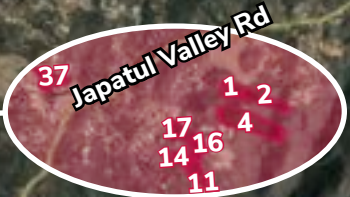
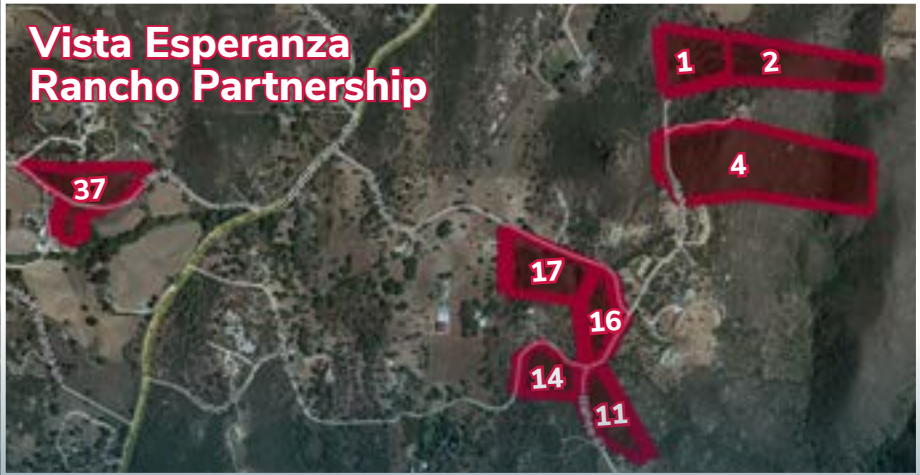
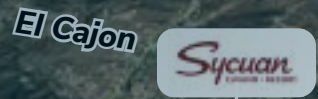


4 Lots SOLD - 4 Lots Remain Available - Residential Development Opportunity

JAPATUL VALLEY ROAD, ALPINE, CA

- o 41.42 Gross Acres
- o 4 Separate Legal Parcels
- o Can be Purchased Together or Separately
- o Ideal Properties for Large Estate Lots

SEE PAGE 5 FOR INDIVIDUAL AND BULK PRICING



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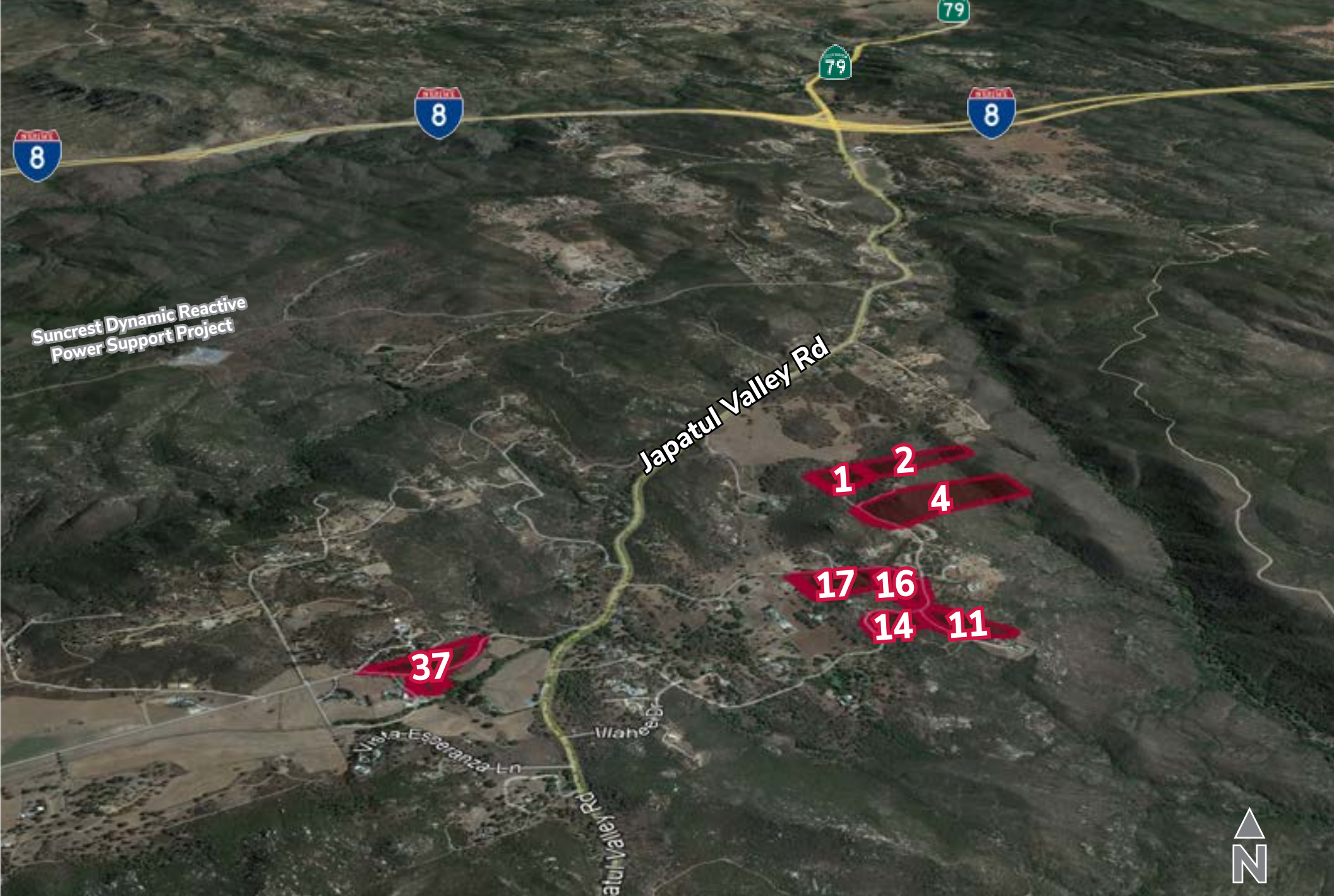
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18 Demographics







Suncrest Dynamic Reactive
Power Support Project

Japatul Valley Rd

37

1 2
4

17 16
14 11



property information

Property Description:

The subject properties are located off Japatul Valley Rd in Alpine, CA. The terrain is level, to gently sloped, to steep in some areas. The current zoning is Semi-Rural Residential 10 (SR-10) and Agriculture (A-72) which allows agricultural uses, residential, and various types of farm animal uses. The subject properties are compiled of eight (8) separate parcels of land totaling 65.94 acres. The property would be an ideal location for multiple large rural estate in Alpine, CA.

Jurisdiction:

County of San Diego

City:

City of Alpine

Planning Area:

Alpine

Topography:

Level, Sloping, Steep

Zoning:

A-72, SR-10

Density:

Semi-Rural Residential (SR-10) / 10 Acre Minimum Lots /
Legal lots can be less than 10 acres

School District:

Jamul-Dulzura Union School District

Services:

Fire - Alpine Fire Protection District
Police - San Diego County Sheriff
Electricity - SDG&E
Water - Well
Sewer - Septic

Links:

Zoning:

https://images1.cityfeet.com/d2/Smt6JO9lInYZ3K0rXCosHWwF_Co7K8nPwg_xhg8xAA/document.pdf

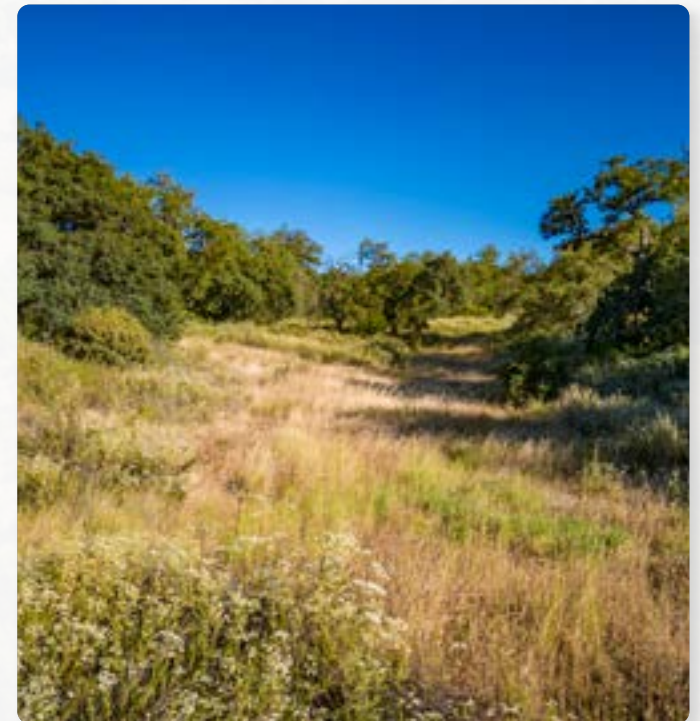
Drone Photos:

<https://www.dropbox.com/sh/yh1o8vl65qd2ec7/AAADqASxGpkn7oheOclOk624za?dl=0>

Plotted Easements:

<http://www.lee-associates.com/lee/sandiego/LeelandTeam/VistaEsperanza/Plots.pdf>

APN	Acres	Price
523-210-01-00	*SOLD 4.58	\$200,000
523-210-02-00	*SOLD 10.87	\$402,000
523-210-04-00	20.7	\$586,000
523-210-11-00	*SOLD 4.42	\$193,000
523-210-14-00	*SOLD 4.55	\$198,000
523-210-16-00	5.18	\$226,000
523-210-17-00	6.48	\$282,000
523-112-37-00	9.16	\$299,000
Total:	65.94	\$2,386,000





property photos



property photos



property photos



property photos



property photos

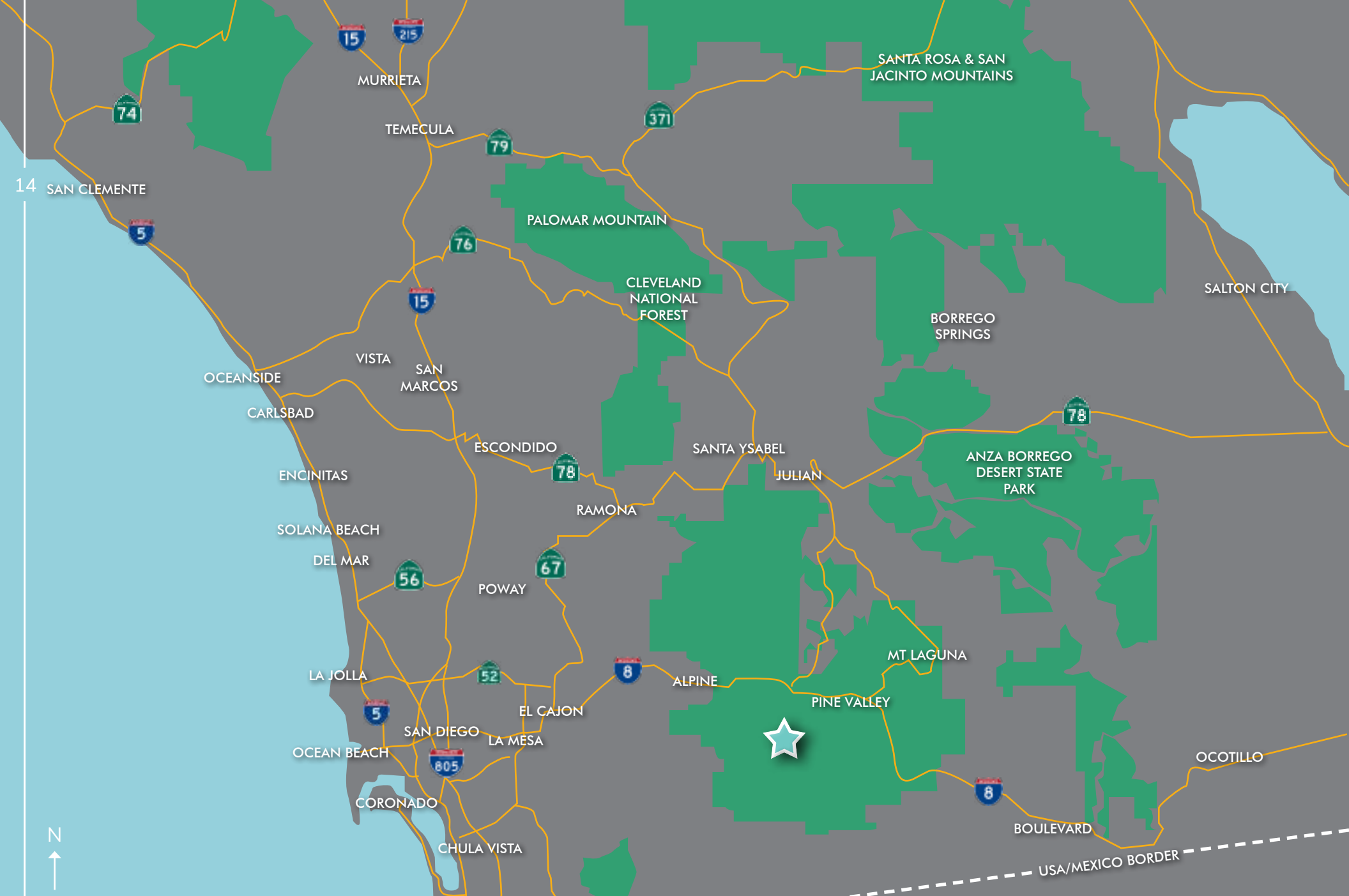


property photos



property photos





location map

plotted easements

15

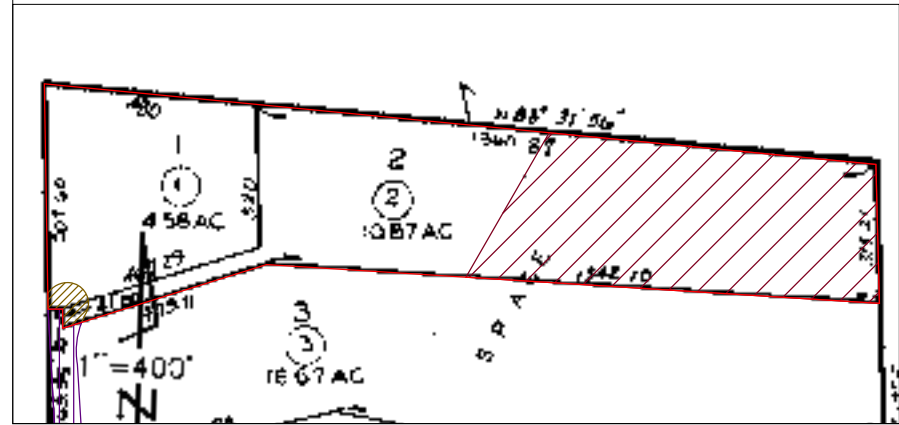
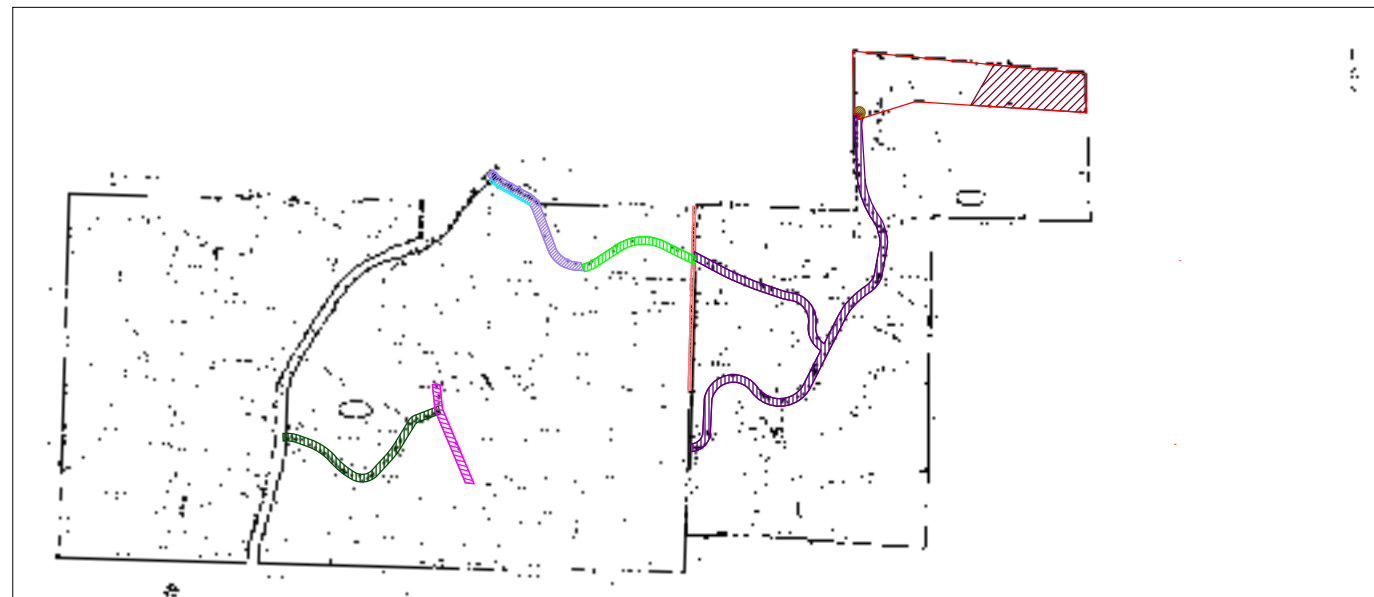


ORDER NO.
00195498-993
07/11/2023
APN
523-210-01-00 &
523-210-02-00

Legend

-  PAR 1
-  PAR 2
-  PAR 2A
-  PAR 2B
-  PAR 3
-  PAR 4
-  PAR 5
-  PAR 6
-  Ease for Right of Way recorded
08/28/1985 # 85-312491 OR - Item 4
(Unlocatable)
-  Ease for Open space recorded
Tract Map 12690 - Item 7
-  Ease for private road and utility recorded
Tract Map 12690 - Item 9

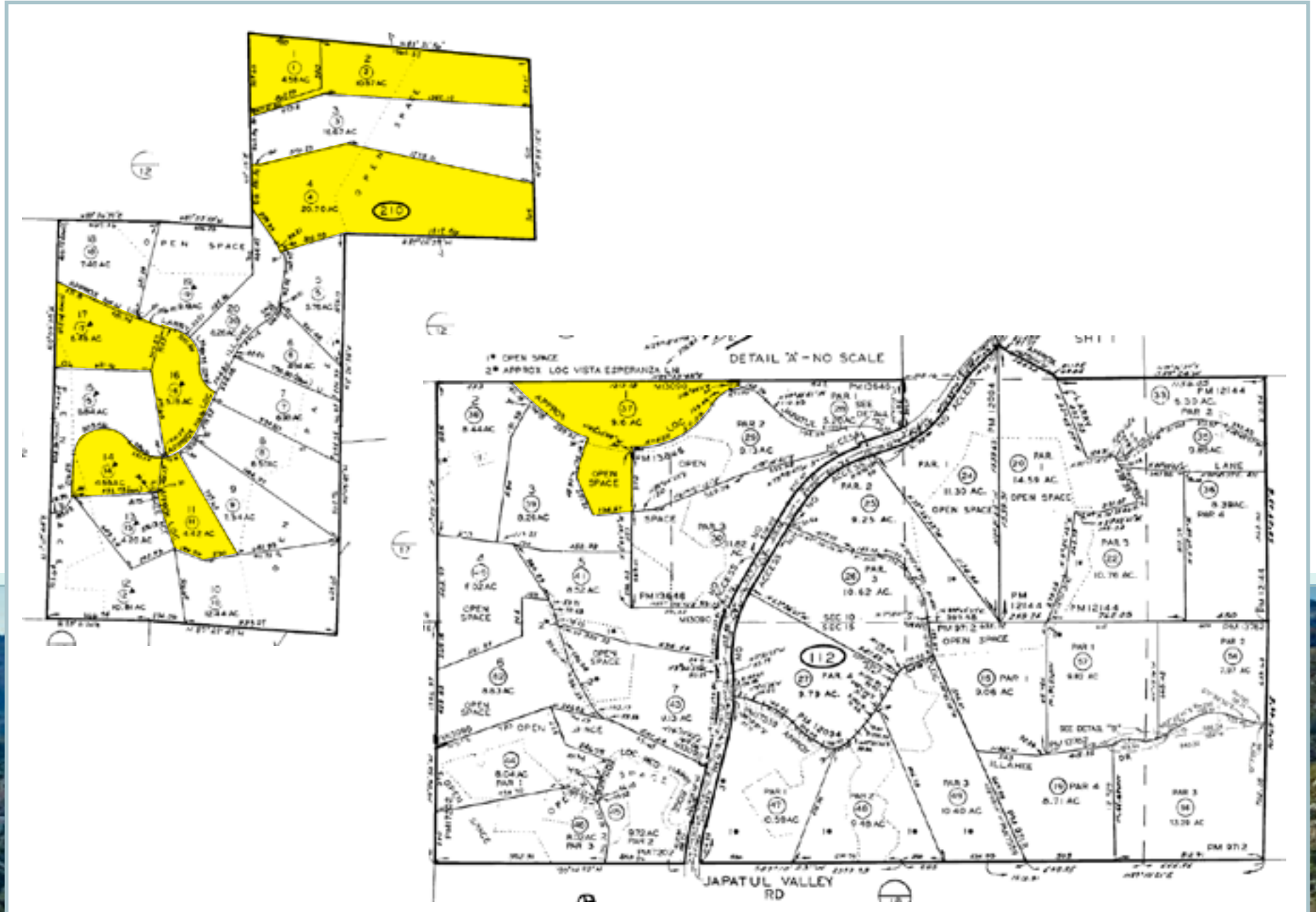
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



DETAIL

plat map

16



CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$2,100,000	\$839,000	\$1,318,666	\$1,237,000
SP:\$2,140,000	\$840,000	\$1,346,666	\$1,250,000

RESIDENTIAL - Sold

Number of Properties: 6

Num	MLS #	Statu s	Prop bT	Su Address	MLSAreaMjr	TotalBdr ms	TotalBath s	CloseDa te	LotSzS qft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	PTP2107595	S	SFR	2839 Firebrand Drive	ALPINE (91901)	4	7	12/30/2021	404,672.00	4820	21	\$2,100,000	\$435.68	\$2,140,000	\$443.98
2	220005706	S	SFR	22405 Japatul Lane	ALPINE (91901)	4	3	4/22/2022	359,805.00	2574	12	\$1,500,000	\$582.75	\$1,600,000	\$621.60
3	PTP2200100	S	SFR	1202 Sunset Valley Road	ALPINE (91901)	3	3	3/25/2022	443,005.20	3705	21	\$1,279,000	\$345.21	\$1,285,000	\$346.83
4	220007142	S	SFR	991 Peutz Valley Rd	ALPINE (91901)	3	2	5/4/2022	263,973.00	2756	9	\$1,195,000	\$433.60	\$1,215,000	\$440.86
5	PTP2102973	S	SFR	23475 Trappers Hollow Road	ALPINE (91901)	4	4	7/30/2021	429,937.20	3874	37	\$999,000	\$257.87	\$1,000,000	\$258.13
6	PTP2301758	S	SFR	20555 Lost Trail	ALPINE (91901)	5	4	6/23/2023	263,538.00	3200	24	\$839,000	\$262.19	\$840,000	\$262.50
Avg						3	3		360821.73	3488	20	\$1,318,667	\$386.22	\$1,346,667	\$395.65
Min						3	2		263538.00	2574	9	\$839,000	\$257.87	\$840,000	\$258.13
Max						5	7		443005.20	4820	37	\$2,100,000	\$582.75	\$2,140,000	\$621.60
Med						4	3		382238.50	3452	21	\$1,237,000	\$389.41	\$1,250,000	\$393.85

2023 demographics

3 miles



population

982



estimated households

386



average household income

\$115,293



median household income

\$83,740



total employees

152

5 miles



population

2,515



estimated households

933



average household income

\$155,842



median household income

\$115,078



total employees

2,672

7 miles



population

13,059



estimated households

4,851



average household income

\$143,560



median household income

\$107,610



total employees

4,211

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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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