

LAND FOR SALE
7-LOT RECORDED MAP
Elder Street, Fallbrook, CA 92028

PRICE: \$595,000

SIZE: 1.64 Acres

Corner of East Elder and Morro Road.

Lots average 6,200 to 7,500 square feet;

Final Map 14977; TM 5248 RPL-1; Corner in-fill location;

MORRO ROAD

E. ELDER STREET

Steve Miller
steve@leeandassociates.com

All information furnished regarding this property is believed to be true and correct, but no warranty or representation is made as to the accuracy thereof. The seller is not responsible for errors, omissions, changes, or omissions of any kind, in any way, without notice.

LAND FOR SALE

7-LOT RECORDED MAP

Elder Street, Fallbrook, CA 92028

Location: Elder Street is located at the northeast corner of East Elder Street and Morro Road in Fallbrook, California. Fallbrook is an unincorporated community in the County of San Diego.

Description: The project is a seven lot single-family residential development on a 1.64 acre site. The project has a recorded Final Map.

APN's: 105-811-59, 60, 61, 62, 63, 64, 65

Density Bonus: The property is eligible for a density bonus, and a 13 lot Tentative Map 5493 was previously submitted.

Project Status: The project has a recorded Final Map (Map No. 14977) based on approved Tentative Map 5248-RPL1 in the County of San Diego. A Lien Agreement with the County is security for the Final Map.

Acreage: The gross site area is 1.64 acres, and the net site area is 1.11 acres less the slope and internal street.

Lot Sizes: The net lot areas range from 6,200 to 7,500 square feet.

Zoning: RS-7

UTILITIES

Sewer: Fallbrook Public Utility District
Water: Fallbrook Public Utility District
Fire: North County Fire Protection District

Schools: K-8 Fallbrook Elementary School District
9-12 Fallbrook Union High School District

Estimated Fees: \$46,518 per lot

ESTIMATED FEE SCHEDULE FALLBROOK, CA

FEE	Per Lot Avg. 2,500 SF Homes
TIF/RTCIP (2016)	\$ 4,127.00
Park Fee	\$ 4,497.00
FIRE PROTECTION FEE (\$0.47 SF)	\$ 1,175.00
School Fees (\$3.48 SF)	\$ 8,700.00
Sewer Capacity Fee	\$ 6,827.00
Water 3/4 "Install (Meter & Line)	\$ 2,517.00
Sewer Connection Fee	\$ 13,712.00
SDCWA 3/4 Fee (\$4,963.00 per meter)	\$ 4,963.00
Total Fees	\$ 46,518.00

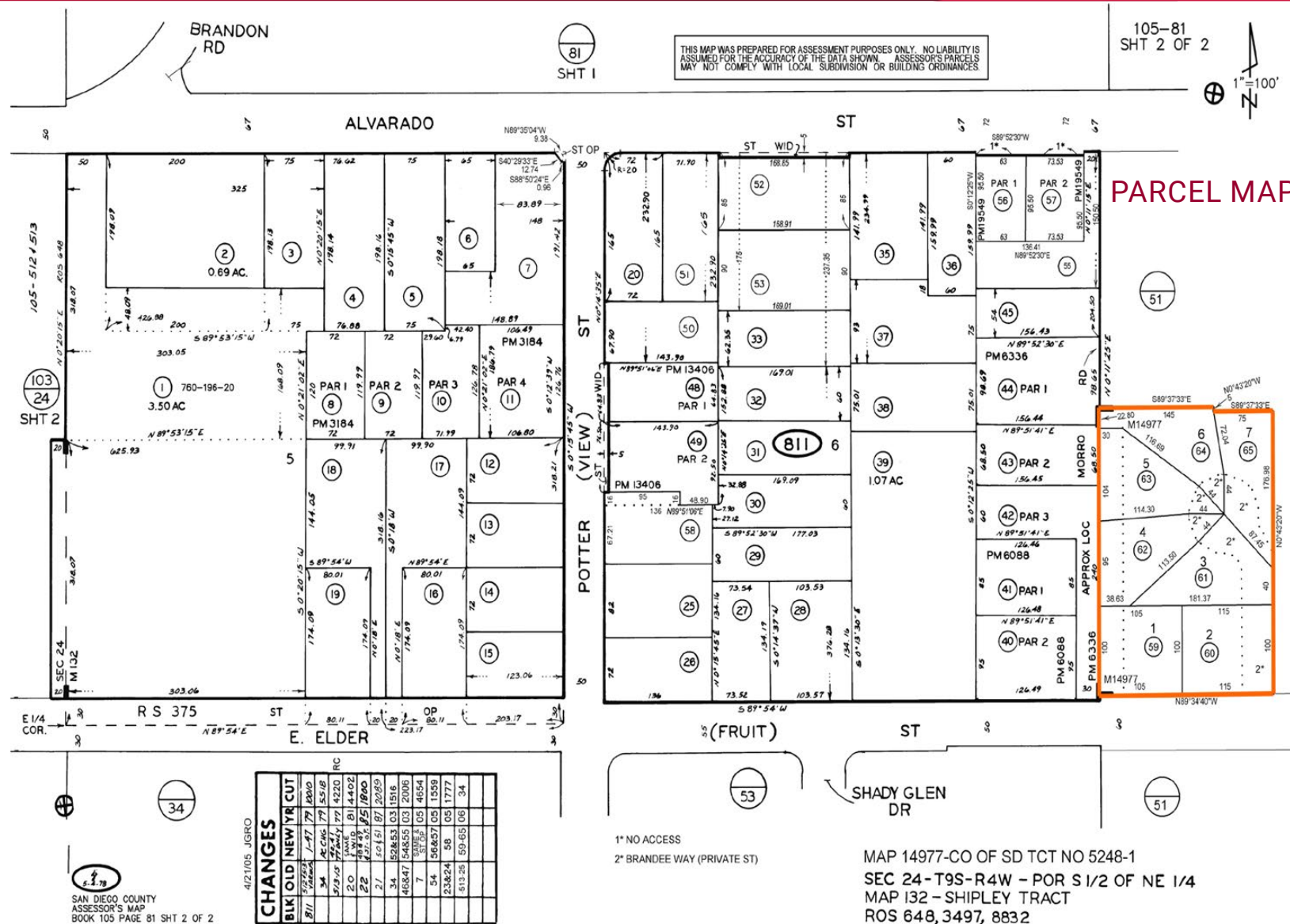
Steve Relth
srelth@lee-associates.com
D 619.517.6429
CalDRE #00674642

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

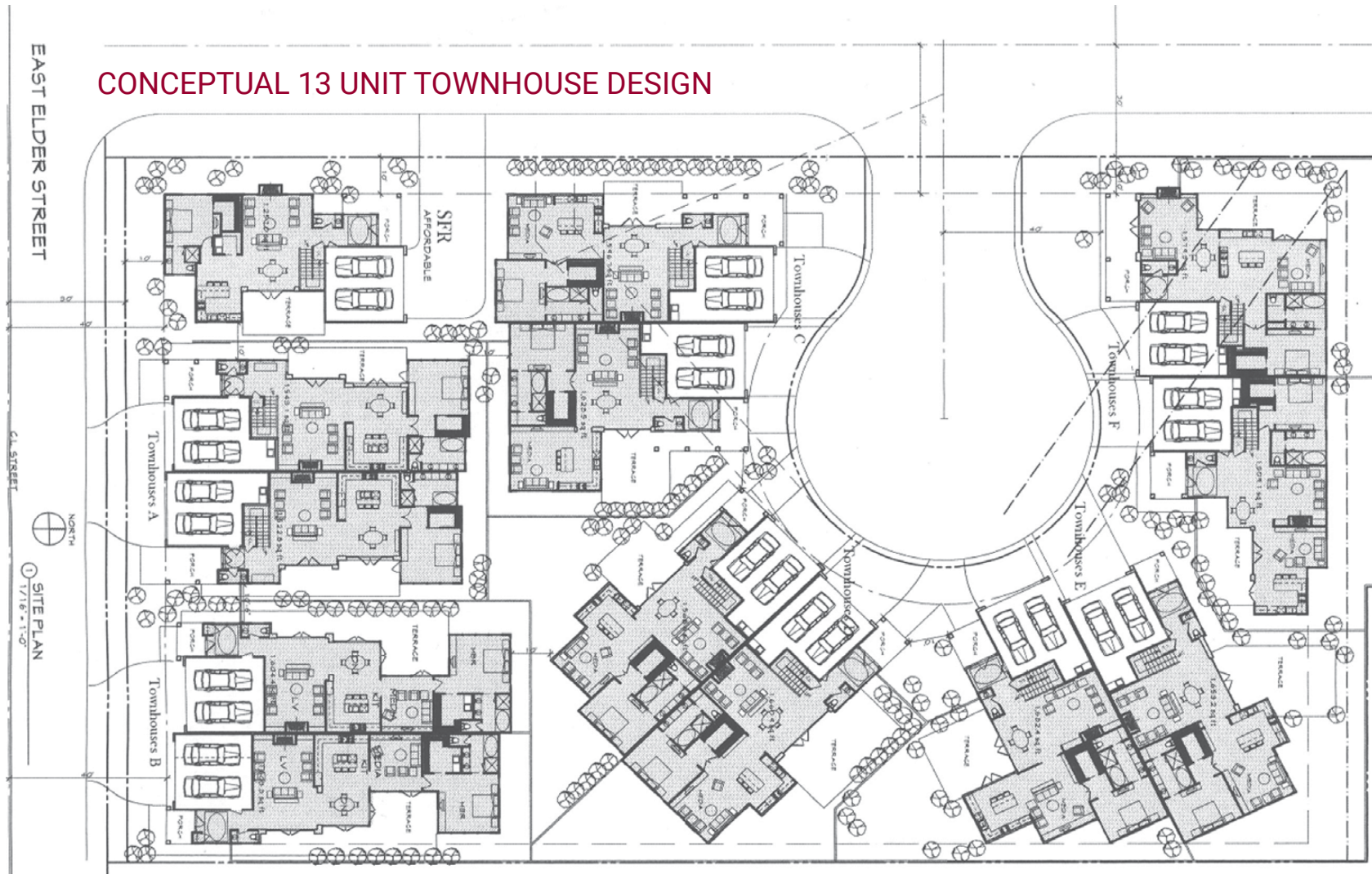
7-LOT RECORDED MAP

Elder Street, Fallbrook, CA 92028



LAND FOR SALE
7-LOT RECORDED MAP
Elder Street, Fallbrook, CA 92028

CONCEPTUAL 13 UNIT TOWNHOUSE DESIGN



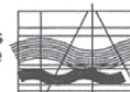
A100

Sheet Title:

Site Plan

ELDER STREET TOWNHOMES
FALLBROOK, CALIFORNIA

**lance drew dickes
architecture**



1642 caudor street
leucadia, ca. 92024
email: archlidd@cox.net
tel. 760-942-5772
fax 760-942-5260

Steve Relth
srelth@lee-associates.com
D 619.517.6429
CalDRE #00674642

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

7-LOT RECORDED MAP

Elder Street, Fallbrook, CA 92028

MARKET OVERVIEW - COMPETITIVE PROJECTS

Address	Size	Product	Zoning	City	Sales/Asking Price	Per Acre	Per Unit	Date
Barr Ramch Fallbrook	8 Acres	TM for 22 lots	10,000 SF	FBRK	\$1,900,000 In escrow	\$235,000	\$86K	08/2017
Beavercreek Fallbrook	13 Acres Includes existing Home	7 lots + Existing House	1 acre	FBRK	\$1,250,000 Asking Price	***		08/2017
Elder 7 Lots Fallbrook	1.64 Acres	7 Lot Final Map	7000 SF	FBRK	\$595,000 Asking Price	\$300,000	\$85K	Now
Robin Place Vista	7 Acres	7 Estate Lots	1 Acre	Vista	\$895,0000	\$130,000	\$100K	09/2017
Hannalei Vista	2 Acres	6 Infill Lots	10,000 SF	Vista	Sold \$450,000	\$225,000	\$75K	05/2014

Steve Relth
srelth@lee-associates.com
D 619.517.6429
CalDRE #00674642

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE
7-LOT RECORDED MAP
Elder Street, Fallbrook, CA 92028



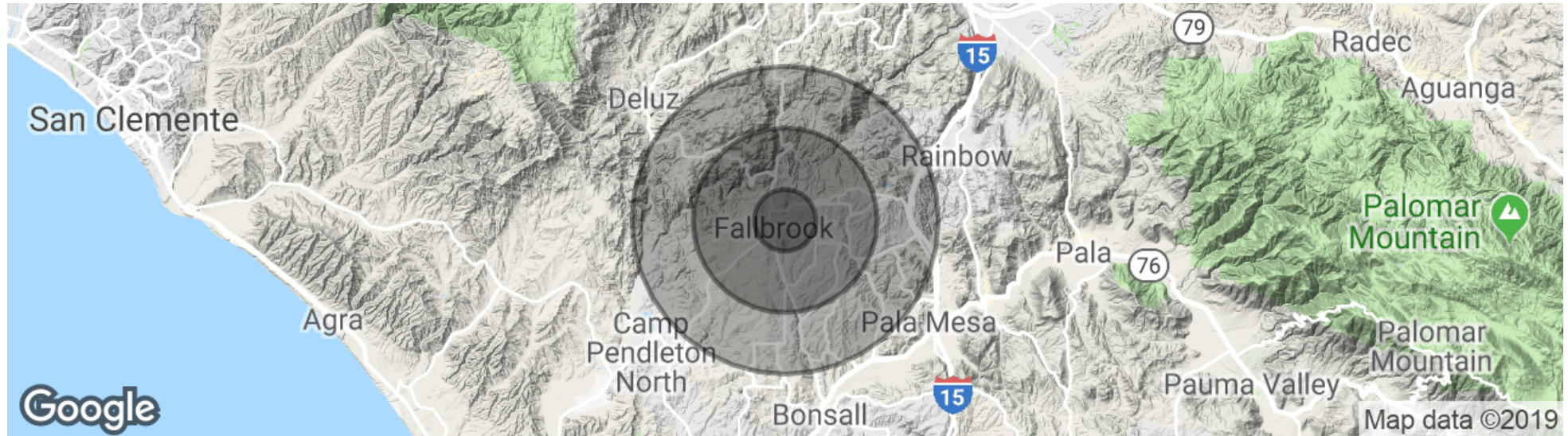
Steve Relth
srelth@lee-associates.com
D 619.517.6429
CalDRE #00674642

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

7-LOT RECORDED MAP

Elder Street, Fallbrook, CA 92028



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,517	32,103	45,479
Median age	29.8	32.9	35.4
Median age (Male)	26.6	30.5	33.4
Median age (Female)	32.7	35.3	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,369	10,642	14,927
# of persons per HH	3.1	3.0	3.0
Average HH income	\$61,714	\$70,905	\$80,413
Average house value	\$431,909	\$503,148	\$582,643

** Demographic data derived from 2010 US Census*

Steve Relth
srelth@lee-associates.com
D 619.517.6429
CalDRE #00674642

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.