

APPROVED TENTATIVE MAP FOR 21 HOMES ON ±17.3 ACRES

2270 S MISSION ROAD | FALLBROOK, CA



Rancho del Oro
Sprinter Station

El Camino Real
Sprinter Station



Carlsbad

Oceanside

- In-fill Project Near All Amenities
- Easy Access to North County Cities
- Price: \$3,500,000

Rolling Hills
Estates

Camp Pendleton



Color Spot
Nursery

Hawthorne
Country Store

Ingold
Baseball Fields

Fallbrook
Tennis Club

Fallbrook
Airport

S.Mission.Rd

**SUBJECT
PROPERTY**

Winter Haven Rd

Stage Coach Ln

Fallbrook
High School

Morro Rd

Sterling Bridge

Peppertree Park
162 acres with
267 Homes



COMMERCIAL REAL ESTATE SERVICES

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 - Estimated Impact Fees
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 - Preliminary Noise Study
 - Geotechnical Investigation
 - Biological Letter Report

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I. PROPERTY PROFILE



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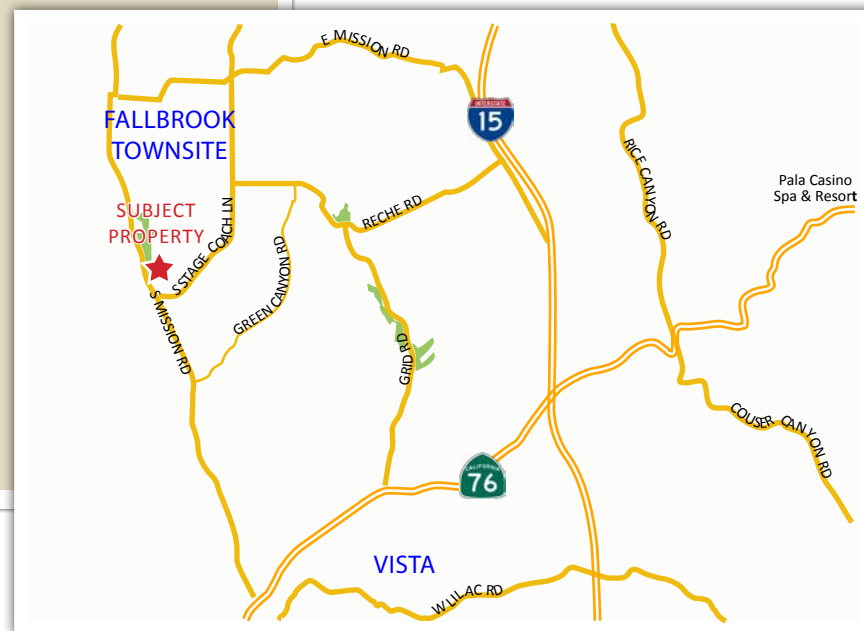
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LOCATION MAP



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PROPERTY INFORMATION

Location: The subject property is located at 2270 S. Mission Rd. approximately one mile south of the unincorporated town of Fallbrook. The entrance to this property is located just south of the signalized intersection of Sterling Bridge Dr. and S. Mission Rd. which serves as the access to Peppertree Park, a gated community of 267 homes. The subject property will be accessed from S. Mission Rd. Park at the cleared area and walk across the stream to view most of the property. Property may also be accessed from Stagecoach Ln. and Morro Rd.

Property Highlights:

- Ideal in-fill opportunity for a gated community
- Year round stream and preserve area
- Short walk to Los Julueros Preserve
- Close to all amenities
- Adjacent to Peppertree Park with homes listed and sold between \$600,000 - \$800,000
- Gently rolling terrain

Thomas Guide: Page 1027 G7

Jurisdiction: County of San Diego

APN #'s: 106-251-1, 3, 18, 24
106-151-12, 13
106-500-29

Acreage: Approximately 17.3 Acres, 15.6 Acres Net

Project Size: 21 Lot Map

Lot Size: .5 Acres

Affordable Units: No Affordable Units Required

Project Status: The tentative map no. 5510 was approved on April 22, 2016.

Services:

Water/Sewer	Fallbrook Public Water District
Electricity/Gas	San Diego Gas & Electric (SDG&E)
Fire	North County Fire Protection District
Police	San Diego County Sheriff's Department
Telephone	Pacific Bell
School District	Fallbrook Elementary School District Fallbrook High School District

Sale Price: \$3,500,000.00

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AERIALS



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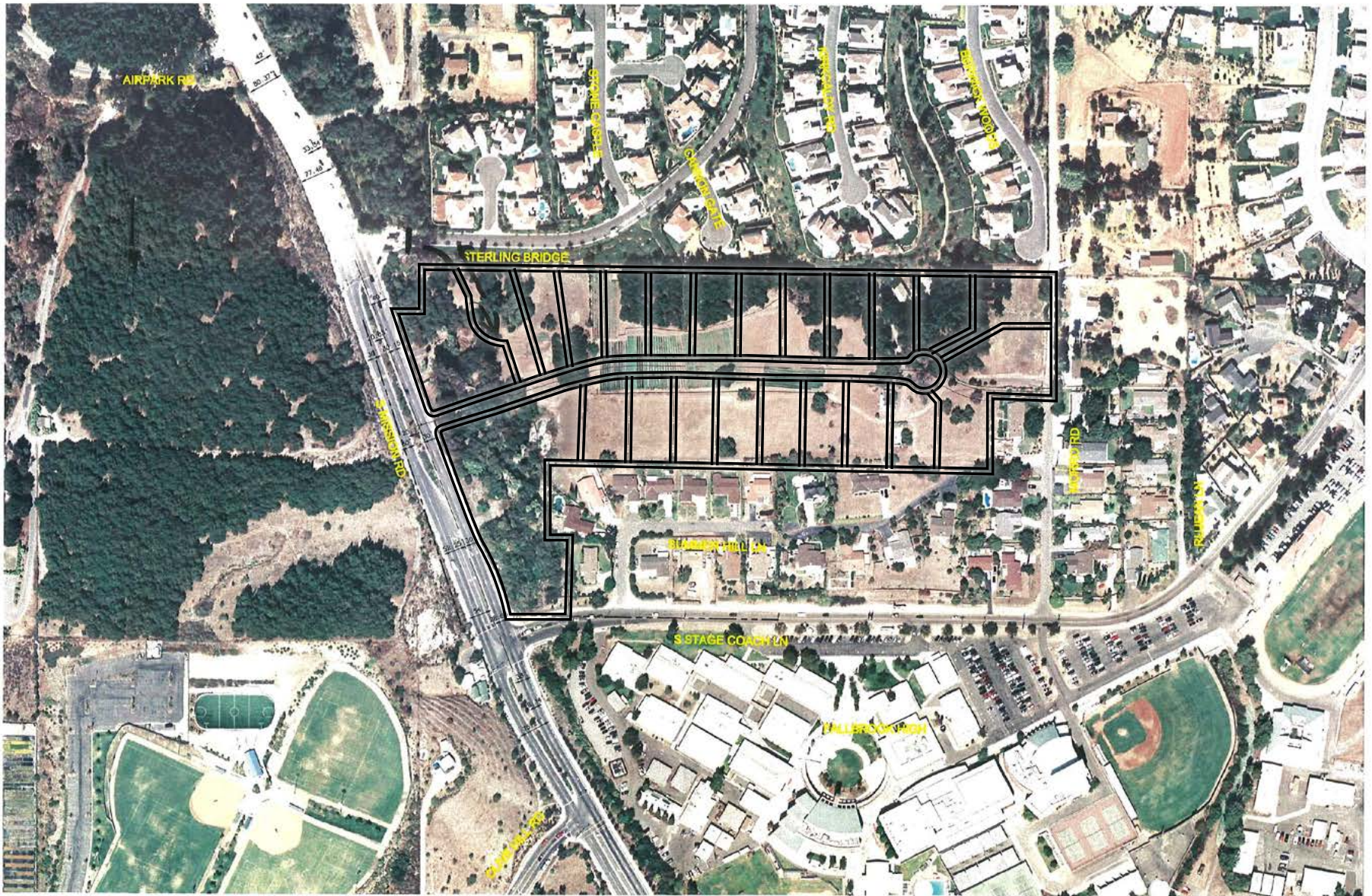
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APPROVED LOT CONFIGURATION



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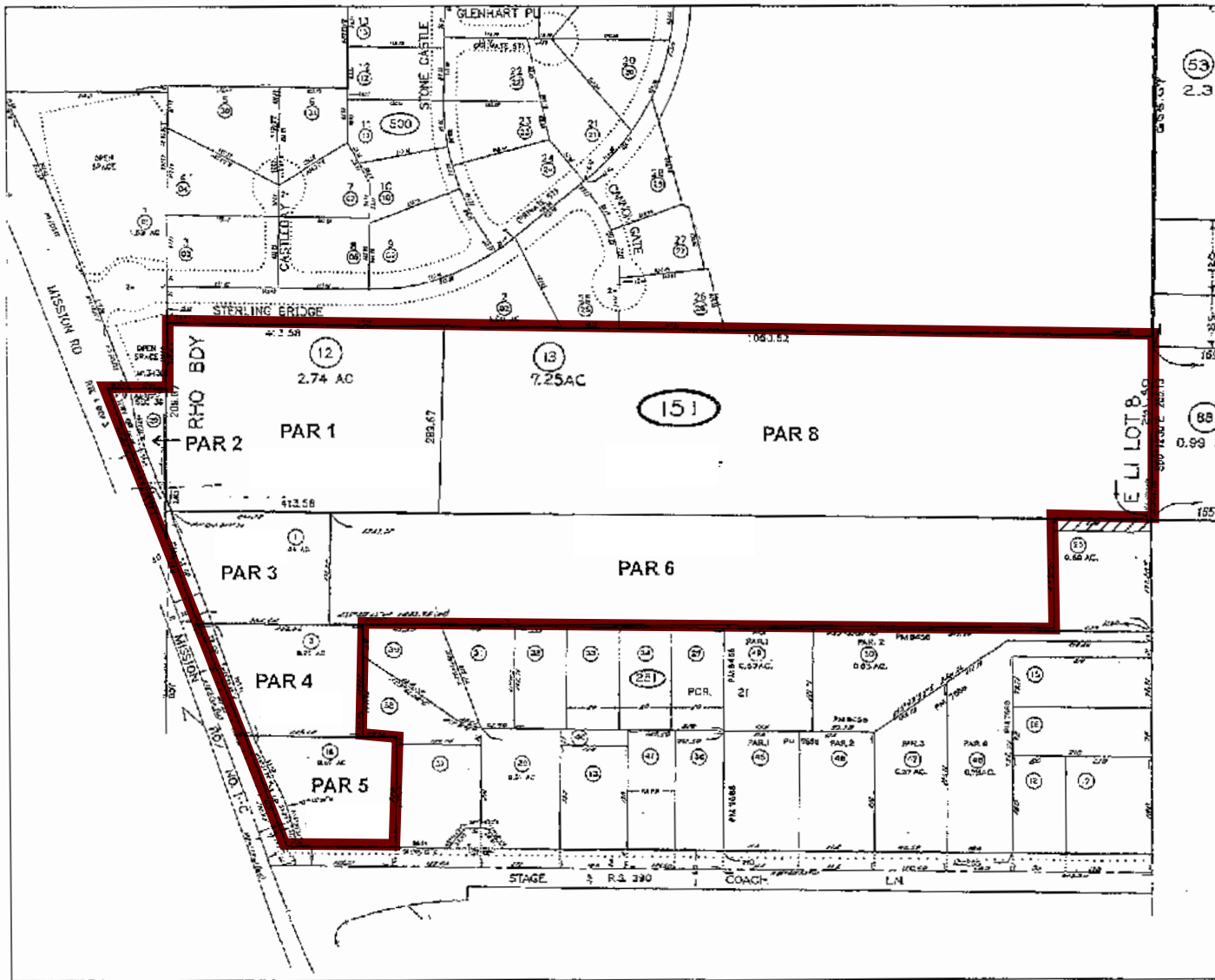
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PLAT MAP



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II. PEPPERTREE PARK HOME SALES - 2017



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RESIDENTIAL - Sold

Number of Properties: 4

Num	MLS #	Stat	Styl	FlAdd	ZipArea	Be	To	COEDa	LotSF	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
		us	e			ds	tB	te	Apx						
<input type="checkbox"/> 1	170001209	SOLD	DET	710 Greyfield	FALLBROOK (92028)	3	3	3/10/2017	15,775	2,670	35	\$575,000 - \$600,000	\$224.72	\$585,000	\$219.10
<input type="checkbox"/> 2	170000752	SOLD	DET	2152 Kirkcaldy Rd	FALLBROOK (92028)	5	4	1/27/2017	16,266	3,879	6	\$699,500	\$180.33	\$699,500	\$180.33
<input type="checkbox"/> 3	170000580	SOLD	DET	1668 Loch Ness Drive	FALLBROOK (92028)	4	4	2/16/2017	22,651	3,610	5	\$785,000	\$217.45	\$785,000	\$217.45
<input type="checkbox"/> 4	160060883	SOLD	DET	1657 Loch Ness	FALLBROOK (92028)	5	5	2/2/2017	22,215	4,095	25	\$849,000	\$207.33	\$790,000	\$192.92
Avg						4	4		19226	3563	17	\$733,375	\$207.46	\$714,875	\$202.45
Min						3	3		15775	2670	5	\$600,000	\$180.33	\$585,000	\$180.33
Max						5	5		22651	4095	35	\$849,000	\$224.72	\$790,000	\$219.10
Med						4	4		19240	3744	15	\$742,250	\$212.39	\$742,250	\$205.19

Homes greater than 3,000 SF have an average sale price of \$758,000 this year.



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III. DUE DILIGENCE LINKS & PROJECT REFERENCES



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DUE DILIGENCE LINKS

Please Click on links below to view Due Diligence Documents:

[CONDITIONS OF APPROVAL](#)

[TITLE REPORT - PLOTTED EASEMENTS](#)

[PACIFICA ESTATES APPROVED TENTATIVE MAP 5510](#)

[PARCEL TOPOGRAPHY AERIAL](#)

[PRELIMINARY GRADING PLAN](#)

[LANDSCAPE CONCEPT PLAN](#)

[PACIFICA ESTATES COST SUMMARY](#)

[AIR QUALITY EVALUATION PACIFICA ESTATES, TM 5510 - SEPT. 4, 2008](#)

[PACIFICA ESTATES PRELIMINARY NOISE STUDY, COUNTY OF SAN DIEGO, CA - OCT. 3, 2008](#)

[PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL SUBDIVISION SITE - SEPT. 2005](#)

[BIOLOGICAL LETTER REPORT FOR PACIFICA ESTATES MAJOR SUBDIVISION TM 5510, AD 06.045](#)



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2270 S. MISSION RD. PROPERTY ACCESS



LOS JILGUEROS PRESERVE



STERLING BRIDGE SIGNALIZED INTERSECTION



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