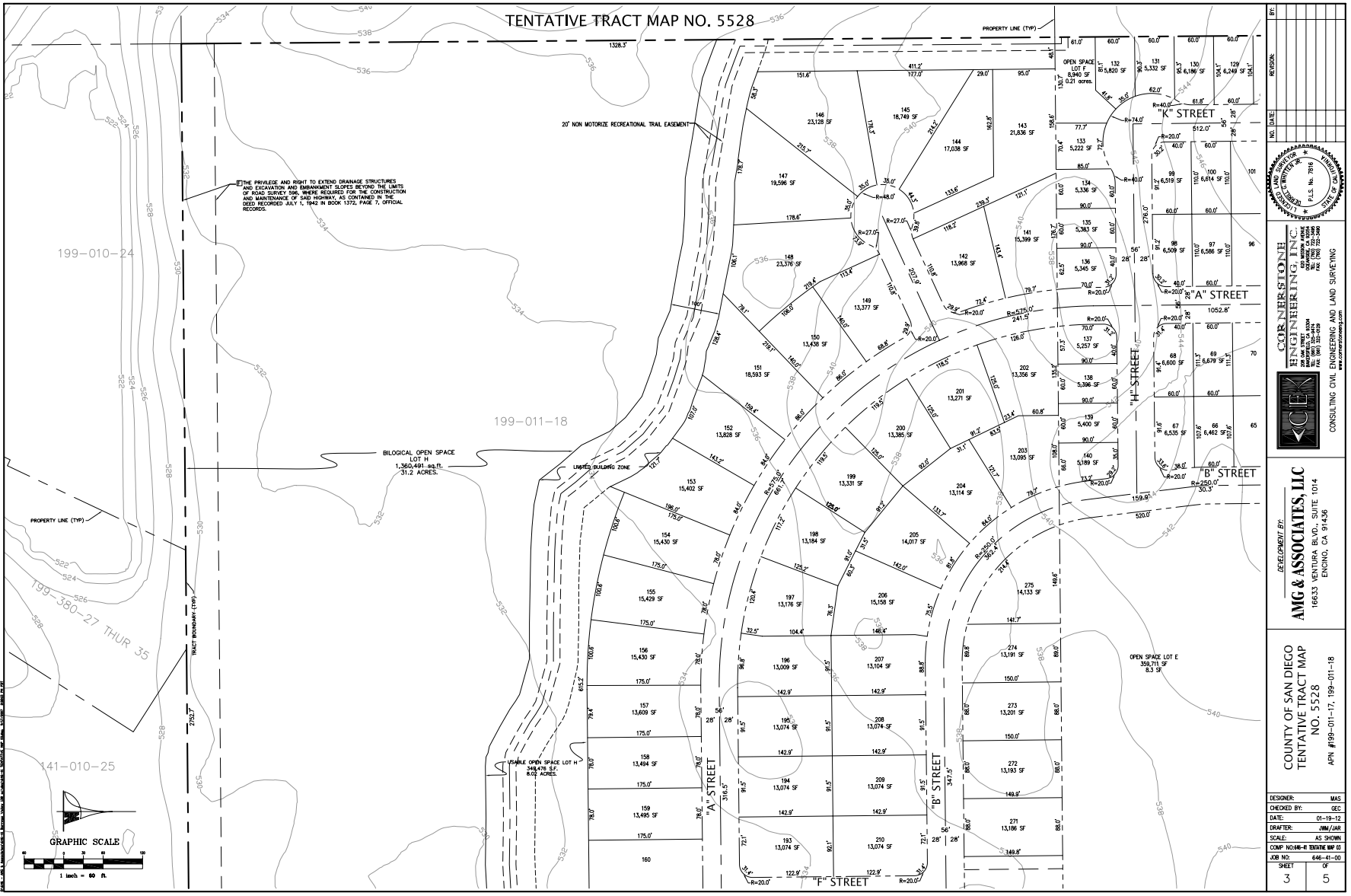
 **LEE & ASSOCIATES**
 COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
 760.448.2442
 apuzzo@lee-associates.com
 DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

PROPOSED TENTATIVE MAP



PROPOSED TENTATIVE TRACT MAP

DESIGNER: MAS	CHECKED BY: REC
DATE: 01-19-12	DRAWN BY: JMW/JAR
SCALE: AS SHOWN	COMP NO: 146-R TENTATIVE MAP 03
JOB NO: 146-41-00	SHEET: 01

AMG & ASSOCIATES, LLC
 DEVELOPMENT BY:
 16633 VENTURA BLVD., SUITE 1014
 EMERYVILLE, CA 94626

CORNERSTONE ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING AND LAND SURVEYING
 16633 VENTURA BLVD., SUITE 1014
 EMERYVILLE, CA 94626
 (925) 731-2200
 www.cornerstoneeng.com

COUNTY OF SAN DIEGO
 TENTATIVE TRACT MAP
 NO. 5528
 APN #99-01-17, 199-01-11-18

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
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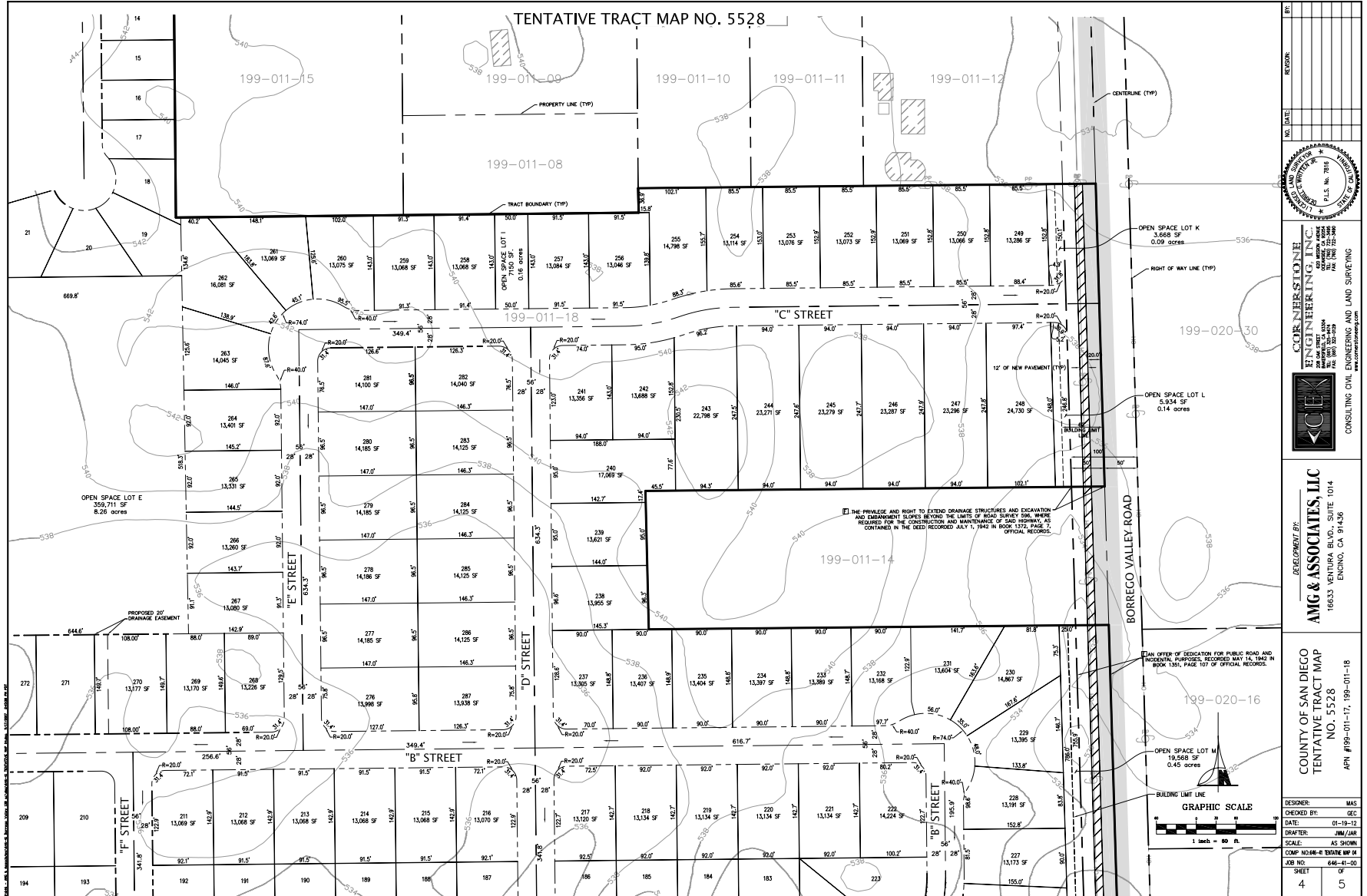
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
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287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

PROPOSED TENTATIVE MAP



PROPOSED TENTATIVE TRACT MAP

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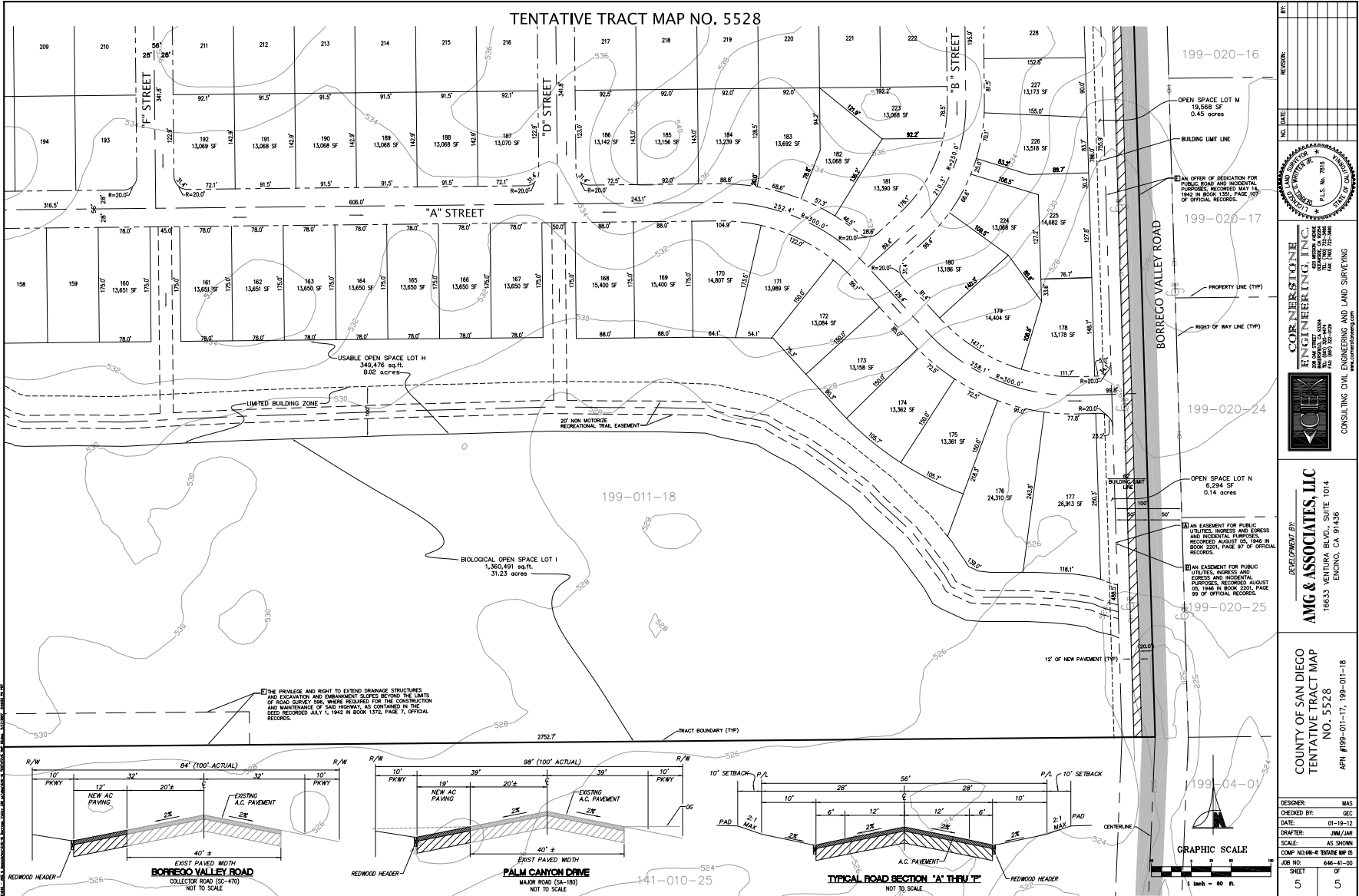
LEE & ASSOCIATES
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PROPOSED TENTATIVE MAP



PROPOSED TENTATIVE TRACT MAP

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mweaver@lee-associates.com
DRE Lic # 01367183

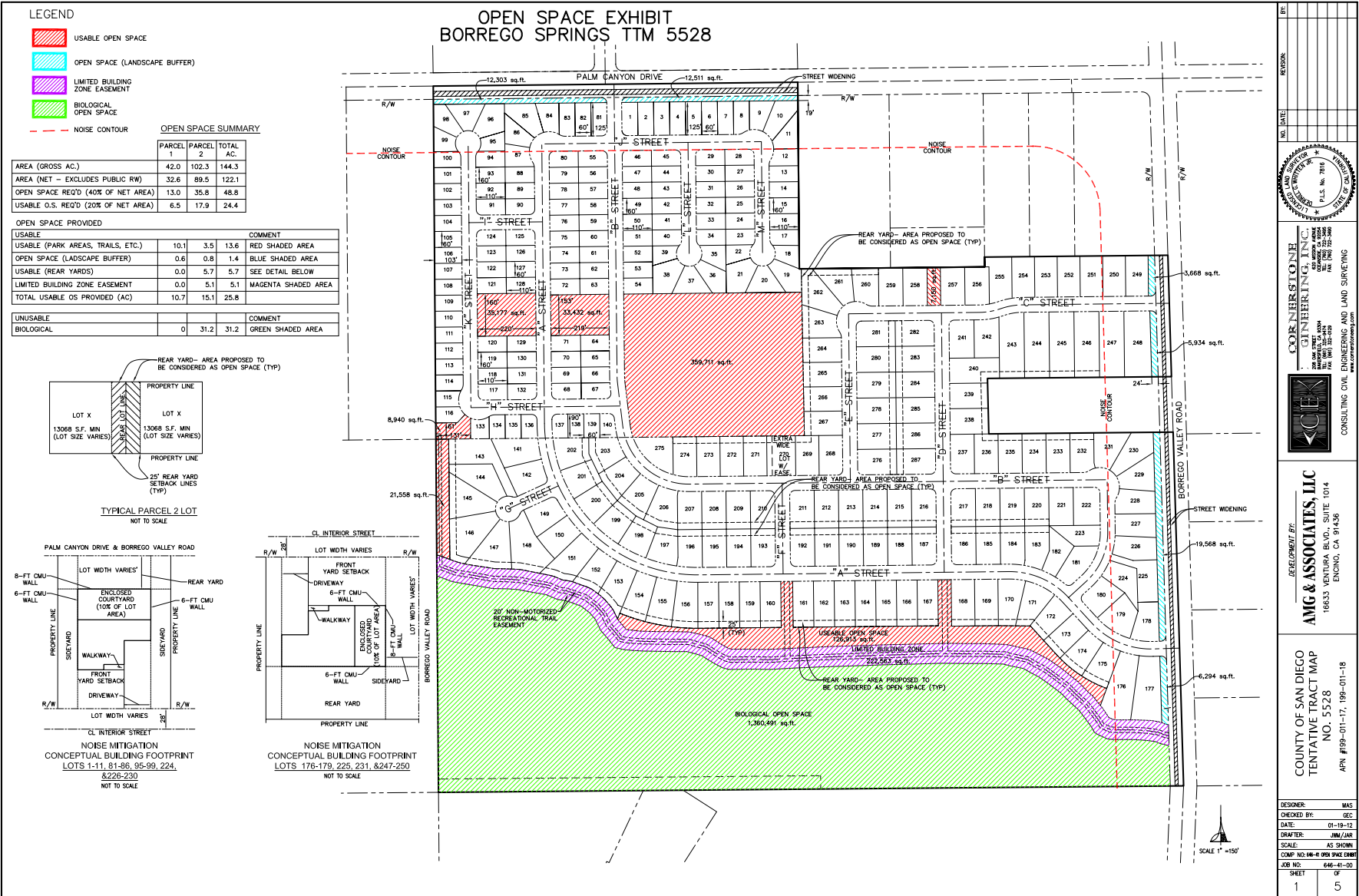
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

CONCEPTUAL SITE PLAN



OPEN SPACE EXHIBIT

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183

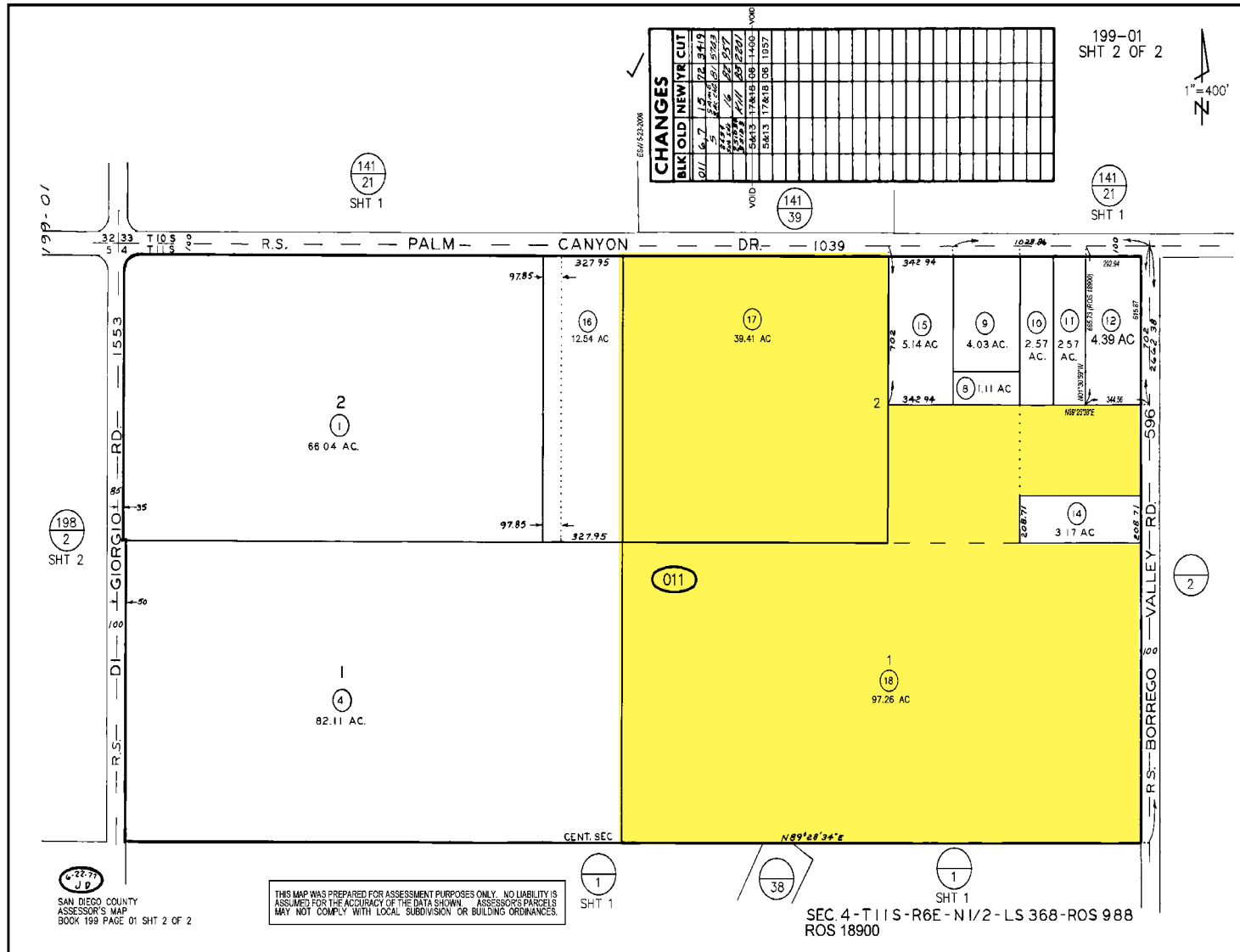
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
apuzzo@lee-associates.com
DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

PLAT MAP



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 199 PAGE 01 SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 4-T11S-R6E-N1/2-LS 368-ROS 988
ROS 18900

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

SMALL LOT SALES COMPARABLES

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$390,000	\$145,900	\$214,711	\$175,000
SP:\$375,000	\$132,000	\$203,111	\$176,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Status	Style	FIIAdd	ZipArea	Beds	TotB	COEDate	LotSFapx	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
1	160064912	SOLD	DET	1842 Las Casitas Dr	BORREGO SPRINGS (92004)	2	2	2/23/2017		1,049	38	\$145,900	\$139.08	\$135,000	\$128.69
2	160065206	SOLD	DET	1810 Las Casitas	BORREGO SPRINGS (92004)	3	2	3/3/2017		1,235	39	\$149,000	\$120.65	\$132,000	\$106.88
3	160029798	SOLD	DET	2950 Roadrunner Drive	BORREGO SPRINGS (92004)	2	2	6/23/2017	7,841	1,356	322	\$150,000	\$110.62	\$145,000	\$106.93
4	170001390	SOLD	DET	3186 Roadrunner	BORREGO SPRINGS (92004)	2	2	3/24/2017	4,543	1,356	44	\$159,500	\$117.63	\$145,000	\$106.93
5	160054591	SOLD	DET	2909 Fonts Point	BORREGO SPRINGS (92004)	2	2	8/17/2017	4,210	1,615	271	\$175,000	\$108.36	\$176,000	\$108.98
6	160056423	SOLD	DET	1581 Sandstone Cir	BORREGO SPRINGS (92004)	2	3	3/1/2017	6,610	2,305	58	\$239,000	\$103.69	\$235,000	\$101.95
7	170000616	SOLD	DET	1505 Sandstone Circle	BORREGO SPRINGS (92004)	2	3	3/10/2017		1,850	17	\$245,000	\$132.43	\$228,000	\$123.24
8	160064950	SOLD	DET	1597 Sandstone Circle	BORREGO SPRINGS (92004)	2	3	4/27/2017	7,405	2,305	89	\$279,000	\$121.04	\$257,000	\$111.50
9	160062237	SOLD	DET	4629 Golf Crest Drive	BORREGO SPRINGS (92004)	2	3	2/1/2017		1,986	54	\$390,000	\$196.37	\$375,000	\$188.82
Avg						2	2		6121	1673	103	\$214,711	\$127.76	\$203,111	\$120.44
Min						2	2		4210	1049	17	\$145,900	\$103.69	\$132,000	\$101.95
Max						3	3		7841	2305	322	\$390,000	\$196.37	\$375,000	\$188.82
Med						2	2		6610	1615	54	\$175,000	\$120.65	\$176,000	\$108.98

SALES COMPARABLES

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic # 01367183



COMMERCIAL REAL ESTATE SERVICES

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic # 01323215

287 PROPOSED RESIDENTIAL LOTS

PALM CANYON DRIVE & BORREGO SPRINGS VALLEY ROAD - BORREGO SPRINGS, CA

.25 - 1.0 ACRE LOTS BUILT SINCE 2000 SALES COMPARABLES

SALES COMPARABLES

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$445,000	\$195,000	\$279,050	\$252,000
SP:\$430,000	\$185,000	\$268,300	\$240,000

RESIDENTIAL - Sold

Number of Properties: 10

Num	MLS #	Status	Style	FIIAdd	ZipArea	Beds	TotB	COEDate	LotSFAPx	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
1	160052687	SOLD	DET	3885 Anzio Dr	BORREGO SPRINGS (92004)	3	2	4/27/2017	19,063	1,450	195	\$195,000	\$134.48	\$185,000	\$127.59
2	160065871	SOLD	DET	3370 Running M Road	BORREGO SPRINGS (92004)	3	2	3/20/2017	16,553	1,384	23	\$214,000	\$154.62	\$214,000	\$154.62
3	160055334	SOLD	DET	787 Rango Way	BORREGO SPRINGS (92004)	3	2	12/1/2016		1,534	8	\$220,000	\$143.42	\$210,000	\$136.90
4	170021726	SOLD	DET	3309 Bar O Dr	BORREGO SPRINGS (92004)	3	2	7/10/2017		1,250	41	\$235,000	\$188.00	\$220,000	\$176.00
5	170033525	SOLD	DET	562 Baby Turtle Dr	BORREGO SPRINGS (92004)	3	2	6/27/2017		1,155	2	\$235,000	\$203.46	\$220,000	\$190.48
6	170005864	SOLD	DET	651 Riata	BORREGO SPRINGS (92004)	2	2	2/27/2017	37,461	1,442	0	\$269,000	\$186.55	\$269,000	\$186.55
7	170000517	SOLD	DET	2082 Trebuchet Dr	BORREGO SPRINGS (92004)	3	2	5/22/2017	16,971	1,630	98	\$269,500	\$165.34	\$260,000	\$159.51
8	170007507	SOLD	DET	632 Tilting T Drive	BORREGO SPRINGS (92004)	3	2	8/3/2017		2,366	133	\$349,000	\$147.51	\$331,000	\$139.90
9	170017439	SOLD	DET	2721 Double O Rd	BORREGO SPRINGS (92004)	4	4	8/16/2017		2,160	24	\$359,000	\$166.20	\$344,000	\$159.26
10	160058794	SOLD	DET	1842 Hunter Dr	BORREGO SPRINGS (92004)	3	4	2/14/2017	12,632	3,443	88	\$445,000	\$129.25	\$430,000	\$124.89
Avg						3	2		20536	1781	61	\$279,050	\$161.88	\$268,300	\$155.57
Min						2	2		12632	1155	0	\$195,000	\$129.25	\$185,000	\$124.89
Max						4	4		37461	3443	195	\$445,000	\$203.46	\$430,000	\$190.48
Med						3	2		16971	1492	32	\$252,000	\$159.98	\$240,000	\$156.94

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic # 01367183

 **LEE & ASSOCIATES**
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For More Information, Please Contact:

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CA Lic#01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CA Lic#01323215

